



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 14 JULY 2021 AT 7.00 PM**

Susan Parsonage
Chief Executive
Published on 6 July 2021

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

Note: Although non-Committee Members and members of the public are entitled to attend the meeting in person, space is very limited due to the ongoing Coronavirus pandemic. You can however participate in this meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services. The meeting can also be watched live using the following link:

<https://youtu.be/glRVPRiNbKw>



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

Chris Bowring (Chairman)	Angus Ross (Vice-Chairman)	Sam Akhtar
Stephen Conway	Gary Cowan	Carl Doran
Pauline Jorgensen	Rebecca Margetts	Andrew Mickleburgh
Rachelle Shepherd-DuBey	Bill Soane	

ITEM NO.	WARD	SUBJECT	PAGE NO.
11.		APOLOGIES To receive any apologies for absence.	
12.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 9 June 2021.	5 - 16
13.		DECLARATION OF INTEREST To receive any declaration of interest	
14.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
15.	Shinfield South	APPLICATION NO 210210 LAND TO THE SOUTH OF CUTBUSH LANE, SHINFIELD, RG2 9AA Recommendation: Conditional approval subject to legal agreement.	17 - 74
16.	Finchampstead South	APPLICATION NO 203616 HOGWOOD FARM SHEERLANDS ROAD ARBORFIELD Recommendation: Conditional Approval	75 - 120
17.	Emmbrook	APPLICATION NO 211045 136 CLIFTON ROAD, WOKINGHAM Recommendation: Conditional Approval.	121 - 140
18.	Hurst	APPLICATION NO 211634 HATCH GATE FARM, LINES ROAD, HURST Recommendation: Conditional Approval.	141 - 158
19.	Loddon; Winnersh	APPLICATION NO 211398 FORMER SHOWCASE CINEMA CAR PARK/PARK & RIDE SITE, LODDON BRIDGE AND THE BADER WAY INTERCHANGE, WINNERSH Recommendation: Conditional Approval	159 - 186

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.

C/A	Conditional Approval (grant planning permission)
CIL	Community Infrastructure Levy
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	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	Performance Statistic Code for the Planning Application
Category	

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 9 JUNE 2021 FROM 7.00 PM TO 9.38 PM**

Committee Members Present

Councillors: Chris Bowring (Chairman), Angus Ross (Vice-Chairman), Sam Akhtar, Stephen Conway, Carl Doran, Pauline Jorgensen, Rebecca Margetts, Andrew Mickleburgh, Rachelle Shepherd-DuBey and Bill Soane

Councillors Present and Speaking

Councillors: Sarah Kerr and Shirley Boyt

Councillors in Attendance

Councillors: Gary Cowan

Officers Present

Judy Kelly, Highways Development Manager
Mary Severin, Borough Solicitor
Justin Turvey, Operational Manager – Development Management
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Stefan Fludger
Benjamin Hindle
Baldeep Pulahi
Graham Vaughan
Adriana Gonzalez

1. APOLOGIES

Gary Cowan attended the meeting virtually, and was therefore marked as in attendance, and was not able to propose, second, or vote on items.

2. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 March 2021, and the minutes of the extraordinary meetings of the Committee held on 24 March 2021 and 18 May 2021 were confirmed as a correct record and signed by the Chairman.

Members wished to share their thanks to the outgoing Chairman, Simon Weeks, for his service and dedication to the Committee.

3. DECLARATION OF INTEREST

Angus Ross declared a personal interest in agenda item 5, on the grounds that he had worked as the liaison between Wokingham Borough Council and the Friends of Foxhill. Angus added that he had not been involved in this application and had not formed a view regarding it. Angus stated that he would take part in both the discussion and voting related to this item.

Andrew Mickleburgh declared a prejudicial interest in agenda item 9, on the grounds that he was a member of the Earley Town Council Planning Committee which had made a recommendation of refusal. Andrew added that he had formed a view relating to this application, and would therefore take no part in the discussion or voting related to this item.

4. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

5. APPLICATION NO 203539 LAND OFF BEARWOOD ROAD, WOKINGHAM

Proposal: Full planning application for the change of use of 14.77ha from existing private woodland to informal recreational land and associated infrastructure including pedestrian and vehicle access, car parking and footpath network and landscaping.

Applicant: Mr and Mrs Pike

The Committee considered a report about this application, set out in agenda pages 39 to 88.

The Committee were advised that there were updates within the supplementary planning agenda. However, the Committee were advised verbally on the night that the comments from Wokingham Town Council, contained on agenda page 46, were incorrect and related to a previous application at the site. Page 87 contained the correct response from Wokingham Town Council.

Tony Delliston, resident, commented on the application. Tony stated that the current footpath on the northern boundary was 0.6m wide, and a lot of removal of vegetation would have to occur to facilitate the path being made 2m wide. An alternative path was suggested in Tony's comments on the application, which would not have required the removal of trees. Tony was of the opinion that his suggestion should have been progressed and used. Tony felt that as this was not an application for a SANG, fencing may not be needed at all on site. Tony stated that barbeques should not be permitted on site, as the Fire Service were often required to attend fires as a result of barbeques. Tony commented that the applicant was a Wokingham Borough Council supplier, which could arise to a conflict of interest. As such, Tony felt that the comments made by the environmental health officer should be disregarded, and instead an independent noise assessment report should be commissioned.

Nicola Greenwood, BHS Access and Bridleways Officer, commented on the application. Nicola stated that the RG40, RG41, RG2 and RG6 postcodes covered the area in and the around Barkham and Wokingham parishes.

Nicola added that the new postcode figures provided by DEFRA dated April 2021 showed a 25% increase in horse ownership in these postcodes with a new total of 1,548 horses. These horses brought in excess of £8.5million per annum to the local economy, almost £3 million more than 9 years ago. Nicola attributed this increase in horse ownership to the large number of new houses that have been built in this area of Borough. Nicola stated that Foxhill had been enjoyed by horse riders for over 50 years. Nicola was of the opinion that in order to retain and increase rural job and business opportunities, off road horse rider access, close to where these people lived, needed to be increased and not decreased. Nicola asked that should this application be approved, access between Bearwood Road and Limmerhill Road be retained for horse rider use to ensure that riders who kept their horses in Limmerhill Road were not forced onto Barkham Road to get to the Coombes. Nicola concluded by asking that a circular bridleway be placed around the outside of the proposed site for recreational horse rider and cyclist use.

Emily Ford, agent, spoke in support of the application. Emily stated that the proposals sought full planning permission for 14.7 hectares of woodland to become informal

recreational land. Emily added that the proposal would regularise public use of the land whilst including new accessible recreational routes of up to 2.3km for use throughout the year. Emily stated that trees and protected species had been considered carefully throughout the preparation of this application. Emily added that the site would have five access points with kissing gates, and the site would have eighteen car parking spaces including three disabled spaces. The car park would be well screened and would also include cycle parking facilities. Emily concluded by stating that invasive vegetative species would be removed from the site, the overall proposals would increase the biodiversity on site, and if approved the proposals would allow public access to the site in a formal manner.

Tim Lloyd, Friends of Foxhill, spoke in support of the application. Tim stated that the residents of Woosehill had used this site for decades as a recreation space, many of whom had not realised that the site was privately owned. Tim added that the guarantee of public access was appreciated, as the site was well used. Tim asked that conditions be amended to facilitate meaningful consultation with the local community when detailed plans were being prepared, to alleviate concerns including potential flooding, wildlife conservation, and footpath layout.

Sarah Kerr, Ward Member, commented on the application. Sarah stated that the site was privately owned and had been enjoyed by the community for many years as a recreation space. Sarah asked that it be conditioned that the Friends of Foxhill be consulted on the detailed design stage, as a previous alternative footpath was suggested by the group and subsequently rejected for this scheme. Sarah asked that conditions regarding access to the site be updated to reflect that construction of the car park would facilitate new users, and existing users should not be denied access during construction of the car park. Sarah asked that a condition be added that dealt with the public right of way officer's request for a larger version of the kissing gates being added to allow for all sizes of motorised wheelchairs. Sarah asked that the Committee add a condition that removed the need for fencing on the northern boundary where residential fencing was already in situ, and access had been available for a considerable time. Sarah asked that the Committee add a condition which required suitable and safe walking and cycling infrastructure along Bearwood Road from Sindlesham to ensure the sustainability of the proposals. Sarah stated that there had already been a number of issues regarding woodland fires as a result of barbecues, and asked that a condition be added which banned their use on site. Sarah noted that the applicant owned the adjacent scrapyards, and asked that a condition be added which would require the applicant to install noise mitigation measures at the adjacent scrapyards site. Sarah was of the opinion that cyclists should not be prohibited to use the space, and asked that the Committee condition cycling to be allowed on site. Sarah asked that clarification regarding secure cycle storage be provided, as it was currently suggested to be situated solely in the proposed car parking. As many cyclists would access the site from a variety of entrances, Sarah asked that cycle storage be provided at all of the entrances to allow cyclists to store their bicycle safely if they then chose to walk the site.

Stefan Fludger, case officer, clarified a number of the points mentioned by the speakers. Stefan stated that the footpath along the northern boundary had been assessed largely in relation to Kent Close. This footpath was close to the existing footpath and there was not much of a level difference. Stefan confirmed that the closest path to a residential property was 12m away. Stefan commented that there would be removal of rhododendron on site, and there would be a considerable amount of vegetative screening on the edge of the site, and officers were content that there would be no significant overlooking from the pathways.

Stefan stated that the majority of the site would include post and rail type fencing, and the only substantive fencing would be adjacent to the WBC owned land which adjoined the open space, which went around the whole site apart from between it and the adjacent WBC owned land. Officers felt that the inclusion of these fencing proposals were not seen as harmful. Stefan confirmed that there had been no objection raised by Berkshire Fire and Rescue Service. Stefan stated that the noise related to the adjacent scrapyards was not considered to prevent the use of the site as an open space, and the environmental health officer had raised no objections. Relating to use of the site by horse riders and cyclists, Stefan stated that the increase of accessibility of the site via hard surfaces outweighed the negatives of not allowing access for horse riders or cyclists. Stefan stated that a number of issues would be resolved via conditions, including tree surveys, the final routing of the footpaths, and ecology surveys. Justin Turvey, Operational Manager – Development Management, stated that the Chairman could request that some conditions were agreed in consultation with the Chair and another nominated Member. Stefan Fludger commented that the proposed kissing gates met British standards and allowed all but the largest motorised mobility vehicles access. Regarding the access to the site by neighbours on the northern boundary, Stefan stated that neighbours had built up direct access from their gardens directly in to the site over time, and in planning terms these neighbours had no rights to this access and officers felt there were no grounds to refuse this application based on loss of access from these properties. Stefan stated that there were no footpaths to Sindlesham, but this mirrored the current situation, and the fact that the highway was outside of the application meant that officers felt that this lack of access would not warrant a reason for refusal as there was good access from other areas including the Woollahill area. Stefan confirmed that this application could not be used to mitigate the noise at the adjacent scrapyards. Stefan added that no officers had objected to the proposed bicycle storage in the car park as users would need to get off of their bicycles to move through the kissing gates.

Chris Bowring queried whether amending elements of the scheme, such as larger kissing gates, would be a permissible amendment. Justin Turvey stated that Members could make a change such as this, and Members would need to consider whether the changes would be necessary and whether they would meet the planning conditions tests.

Rachelle Shepherd-DuBey queried whether there would be sufficient access for emergency vehicles such as fire engines in and out of the site, queried whether the access from Simon's Lane would be made permanent, queried whether any electric vehicle charging bays would be provided on site, queried whether this could be a precursor for a future housing application, queried why horse riders were now considered an issue whereas in the past they were not, and queried who would be responsible for maintenance of the site. Stefan Fludger clarified that the car park gate would be large enough to accommodate emergency vehicle access. Stefan clarified that Simon's Lane did not provide access to this part of Foxhill. Relating to electric vehicle charging, Stefan stated that there was no provision on site, and Highways officers had not recommended that any be provided. Stefan clarified that this was not an application for a SANG, and it was not related to any current housing application. Stefan stated that whilst horse riders would lose access to the site, the improvements in terms of making the site accessible to disabled users, or users using pushchairs, outweighed these negatives. In addition, some of the footpaths were relatively narrow and could create a conflict between horse riders and pedestrians. Stefan confirmed that the maintenance of the site would be the responsibility of the applicant, although this could change in the future.

Carl Doran queried what changes had been made to the car parking compared to the previously refused application, queried whether the Bearwood Road's 40MPH section could be extended as it could be quite dangerous, queried how the driving of the 20m wide pathways be managed and monitored, and queried how any future SANG assessment would be considered. Stefan Fludger stated that the car park was proposed to be in the same location, however the previous application lacked details relating to the strategy for removal of vegetation and trees, which was much more detailed within this application. Highways officers had not raised any objections related to the speed limit on the Bearwood Road, and it did not warrant a reason for refusal. Stefan commented that half of the site was classed as ancient woodland, and there was conflicting advice received. Natural England had not objected to the proposals, however the Woodland Trust had. Tree and ecology officers felt that the surfacing of the pathways would mitigate many of the issues involving people straying from pathways. Stefan stated that should the site be considered for a SANG at some point in the future, his understanding was that the current footfall of the site at that time would be assessed to ensure suitable capacity of the site.

Chris Bowring queried whether the removal of trees would be considerable, or un-substantial. Stefan Fludger confirmed that only a small number of trees were proposed to be removed. The number of trees to be removed would be determined after the removal of rhododendron, to allow the footpaths to be routed around the trees thereby minimising the amount which would be required to be removed.

Andrew Mickleburgh queried what would happen should the site not be finished or maintained, queried whether any modelling had been carried out relating to increased footfall on site in terms of additional noise or litter which could affect neighbouring amenity, queried whether there was any parking standard for this type of use as there was a concern that should on-site parking spaces not be sufficient this could cause issues on the already busy Bearwood Road, and queried whether there would be adequate conditions and safeguards to ensure a high standard on maintenance on site. Stefan Fludger stated that the site was privately owned, and the applicant could decide not to finish the development and close the site to public use. Stefan confirmed that there had been no modelling related to increased footfall, however environmental health officers had raised no objections, and the site had been informally used as an open space for some time with pathways in a similar layout to what was proposed. Stefan stated that the highways officer had considered 18 car parking spaces to be acceptable for this site to be used as an informal recreational space. Relating to maintenance of the site, as the site was privately owned no maintenance plan relating to maintenance of the footpaths or car park surfacing had been submitted, however a long term maintenance plan relating to biodiversity and creating a biodiversity net-gain would be submitted.

Andrew Mickleburgh queried whether a maintenance plan for the upkeep of the site could be conditioned. Justin Turvey stated that this would be a reasonable condition.

Pauline Jorgensen queried whether making a decision to restrict cyclist and horse rider access for this application could prejudice a decision to allow those use types if a future application was submitted, for example for SANG use. Mary Severin, Borough Solicitor, confirmed that a decision relating to this tonight would not prejudice allowing the use in a future application.

Stephen Conway stated that Members had to assess the application as presented. Stephen added that neighbours may be able to challenge the loss of access to the site from their gardens outside of the planning process, should they wish. Stephen queried

whether the proposed kissing gates would allow all wheelchair and mobility vehicles access to the site, and suggested that the routing of the paths be agreed in consultation with the Chairman and a local Ward Member. Stefan Fludger stated that the kissing gates would allow access for all but the largest mobility vehicle users, which complied with British standards. Stefan added that Members could condition larger kissing gates to be installed, if they felt that this met the planning tests. Justin Turvey stated that pathway routing could be agreed in consultation with the Chairman, and another Member.

Angus Ross welcomed the principle of the proposals. Angus stated that the Royal Borough Fire and Rescue Service had not submitted a no-objection comments, but instead had issued no comment.

Andrew Mickleburgh proposed that a maintenance plan for the site be conditioned. This was seconded by Stephen Conway, carried, and added to the list of conditions.

Stephen Conway asked that it be minuted that the path routing condition be determined via the Chairman, in consultation with the Committee and a local Ward Member.

Angus Ross proposed an informative, asking that WBC continue to search for safe pedestrian access from Sindlesham to the proposed car park. This was seconded by Chris Bowring, carried, and added to the list of informatives.

Stephen Conway proposed that the condition relating to the kissing gates be revised, to allow use of the gates by all mobility vehicles, including the largest sizes of these vehicles. This was seconded by Andrew Mickleburgh, carried, and the condition subsequently revised.

Pauline Jorgensen took no part in the vote, as she had missed part of the officer presentation.

RESOLVED That application number 203539 be approved, subject to conditions as set out in agenda pages 40 to 44, additional condition related to the requirement of a maintenance plan as resolved by the Committee, additional informative related to the continued search for safe access to the car park from Sindlesham as resolved by the Committee, and revised condition related to wider kissing gates to allow mobility vehicles of all sizes access to the site as resolved by the Committee.

6. APPLICATION NO 202065 - 54 - 58 READING ROAD. WOKINGHAM

Proposal: Full application for the proposed erection of 34 no. retirement living apartments including communal facilities and associated car parking and landscaping, following demolition of existing 3 no. dwellings.

Applicant: McCarthy & Stone

The Committee considered a report about this application, set out in agenda pages 89 to 170.

The Committee were advised that the updates within the supplementary planning agenda included context and clarification regarding condition 18.

Ian Hann, agent, spoke in support of the application. Ian stated that this application would support people in living healthy and happy lives within the Wokingham Borough. Ian added

that the NPPF was clear that it was critical for this type of housing to be provided and prioritised. Ian stated that that the Wokingham Borough was seeing growth of elderly persons, which was predicted to rise above the national average going forwards. Ian added that no objections had been received from residents or the Town Council, and English Heritage and highways officers had also raised no objections. Ian commented that the site was well located within a sustainable area, within easy walking distance to shops and amenity facilities, with good transport links including buses and trains. Ian stated that the proposals would generate around £500,000 per year in increased spending for the local economy, in addition to affordable housing contributions and CIL payments. Ian concluded by stating that the proposals would combat loneliness and isolation within the elderly community by releasing under-used family houses which would be replaced by high quality retirement living accommodation.

Bill Soane commented that the application only provided 32 car parking spaces for 34 units. Bill stated that whilst this was marketed as a retirement facility, many of the residents would still be of working age when living in this accommodation. Judy Kelly, Highways Development Manager, stated that this type of accommodation typically had a lower provision of parking spaces than regular market flats, due to the restricted age of potential occupants. Judy added that the site was in a sustainable location, and there was precedent for completely car free developments within the area. Judy stated that, on balance and within the age restricted context, the proposals were considered acceptable given that parking space provision was only 6 spaces lower than for a market development and a travel plan was conditioned which could be reviewed when required.

Graham Vaughan, case officer, commented that the average age of occupancy for developments such as this was typically above the age of 55.

Andrew Mickleburgh queried whether there was a specific car parking standard which applied to this type of accommodation, queried what the realistic age of occupants could be at this development, queried whether affordable housing could have instead been provided on site, and sought clarification that vehicles going along the reading road towards Wokingham could not turn right in to the proposed development. Judy Kelly confirmed that the requirement for this development was to provide 15 resident car parking spaces and 3 visitor spaces, whereas this site would provide 32 spaces total. Regarding the turning query, Judy confirmed that there would only be provision for a left hand turn into the site, and there would be curbing to prevent a right hand turn in to the site which was picked up at the stage one road safety audit. Graham Vaughan stated that the average age of occupancy would realistically be in the middle of the 70 to 80 year old age bracket. Regarding the affordable housing, officers had negotiated a much higher off-site contribution than was originally offered, and on-site provision was not a priority as these units were for retired persons.

Gary Cowan commented that planning permission had previously been granted to a similar development with limited parking, and the site could not get enough occupants within the age bracket. When the applicant then requested to market the flats as regular market properties, there was no option to expand the parking allocation. Judy Kelly stated that the site mentioned had been taken into account when considering this application, and there was a precedent for car free accommodation within the area. Gary Cowan requested a condition for this development to return to the Committee should they wish to offer the units on the open market with an unrestricted age profile. Graham Vaughan stated that a future application could not be prevented, however should such an application be submitted officers would assess the proposals and could send the item to Committee.

Stephen Conway commented that it would be useful to find space for additional car parking provision on site, to avoid complications in future. Stephen raised some concerns in relation to the listed building adjacent to the proposed development site, and asked whether any additional soft landscaping could be provided to soften the impact of the development. Graham Vaughan stated that the proposals were of a single footprint to provide step free access to the entire site. The conservation officer had not objected to the proposals, but had highlighted some harm which was deemed less than substantial. The NPPF stated that the level of harm and the significance of a historic asset had to be balanced against the benefits and suitability of proposed development. Graham added that condition 16 provided assurances that soft landscaping and tree planting would be carried out along the site boundary to protect the character of the adjacent heritage asset.

Carl Doran commented that officers had worked hard to achieve a much larger affordable housing contribution than originally offered.

RESOLVED That application number 202065 be approved, subject to conditions and informatives as set out in agenda pages 90 to 99.

7. APPLICATION NO 203460 - FROG HALL, FROG HALL DRIVE, WOKINGHAM

Proposal: Full application for the erection of fencing and hardstanding to form a bin store to serve the existing flats (Retrospective).

Applicant: Ms Sarah Cleaver

The Committee considered a report about this application, set out in agenda pages 171 to 188.

The Committee were advised that the updates within the supplementary planning agenda included:

- Amending the word impending with impeding on agenda page 171;
- A consultation response had been received from the Royal Berkshire Fire and Rescue Service (RBFRS) advising that the Fire Authority had no issues regarding access to the houses along the road that followed the boundary of Frog Hall.

David Rowland, neighbour, spoke in objection to the application. David stated that this was a retrospective application which restricted the access for neighbouring properties, as had been happening over decades. The restricted access caused issues with delivery vehicles, and David felt that the concerns of residents should have been considered prior to construction. David stated that the storage area did not have any drainage, and was in a full sun position which led to smells and odours. David was of the opinion that the storage was an eyesore, but not for the residents of the flats. David felt that a private company had built the storage in the cheapest and most convenient location with no planning consent or consultation. David commented that there was a suitable storage area on the other side of the car park area which was near drainage, in a shaded area, and on a site with previous planning permission for garages. David was of the understanding that this application would not have been allowed should it have gone through the planning permission process, and it should not be allowed retrospectively.

Carole Allam, resident, spoke in support of the application. Carole clarified that the alternative site proposed by neighbours was not owned by the applicant. Carole stated that

residents believed that permitted development allowed for the application to progress, but once it was clarified that planning permission was required the applicant progressed with a retrospective planning application as soon as possible. Carole added that the access to neighbouring properties by emergency vehicles and delivery drivers had been clarified within the officer report, and the Fire Authority had confirmed that they had no issues regarding access to neighbouring properties.

Rachelle Shepherd-DuBey read out a statement on behalf of Ward Member Maria Gee. Maria stated that the approval of this planning application rested on the arguments about access and safety for residents at the lower end of Froghall Drive. Maria drew the Committee's attention to the arguments presented by residents objecting to the application regarding restricted access to their homes, and the accessibility for emergency vehicles. Maria asked that the Committee satisfy itself that access was not impeded, particularly from a fire safety perspective.

Adriana Gonzales, case officer, stated that the RBFRS had confirmed that they had no objection to the application, and clarified that they had access towards the properties at the end of the carriageway.

Angus Ross stated that he had seen the site, and saw no reason to refuse the application.

Stephen Conway stated that Wokingham Borough Council's waste guidelines required a gate or door around refuse storage, and queried whether this was possible on this site. Adriana Gonzalez stated the development on site had to be considered as presented, which did not have an access door. The waste guidelines were only guidelines, and placing a door could result in highways and access issues for properties at the end of the carriageway.

Chris Bowring queried whether there was any evidence of bad smells or odours. Adriana Gonzalez stated that on her site visit, there was no evidence of bad smells or odours and all of the bins had lids on them.

Bill Soane queried why this bin storage area did not have a wash down and drainage area. Adriana Gonzalez stated that a pipe for washing the bin store had been installed to the rear of the fencing. Justin Turvey stated that there was no planning requirement for a drain to be present. In essence, the Committee was considering an application for a hard standing surface and fencing. Storage of the bins on site did not require planning permission.

RESOLVED That application number 203460 be approved, subject to condition and informative as set out on agenda page 172.

8. APPLICATION NO 210805 - "DOLPHIN SCHOOL", WALTHAM ROAD, HURST, WOKINGHAM, RG10 0FR

Proposal: Full application for the proposed erection of a two storey building to create additional classrooms, toilets and library facilities, with associated roof terrace.

Applicant: Mr Adam Hurst

The Committee considered a report about this application, set out in agenda pages 189 to 214.

The Committee were advised that the updates within the supplementary planning agenda included additional details from the applicant which would result in fewer pre-commencement conditions. As such, conditions 2 through 7 had been slightly amended.

Stephen Conway stated that there was the issue of the listed building setting and historic wall, however the proposals were very effectively screened.

Rachelle Shepherd-DuBey sought confirmation that an informative had been added which asked that sprinklers be installed on site. Adriana Gonzalez, case officer, confirmed that informative 4 sought the inclusion of sprinklers.

RESOLVED That application number 210805 be approved, subject to conditions and informatives as set out in agenda pages 190 to 193, and amended conditions 2 through 7 as set out in the supplementary planning agenda.

9. APPLICATION NO 210448 - 57 CHILTERN CRESCENT, EARLEY, WOKINGHAM
Andrew Mickelburgh declared a prejudicial interest in this item and took no part in the discussion or vote.

Proposal: Householder application for the proposed loft conversion to create habitable accommodation with rear dormer extension, hip to gable conversion and the installation of 2no. roof lights.

Applicant: Mr M Mand

The Committee considered a report about this application, set out in agenda pages 215 to 228.

The Committee were advised that there were no updates within the supplementary planning agenda.

Tim Marsh, ACER Residents' Association, spoke in objection to the application. Tim stated that large dormers were appearing frequently in the locality, and all such dormers would have been refused if they were required to go for planning permission instead of permitted development. Tim stated that there was still a clear character in the area of having semi-detached hip-ended properties. Tim added that once a third storey was placed on top of the property with windows in this manner overlooking became an issue, as a traditional smaller dormer had its windows set much further back. Tim stated that the concern from residents was that overlooking would occur from looking directly down from the third floor of the property. Tim stated that CP3 made it clear that development should be appropriate for the area where it is located. The principles of the Borough Design Guide referred to CP3, stating that developments should respond appropriately to the existing character of the area and relate well to neighbours. Tim felt that these proposals did not comply with CP3 or the Borough Design Guide, and the application should be refused.

Shirley Boyt, Ward Member, spoke in objection to the application. Shirley stated that Chiltern Crescent was characterised by semi-detached properties with hip-ended roofs. The Borough Design Guide stated that developments should maintain the rhythm of the street scene, which these proposals would not in Shirley's opinion. Shirley added that there were only two examples similar to the proposals in the area, which did nothing to enhance the street scene. Shirley felt that officers should look for exemplary examples of extensions rather than referring to poorly designed outliers. Shirley felt that a small partial

hip joint would not impinge on the floor area and would only have a minor impact on the dormer, and should have been considered instead of the proposals.

Carl Doran queried what measurements were taken when assessing the dormer as subservient, queried how much of the development could be carried out under permitted development, and queried why examples of poorer design which were carried out under permitted development were being used as examples to promote this application. Benjamin Hindle, case officer, stated that the gross volume of the proposals were in keeping with permitted development and followed the Borough Design Guide advice. This application could have been carried out under permitted development, if not for a previously agreed planning application of which this application relied on part of that roof structure. Justin Turvey, Operational Manager – Development Management, stated that the Borough Design Guide was a guide, and there were legitimate circumstances to permit more than the guide allowed for. Justin added that if not for the previous side extension, this application could have been carried out under permitted development. Carl Doran felt that the views of the Town Council, local residents, and local Ward Members should be carefully considered when determining such applications.

Stephen Conway commented that there was a gradual erosion of the character of the area, and permitted development made it difficult to refuse planning applications which were of similar design to works carried out under permitted development rights.

RESOLVED That application number 210448 be approved, subject to conditions and informatives as set out in agenda pages 216 to 217.

10. APPLICATION 210378 - BUILDINGS 4 AND 5 MICROSOFT CAMPUS, THAMES VALLEY BUSINESS PARK

Proposal: Full application for proposed alterations to external areas to provide improved landscaping, outdoor gym, amenity and presentation areas, plus erection of refuse store and reconfiguration of car parking.

Applicant: BREO TVP4 LTD & BREO TVP5 LTD

The Committee considered a report about this application, set out in agenda pages 229 to 248.

The Committee were advised that the updates within the supplementary planning agenda included amendment to condition 4.

Carl Doran commented that this application would be an upgrade to the existing business park, which would hopefully lead to the creation of additional jobs in the local area.

RESOLVED That application number 210378 be approved, subject to conditions and informatives as set out in agenda pages 230 to 233, and amended condition 4 as set out in the supplementary planning agenda.

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Agenda Item 15.

Application Number	Expiry Date	Parish	Ward
210210	EXT	Shinfield	Shinfield South
Applicant	University of Reading		
Site Address	Land to the South of Cutbush Lane Shinfield RG2 9AA		
Proposal	Full application for the erection of TV Studio Building including studio space, workshop/storage area and production/office along with parking facilities.		
Type	Full		
PS Category	1		
Officer	Christopher Howard		
Reason for determination by committee	Major application		
FOR CONSIDERATION BY	Planning Committee on 14/07/2021		
REPORT PREPARED BY	Assistant Director Delivery & Infrastructure		

SUMMARY
<p>The application seeks full planning approval for a TV studio located on land within the Thames Valley Science Park (TVSP) broadly on land identified under the outline planning permission relating to the Science Park for the Gateway 2 building. The outline consent pursuant to the TVSP (O/2009/1027) established the principle of development within this area which was and the site was identified for employment use within the Core Strategy and the Managing Development Delivery Local Plan (MDD). The vision for the Science Park and planning policies relevant to it specifically envisaged an employment space that comprised research and development, laboratories and high tech uses together with ancillary and related uses. It is noted that these policies were developed over 10 years ago and it is acknowledged the type of employment offer has changed over this period from what was being envisaged at that time.</p> <p>The primary use of the building would serve as a studio for filming of TV shows. The studio has been configured to allow for audiences to attend filming of productions although a live audience would not be expected for each production. The building would provide 4,591 sqm of accommodation which would be split between the main studio area (1210 sqm), a workshop for set production (771sqm) and an accommodation block for actors/presenters and public use (2760 sqm). All the facilities are contained within one building which would have a maximum height of 19.6m although this tapers down towards the northern end. The building height is governed by the end user requirements for aspects such as filming for production facilities and lighting rigs.</p> <p>The site would be accessed off the Eastern Relief Road (ERR) through the Science Park link which has been delivered. Parking would be located within the area identified for the TVSP which has reserved matters consent to extend the existing facilities from 287 spaces provided to date to a total of 544 bays. The site is also served by the South of the M4 bus strategy providing links to Reading Station and some of the surrounding villages.</p> <p>The application has been brought forward as a full planning application rather than a reserved matters submission for the extant Science Park planning approval as the building height and to a lesser extent footprint fall outside of the parameter plans</p>

pursuant to that consent. The proposal is also not considered to strictly accord with Core Strategy Policy CP16 and MDD policies TB13 and SAL07 (which specifically relates to the Science Park use/allocation) however the proposal needs to be assessed on its merits with regard to the circumstances put forward by the applicant together with a planning balance. For the reasons set out in the report, the proposal is considered acceptable when taking into account the development plan as a whole as the benefits in this instance are considered to outweigh any harm.

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, in principle the facility would not be fully compliant with Core Strategy policy CP16 and MDD policies TB13 and SAL07, the proposal needs to be considered with regards to the circumstances of the applicant and a planning balance should be made. For the reasons set out in the report, in this instance, there are special circumstances associated with the delivery of the facility that do not undermine the overriding objectives of policies CP16, TB13 and SAL07. These include the employment benefits and inward investment that the facility will deliver and there is a degree of innovation associated with TV production and it can be seen as a primary driver for innovation. In addition, the requirements of TV production foster a degree of innovation for sets, filming and post production activities and the form of the building could allow for some of these activities to be undertaken on site. Furthermore, it should be noted that the applicant has responded to Local Design Panel comments and made considerable efforts in respect to the design of the facility to minimise the visual impact on the surrounding area and link it to the existing Science Park Gateway 1 Building. Significant landscaping is proposed around the building towards the ERR to help screen the facility.

The development would not have a significant detrimental impact on the character of the area or the landscape setting. The location of the site together with the level of use and activities within the facility and the established use of the site for employment would not cause significant harm to existing residents. In addition, the proposal would secure biodiversity enhancements and above minimum policy requirement sustainability. It is also acceptable in terms of traffic, highway safety and flood risk.

The recommendation is that the application is approved subject to conditions outlined below and subject to completion of the 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
- Thames Valley Science Park
- Potentially contaminated land consultation zone
- Gas pipe consultation zone
- Area of archaeological potential
- Listed buildings located to the south 180m Oldhouse Farm and Barn Grade 2

RECOMMENDATION

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

A. Completion of a legal agreement within 6 months of the committee resolution

to:

- i. Amend the Gateway Policy for phase 1 of the Science Park to include digital-creative sector including film and television studios and workshops and innovative digital media companies as occupants of the Science Park
- ii. Secure Employment Skills Plan contributions
- iii. Secure a contingency sum for off-site planting

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).

2. Prior to the construction above finished floor level, 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 for each phase 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.

Plans

3. Plan numbers being finalised to be included on the members update

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 this location. Relevant policy: NPPF, Core Strategy policies CP1, CP3

Highways

5. Prior to commencement of development above finished ground floor level the specification of the surfacing of the remaining parking as approved under 162818 shall be submitted and approved by the Local Planning Authority. The parking area shall be complete and available for use prior to first occupation /first use of the building.

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

6. Vehicular access to the site shall at all times be from the Eastern Relief Road and Science Park roundabout onto South Avenue. Cutbush Lane East shall not be used for access other than pedestrian, cycle and emergency vehicles.

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

7. Occupation of the development shall occur in accordance with, the approved Parking Management Strategy (A319-R004/C dated 4th May 2021) for the management of the parking arrangements

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 MDDLDP policies CC07 and TB20.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space 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 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.

9. No occupation of the relevant part of the development shall occur until a Delivery and Servicing Management Plan for that relevant part has been submitted to and approved in writing by the local planning authority. The measures approved in the Plan shall be implemented prior to the relevant uses commencing and shall be so maintained for the duration of the relevant uses.

Reason: To avoid hazard and obstruction being caused to users of the public highway and public spaces of the development Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policies CC07 and TB20.

10. The cycle storage/ parking shown on drawing ref: 19228-SBR-ZZ-XX-DR-A-80120 Rev 01 shall be implemented prior to first 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: 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.

11. Before commencement of work on the site and upon appointment of the main contractor a final version of a Construction Environmental Management Plan (CEMP), based on the already submitted CEMP (Abley Letchford Partnership Dated 14 January 2021) to include details of the site compounds shall be submitted to the Local Planning Authority for written approval. All site clearance and construction works shall be carried out in accordance with the approved CEMP.

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

12. Prior to first occupation of the building a Travel and Events Management Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan and Events Management Plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The Travel and Events Management Plan shall be fully implemented, maintained and reviewed as so-approved.

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

Drainage

13. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA.

The details shall include:

- Existing drainage, details of land drains/watercourses, pipes and their capacities and discharge points.
- Identification of the destination of discharge (in accordance with Building Regulation Part H hierarchy) with appropriate justification/approval for the selection with related drawings/sketch and approval for the specific discharge amount and why SuDS techniques are not achievable if this method is chosen.
- Further explanation to show how exceeding events will be adequately catered for. LLFA requires to see exceedance calculations and layout plan showing direction of flow as where surface water will flow in case of drainage failure or any event above 1 in 100 including climate change.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: 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.

Hours of operation

14. The use hereby permitted shall not operate other than between the hours of 0700 to 2300 Mondays to Sundays and shall not operate at all on Bank or National Holidays.

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

Construction hours

15. 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 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 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.

Environmental Health

16. Part 1 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

Part 2 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 (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: Core Strategy policy CP1

17. No deliveries shall take place including loading and unloading of plant and machinery shall be operated within the external areas of the studio building outside of the hours of 21:00 and 07:00 Mondays to Sundays inclusive.

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

18. The development hereby permitted shall be constructed in accordance with Table 5.1 (operational noise design criteria) and Table 6.3 (Minimum requirements for TV studio and workshop building façade elements) of the submitted Acoustic Statement (WSP Ref. TSC-WSP-ZZ-ZZ-RP-AC-001 Dated January 2021).

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

19. Noise from activity within the TV Studio and the workshop building shall not at any time exceed the noise limits as set out in Table 6.4 of the submitted Acoustic Statement (WSP Ref. TSC-WSP-ZZ-ZZ-RP-AC-001 Dated January 2021).

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

20. Noise from external plant shall not at any time exceed the criteria set out in table 5.2 of the submitted Acoustic Statement (WSP Ref. TSC-WSP-ZZ-ZZ-RP-AC-001 Dated January 2021) measured at the façade of the nearest noise sensitive premises.

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

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site.

Reason: In the interests of amenity and highway safety. Relevant policies: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3.

Ecology

22. Prior to the occupation of the development, the biodiversity net gain wildflower grassland proposal (Emorsgate EM2 Standard General Purpose Meadow Mix) detailed on Map 3 of the EPR Ecological Appraisal dated 12th January 2021 shall be implemented in accordance with the approved details and maintained thereafter.

Reason: in order to achieve a biodiversity net gain required by the NPPF.

Landscape

23. Prior to commencement of development above finished slab level, full details of hard landscape proposals shall be submitted to and approved in writing by the local planning authority in accordance with the Paving Details Plan 27518 RG-LD-05 B. All hard landscape works shall be carried out in accordance with the approved details and be completed prior to the occupation of the studio building

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

24. Prior to the occupation of the development, the bund planting proposals shall be implemented in accordance with Bund Planting Plan 27518 RG-LD-03 Rev A and maintained thereafter in accordance with the approved details.

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

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 reserved matters planning approval should be read in conjunction with the S106 pursuant to this application.

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 month 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.

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:

- i. Amendment to the Gateway Policy for phase 1 of the Science Park to include digital-creative sector including film and television studios and workshops and innovative digital media companies as occupants of the Science Park
- ii. Secure Employment Skills Plan contributions
- iii. Secure a contingency sum for off-site planting

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 employment, landscape and mitigation for contributions towards and Employment Skills Plan. This is contrary to policy CP1, CP3, CP16 and SAL07 of the Core Strategy, TB12, TB13, CC03 and TB21 of the MDD and the 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
Science and innovation park		
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable	Approved 27/10/10

Application ref	Description	Outcome
	Buildings at Lane End Farm and demolition of existing farm buildings.	
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.	Approved 26/08/15
162841	Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works	Approved 8/12/18
162818	Reserved Matters application for the car park for phase 1 of the Science Park	Approved 8/12/18
163609	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).	Approved 06/07/18
173287	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of building 2 of the gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	Approved 14/02/18
210387	Full application for the erection of Film studio stages and workshops (for a temporary period of 5 years). To include access to the site via Old House Lane / Cutbush Lane, car parking, 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.	Approved 25/03/21
Eastern Relief Road		
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and	Appeal approved 03/06/11

Application ref	Description	Outcome
	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	
Cutbush North, Shinfield		
O/2013/0101	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.	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
Cutbush South, Shinfield		
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
British Museum		
182059	Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80parking 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.	Approved 14/02/19
Recent EIA screening opinions of reference		
210052	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	EIA required 28/01/21

Application ref	Description	Outcome
	(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.	
210055	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;	EIA not required 28/01/21

SUMMARY INFORMATION	
For Commercial	
Site Area	4591 sqm
Previous land use(s)	Allocated as Thames Valley Science Park (with extant planning consent)
Proposed floorspace of each use	4591 sqm comprising of 1210 sqm of studio space, 771 sqm of workshop facilities and 2760 sqm of accommodation to support the use of the studio facility
Change in floorspace (+/-)	A net gain of 4591 sqm
Number of jobs created	95 direct posts generated by the use of the facility and a further 55 indirect jobs
Proposed parking spaces	Proposal generates a requirement for 56 staff spaces and 165 audience spaces. The parking will be accommodated within the consenter TVSP car park which has sufficient capacity and controlled by condition 5 to secure the expansion of this prior to the occupation of the building. Note: a further 257 spaces will be delivered for the remaining Science Park land to accommodate this demand (approved under ref: 162818)

CONSULTATION RESPONSES	
Royal Berkshire Fire and Rescue	No comments received
Thames Water	No objection
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	Require Employment Skills Plan contribution to be secured by S106
WBC Drainage	No objection
WBC Environmental Health	No objection
WBC Highways	No objection
WBC Tree & Landscape	No objection

WBC Conservation	No objection
Berkshire Archaeology	No objection

<p>REPRESENTATIONS</p> <p>Town/Parish Council: Shinfield Parish Council fully support this development due to the prestige it brings to Shinfield Parish and the area, the financial investment, the boost to the local economy and the local jobs market and the boost it brings to the UK balance of trade.</p> <p>Local Members: No comments received</p> <p>Neighbours: 1 letter of support</p> <p>Other representations: Letter of support received from the Local Enterprise Partnership.</p>
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PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP17	Housing delivery
	CP19	South of the M4 Strategic Development Location
Appendix 7 – Additional Guidance for the Development of Strategic Development Locations		
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development

	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB12	Employment Skills Plan
	TB13	Science and Innovation Park
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	SAL05	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area
	SAL07	Sites within Development Limits allocated for employment/commercial development
Shinfield Parish Neighbourhood Development Plan		
	Policy 1	Location of Development
	Policy 2	General Design Principles
	Policy 3	Sustainable Development
	Policy 4	Accessibility and Highway Safety
	Policy 5	Parking
	Policy 6	Trees, Hedgerows and Woodlands
	Policy 7	Biodiversity
	Policy 8	Flooding
	Policy 9	Community Assets
	Policy 10	Community and Sports Facilities
	Policy 11	Commercial Development
	Policy 12	Broadband Provision

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

PLANNING ISSUES

Site description / background

1. The site relates to land to the north east of the Eastern Relief Road (ERR) within the consented phase 1 Thames Valley Science Park (TVSP) campus. The site is bounded by the ERR on the south west side and M4 motorway to the north. As part of the phase 1 TVSP, two buildings have been delivered on site and are currently in use which are the Gateway 1 building that supports primarily laboratory uses and the Rutherford Cancer Treatment Centre. Supporting infrastructure has also been delivered including the access to the site, parking and landscaping. The building would sit behind a landscaped bund which has been delivered as part of the ERR and TVSP which will offer a degree of screening and provide opportunities for further landscape enhancements. The site that the building would sit on has mostly been levelled as part of the phase 1 Science Park delivery.
2. The TVSP was originally consented in 2010 under planning application ref: O/2009/1027 and the employment land was allocated within the Core Strategy. The primary use of the Science Park was established via the Gateway Policy within the S106 pursuant to the outline planning consent. This restricted the use of the Science Park as an employment space that included research and development, laboratories and high tech uses together with ancillary uses. The ethos behind the Gateway Policy was further defined by Policy CP16 and Policies TB13 and SAL07 of the MDD. Phase 2 of the TVSP was consented in 2018 which relates to land to the east of phase 1 (ref: 163609). Both the phase 1 and 2 applications established the entire 55,000m² of floor space which was identified for allocation.
3. It should be noted that a concurrent application is currently under consideration for the phase 2 Science Park land together with some land beyond the allocated site for further film studios under planning ref 211841. This will be considered on its own merits although it shows the intention to develop the site and wider land for the primary use of studio space and ancillary uses rather than the uses envisaged in policy.

Description of Development:

4. The application seeks full planning consent for building to contain a TV studio and ancillary facilities to support its function. The primary use of the building would serve as a studio for filming of TV shows. The studio has been configured to allow for audiences to attend filming of productions although a live audience would not be expected for each production. The building would provide 4,591 sqm of accommodation which would be split between the main studio area (1210 sqm), a workshop for set production (771sqm) and an accommodation block for actors/presenters and public use (2760 sqm). All the facilities are contained

within one building which would have a maximum height of 19.6m although this tapers down towards the northern end. The building height is governed by the end user requirements for filming for production facilities and lighting rigs etc.

5. The site would be accessed from the Eastern Relief Road / Science Park roundabout which has been delivered in full and further discussed in paragraphs 45-47 below

Background to need for facility / Economic benefits

6. In terms of the need of the studios, there has been an exceptional increase in demand for high end television production over recent years. This has in part fuelled by a shift in how these services are delivered to the consumer with an increase in accessibility for on demand services. The increase in demand has been recognised in the Governments Industrial Strategy: Building a Britain fit for the future White Paper (2017) and referred to in footnote 40 of the NPPF. The White Paper specifically makes reference to the contribution that the Creative Industries (which include the media sector) can make to the UK economy. The Creative Industries sector is growing at twice the rate of the wider economy and generates 5% of the total annual economic output. The Creative Industries over the past five years have grown at the fastest rate of any other sector. This growth has however generated pent up demand for further studio space.
7. The NPPF also support clustering of industries and the application should be read in the context of the concurrent application for the wider Science Park and the temporary planning consent for the land to the south of Cutbush Lane for Shinfield Studios. In addition, the University of Reading who are the applicant have strong links to the creative industries sector through its established Department of Film, Theatre & Television and the provision of the studios in this location will aid collaboration between the University and the end user.
8. In respect to staff numbers, there would be around 95 direct jobs and 55 indirect jobs generated by the proposed use of the site as a film studios which would equate to a Gross Value Added¹ (GVA) figure of around £7.5m per annum. In addition, there would be jobs generated through the construction phase creating 164 direct jobs and 158 indirect posts which would generate a GVA of £17.6m.
9. Taking both the construction and post occupation employment potential, the proposed use of the site as a film studio 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. This trend of the increased in need for film studios has coincided with the trend for reduction in the need for office space, which has been accelerated by the pandemic.

Principle of Development:

10. As advised, the studio would be sited entirely on land that is designated for the delivery of employment space and associated buildings / infrastructure on the TVSP. This is identified both in terms of policy and further established through the planning history. The proposal therefore needs to be assessed against the Gateway Policy of the Science Park as enshrined in the S106 planning approval

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

for phase 1 and 2 of this site, policy CP16 of the Core Strategy and policies TB13 and SAL07 of the MDD. 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.

11. When examining the rationale behind locating a Science Park on the TVSP land, this appears to stem from the former regional spatial strategy and regional economic strategy and was identified in the 2009 South East Plan under policy WCBV2. This was carried forward in the Local Plan policies which allocated the site and identified the use. Policy CP16 envisaged that around 55,000m² of land could be identified at the TVSP site which has full outline permission for this space. Policy CP16 envisaged that the entire 55,000m² of floorspace would be delivered by the end of the plan period i.e. 2026. Uptake has however lagged well behind these predictions and to date, only around 10,000m² of space has been delivered solely on the phase 1 site. The result of the pandemic is likely to drive the requirements for office space down further nationally. This clearly would likely have impacts on the marketability and need for more office space at the Science Park.
12. Whilst it is acknowledged that the proposed TV studio use is not one that is envisaged by policies CP16 TB13 and SAL07 together with the Gateway Policy, the media and film industry, by the way in which it functions and end products / programmes that it produces has some aspects in common with innovation and research uses as there is a degree of uniqueness to each production.
13. The submitted planning statement identifies the technology that will be used to serve the function of the building and the latest technologies would be used for media production. Although it is acknowledged that the use of these products does not equate specifically to innovation, the application of the technology offers opportunities for further enhancement and refinement of the products. The sector also fosters innovation for set props together with the production and post production aspects of filming. This encompasses a wide range of collaboration of different skill sets through the wide range of employment uses which was envisaged by the science park policies.
14. The studio building will also serve a function with regards to collaboration. The University of Reading have an established department dedicated to film theatre which offers opportunities for collaboration together with wider stakeholders such as Henley Business School. The University also have a relationship with Digital Catapult UK who are the UK's leading advanced digital technology innovative centre. They seek to accelerate the adoption of new and emerging technologies to drive regional, national and international growth for businesses across the economy.
15. It is therefore considered whilst the media sector was not specifically defined in the policies governing the site, the nature of the sector has a degree of synergy with the innovation and collaboration aims of the policies. In addition, it is acknowledged the aspirations and policies governing the site were written some time ago and the economic sector has moved on since this point in time, as recognised in the Industrial Strategy: Building a Britain fit for the future White Paper (2017). Given that this is referred to in footnote 40 of the NPPF it is capable of being a material consideration in the decision making process. In

these circumstances, a planning balancing exercise should be undertaken taking into account the merits of the proposal, the main policies governing the use of the site and the development plan as a whole

16. Policy 1 of Shinfield Neighbourhood Plan which has been adopted since our Core Strategy and MDD supports development within settlement limits and adjacent to these where the benefits of the development outweigh its adverse impacts and in this case the site sits entirely within the settlement limit. 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. Policy 11 of the Neighbourhood Plan supports employment use and the definition of innovation within this is less defined than that in the MDD. The Parish have been consulted for this application and they stated that they:

fully support this development due to the prestige it brings to Shinfield Parish and the area, the financial investment, the boost to the local economy and the local jobs market and the boost it brings to the UK balance of trade.

17. 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.

18. 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 that it makes to the economy as a whole. Whilst

the White Paper is not adopted planning policy, it sets out the governments agenda for growth and there is a link to this in the NPPF.

19. 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:

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.

20. 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 have an advisory role on the occupants of the Science Park and they endorse the long term objectives for the provision of studio space 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.

21. 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. The council also have an advisory role on the occupants of the Science Park and this form of use is supported generally by the Council at a corporate level given its brings employment and investment to borough.

Principle of development conclusion

22. As outlined above, whilst the proposal does not strictly accord with the terms of policies CP16, TB13 and SAL07 together with the Gateway Policy, there is arguably a degree of innovation and collaboration associated with the use of the site for a film studio. It should be acknowledged that the policies governing the use of the Science Park were set out at a point in time and in terms of the economy there has been significant changes since then which is reflected in Government thinking and published practice guidance. The main thrust of the policies governing the use of the Science Park was, consistent with the former regional spatial strategy, to support its function as a Science Park in order to meet an identified need for universities and business to align to stimulate growth in the Thames Valley Region. Arguably there is an element of synergy with the Science Park policies with regards to innovation and collaboration associated with the media sector and the use of the building can be restricted by condition 4. Given that the LEP strongly support the proposal who fed into the original Science Park vision and taking into account the development plan as a whole, for the reasons set out in the planning balance section of the report, the proposal is

considered acceptable on balance and would not result in harm to employment within the borough or wider area.

Site location/description

23. The site is located to the north west of the Shinfield and located on the north west side of the ERR on the phase 1 Science Park campus. The site is bound to the north by the M4 Motorway, has residential development to the south west at the Littlebrook estate and there is sporadic development to the south east on Cutbush Lane. The land for the main footprint of the building has been levelled as part of the phase 1 Science Park delivery. Landscaped earth bunds have also been delivered on to the west of the site as part of delivery of the ERR and these would in part screen the building. The area is characterised by residential and commercial development with countryside beyond. The site is just under 0.5ha in size.

Layout, Design and Landscaping

24. 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.
25. 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.*
26. Policy 2 of Shinfield Parish Plan sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with trees, hedgerows and woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.
27. 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.
28. In regard to the detailed design of the building 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.

29. With regards to layout, the building is broadly rectangular in shape with the main elevations orientated to north west and south east. This means that one of principal elevations would face the ERR. The main public access to the studios would be from within the Collegaite square that has been delivered to in part serve the existing phase 1 buildings on the Science Park. Vehicular access would be via the ERR / Science Park Roundabout that leads directly into the phase 1 campus. Parking would be located to the north of the site which has previously been consented and the layout is shown in figure 1 below.

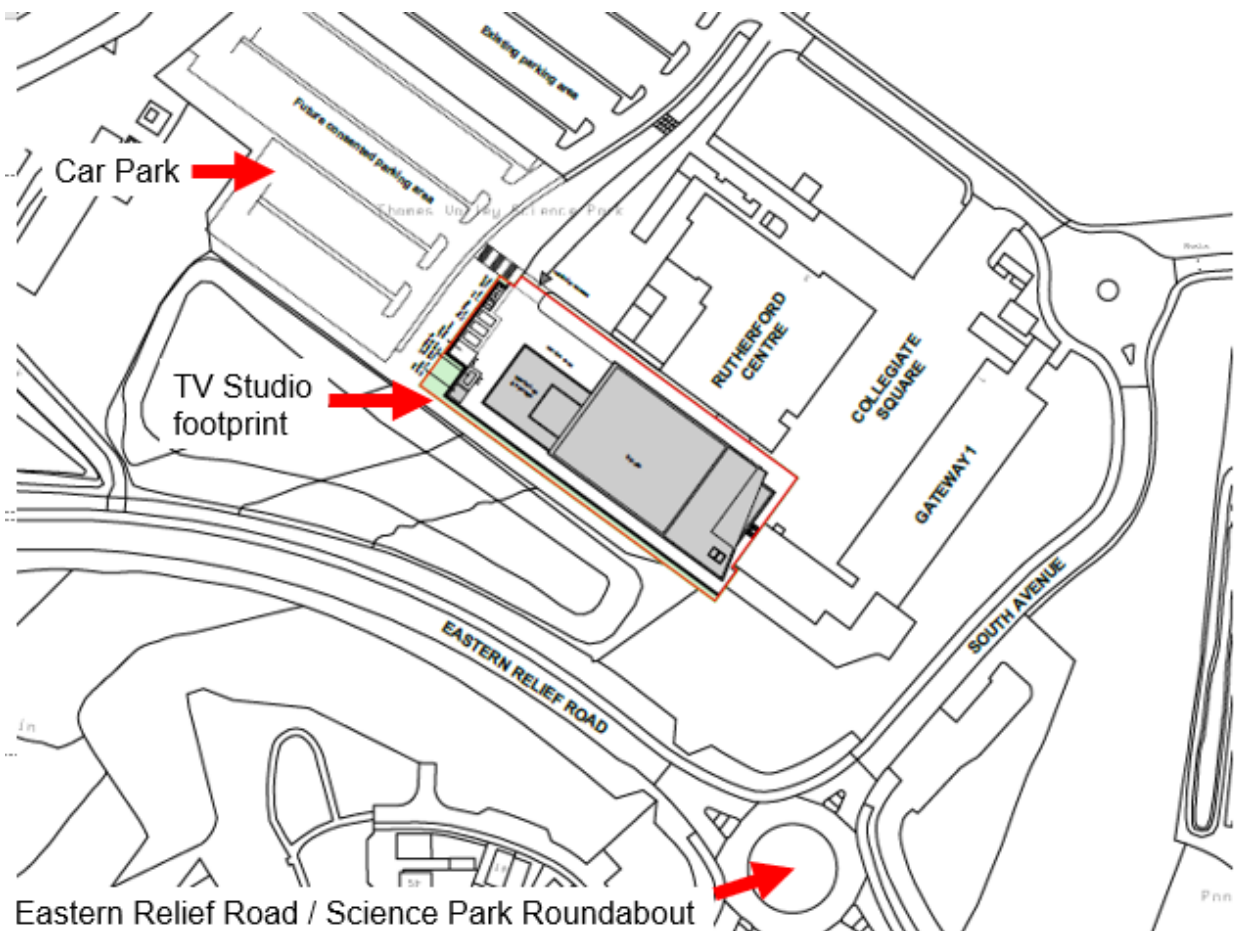


Figure 1: Site Layout / Access

30. The layout means that building would occupy a prominent position on the site given its relationship with the ERR and wider area together with the delivered Gateway 1 building. This demands a high-quality form of design and it is essential that the studios integrate successfully with the Gateway 1 building.

31. For the studio building the applicant has fully considered the context of the focal point of the site. This has been achieved through the use of a high quality form of design and materials that help link it the existing Gateway 1 building. A mixture of materials is proposed to help break up the massing of the building which includes aluminium metal cladding which has been laid in short panels to provide horizontal emphasis in order to break up the facades and to help mitigate the

building height. The successful integration and design quality is shown in figure 2 below and further images are appended to the report.



Figure 2: Image showing the TV studio building in the background linking to the existing Gateway building which is shown on the left of the image

32. With regards height and the impact on the landscape associated with the proposed building, the studio would be 19.6m high which is roughly 4m higher than the Gateway 1 building. The height of the building is governed by the end user requirements for lighting rigs and the practical functionality requirements of it for filming. As stated above, the use of the horizontal cladding helps to break up the massing together with the use of different materials for the various elements of the building. The building also cuts into the landscape as the land used to slope up from south to north. In addition, the existing landscape bund offers partial screening of the building as you approach it from the north on the ERR as shown in figure 3. Landscaping will further be enhanced on the bund with semi-mature trees which over time, will help screen the main façade. This together with the existing built form on the site reduces the impact of the building on the landscape. The Landscape Officer supports the approach and raises no objections in terms of the proposed on site landscaping and the impact of the building on the wider area.



Figure 3: TV Studio building shown as approached from the ERR via the M4 overbridge. The image shows the degree of screening afforded by the existing bund which will be strengthened through further landscaping

33. The application has been subject to a design review panel to inform the design process. Issues that were raised in terms of additional landscaping have been addressed through a revised package of plans.

Design conclusion

34. It is acknowledged the scale of the building is large and greater than the existing buildings however through the careful use of materials and landscaping, it is considered that a building of this scale can be accommodated without resulting in harm to the appearance of the local area. The overall design approach for the building is of high quality for the form of building that is proposed and broadly in accordance advice provided by 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. The building would therefore not have a significant detrimental impact on the character of the area.

Residential amenity: the impact upon existing neighbouring properties

35. 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.
36. The nearest residential dwelling to the application site is located on the Littlebrook estate some 90m to the south west across the ERR. The level of separation is sufficient together with the blank elevation facing toward these houses 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 concerns.

37. The impact of vehicles visiting the site during darker periods has also been considered. The development will include additional landscaping which will help screen vehicle headlights from the housing to the west as they leave the site.

Residential amenity – noise

38. 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 which by its very function needs to be significantly soundproofed. Noise associated with traffic for the operation of the building in the absence of a studio audience would be reasonably sporadic and the principle of access for the Science Park was established for the outline planning consent.

39. For noise associated with access to the building for public filming's, the noise from the traffic would be sporadic for the start of the shows and would be expected to be more clustered post production although this should disperse reasonably quickly. The level of separation to the car park mitigates any significant impacts with regards to the use of this space and the ERR is an established primary road. It is therefore considered that whilst the TV studio would generate vehicle movements to and from the site both in terms of the use of the building and audience participants, the level of activity would not be significantly detrimental to the local residents.

40. Whilst it is acknowledged that during the construction phase there would be a greater level of noise and activity on the site, the relationship with the surrounding dwellings together with a Construction Environmental Management Plan means that these can be limited and 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 other local sites such as the British Museum and Shinfield Studios.

41. On this basis and given the relationships and relatively isolated nature of the site, it is considered that the use of the building and construction of it would not result in any significant harm to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance. Hours of operation of construction and use of the building will be controlled by conditions 4 and 14.

Sustainable Design and Construction

42. 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 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.

43. A building of this type and scale means it is difficult to reduce emissions to achieve zero carbon however the proposed building incorporates PV panels on the roof where possible and air source heat pumps which generates a 14% carbon reduction which is above the requirement of policy CC05. Further measures such as minimisation of water usage and seeking to source resource

efficient materials are also included. The proposal is therefore acceptable with regards to sustainable design and construction.

Community engagement

44. The applicant has sought to reach out to local residents and stakeholders including the Parish council through letter drops, online meetings and a dedicated website for the TVSP. The form of consultation is considered acceptable for the scale of the development and where possible comments that have been put forward have been incorporated into the design of the building or further clarification has been provided.

Access and movement

45. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that development should mitigate any adverse effects on the existing highway network. The applications are accompanied by a Transport Assessment (TA) which assesses the impact of development in respect to the site itself and wider highway network including the South of the M4 SDL.

46. 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.

Site Access

47. Access to the site would be from the ERR via the Science Park roundabout and through the phase 1 site both for the studio servicing area and parking for the facility. This access is established and has been delivered in full for the delivery of phase 1 of the Science Park and as such, all the infrastructure to support this approach has been delivered (with the exception of the car park area further discussed below). The access strategy is therefore considered to be acceptable given the established use of the Science Park and the Highways Officer supports this approach.

48. Sustainable travel

The site is well served by existing infrastructure for sustainable forms of travel. A bus stop is provided adjacent to the Gateway 1 building which is less than a 100m walk to the proposed studio buildings. This is served by the South of the M4 Public Transport Strategy which will have an increased level of service as further housing is delivered in the SDL. This provides connectivity of the site to central Reading and some of the surrounding villages.

49. For pedestrian and cycle access, the site is well served by upgraded and new facilities including a 3m wide cycle lane on the ERR which leads to the M4 overbridge. There is good connectivity to Shinfield centre via Hawthorn and Cutbush Lane and in addition, upgrades to pedestrian links have been made to Lower Early via Cutbush Lane east. Cycle parking has been provided as part of the phase 1 delivery of the Science Park and further parking will be secured by condition 10.

50. The Science Park has an overarching travel plan which has been previously agreed but as there will be a degree of public access for the studio for audience filming events, a further travel and events management plan will be required and is secured by condition 12.

Access and movement - Site layout / Parking

51. In terms of car parking, reserved matters was approved for 554 parking spaces under application ref: 162818. To date 287 spaces have been laid out with further capacity for 267 spaces on land to the west of the car park which are approved. The parking provision has been assessed against WBC parking standards and the strategy is considered acceptable. Condition 5 will require the formation of all the residual parking extension land prior to the occupation of the building to provide the additional 267 spaces.

52. In terms of disabled parking, an additional 3 disabled spaces will be provided in the curtilage of the building. This provision has been accepted has been accepted by the highways officer.

Flooding and Drainage

53. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by the South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

54. The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including less vulnerable uses which the building is considered to be classified as for the purposes of the sequential test are appropriate.

55. 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).

56. 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 subject to condition 13. On this basis the proposals are considered acceptable.

Ecology

57. 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 Appraisal has been submitted and this identifies measures such as wildflower planting which can secure a 12% biodiversity net gain which is above the 10% required.

58. In terms of existing vegetation, the applicant has demonstrated that there would be an adequate buffer zone from the proposed development to these features. The Biodiversity Officer has assessed the application and supports the approach. The delivery of the enhancements will be controlled by condition 22 and this will deliver a biodiversity net gain.

Heritage

59. 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 are Lane End Farmhouse and Cutbush Manor located some 500m and 250m from the site respectively.
60. The Conservation Officer has assessed the application and raises no objections with regards to the impact on the listed buildings or their setting.

Archaeology

61. 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 no further action is required with regards to archaeology since the works in respect to this was undertaken for the existing phase 1 buildings.

Planning balance

62. In regards to 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 and very limited adverse impacts. These are identified below and the degree of weight that should be applied is identified.

Benefits

63. The site is located within a sustainable location and is within the South of the M4 SDL boundary. Significant improvements have been delivered through the ERR, South of the M4 Public Transport Strategy and access to the Science Park. This means 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 infrastructure means that modest weight should be afforded to support the proposal.
64. The development would bring investment and significant employment opportunities will be generated through the construction and delivery of the facility. The employment numbers are outlined in paragraph 8 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 £7.5 million GVA per annum.

65. The development could act as a catalyst for further delivery of studio related employment space on the Science Park site. Intent for this is demonstrated by the concurrent planning application for the larger facility (ref: 211841). This could secure significant long term employment space for the area. The long term ambition of the University and Shinfield Studios is to deliver the wider site. The wider application 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
66. 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 paragraphs 6-9 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 that the proposals would provide greater studio capacity (which is broadly supported within national guidance, combined with support from the LEP (which provides further local and regional evidence of the benefits) there is justification for further weight to be applied to this provision. Under these circumstances, the weight that should be applied is limited to moderate.
67. The proposed building would deliver above policy requirements both in terms of biodiversity net gain and sustainability. These are reasonably marginal gains but still serve to reduce the impact of the development through reducing the carbon footprint of the facility and helping to create new habitats. Given the marginal degree of these however for the purposes of the planning balance limited weight is applied.

Impacts of the proposal

68. The proposed development fails to strictly accord with the requirements of policy CP16 of the Core Strategy and TB13 of the MDD insofar the media use is not specifically defined within these policies. These policies relate specifically to employment use and for the purposes of the local plan making, the economic sector is arguably the sector that moves at the fastest pace. As such, the evolution of these changes is extremely difficult to predict. The policies were drafted at a point in time which in terms of the economy, has changed considerably since their inception and over the past few years, the media sector has outperformed any other sector of the economy. The thrust behind the Science Park policies was to secure high end employment use on the site that is sustainable. Whilst the studio use may be a lesser degree of innovation than was envisaged for the Science Park, as outlined, the media sector does nurture significant and meaningful technological changes and the proposed use can feed into these. In addition, the studio space will deliver on collaboration which was also one of the ambitions of the Science Park policies. Furthermore, the studio space will deliver employment on the site which is sustainable and it can also potentially act as a catalyst for further employment use of the wider Science Park. Film studios generally tend to create further craft industries which supplement the main use in the local area. On this basis, moderate weight is

applied to the impact of the proposal on the policies governing the use of the Science Park.

69. The development will have a visual impact on the landscape and results in built form that will be evident in terms of the character of the area. The use of a high quality design for the facility together with a robust design approach in terms of materials however reduces the impact. The building would fit with the gateway vision for the buildings as envisaged by the outline planning permission for the Science Park. Development in this location has also been established for over a decade and therefore some form of built form is expected on the site. Whilst it is acknowledged that the building would be higher than the parameter plans for the outline consent, since the Landscape Officer raise no objections together with the appropriate design, only limited weight should be applied with regards to the landscape and character of the area.
70. For traffic impacts, the trip generation and wider highway implications were considered for the outline planning consent both for phase 1 and 2 of the Science Park. These secured a package of mitigation measures, some of which have been delivered such as the ERR and M4 overbridge. The parcel is effectively fully serviced and the parking requirements can be met through condition 5. Therefore, limited weight should be applied to the highway impacts.
71. With regards to 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 the CEMP. Since the principle of development has been previously established, limited harm would be associated with the construction activities.
72. Finally, in terms of listed buildings, the Conservation Officer has assessed the application and raises no objections in terms of harm to these assets together with their setting. Very limited weight should be applied to the impact on these.

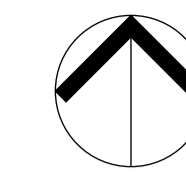
Benefits / Impacts summary

73. Overall as outlined above, there are benefits and impacts that are associated with the development, namely investment and employment. It is however considered that the benefits associated with the development would outweigh any the harm to the area 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.
74. Having regards to policies CP16, TB13 and SAL07, whilst as outlined the proposal is not strictly in accordance with these, some aspects of the studio use maintain a degree of the intentions of the policies. In addition, the studio building will deliver long term sustainable employment of a nature that has limited impact on neighbouring amenity when compared with heavy industrial uses. This together with the change in the employment landscape since the adoption of the polices and support of the LEP weigh in favour for supporting the application. In addition, the high quality of design of the facility, together with some marginal gains above policy requirements in terms of the environmental credentials of the schemes also support this conclusion.

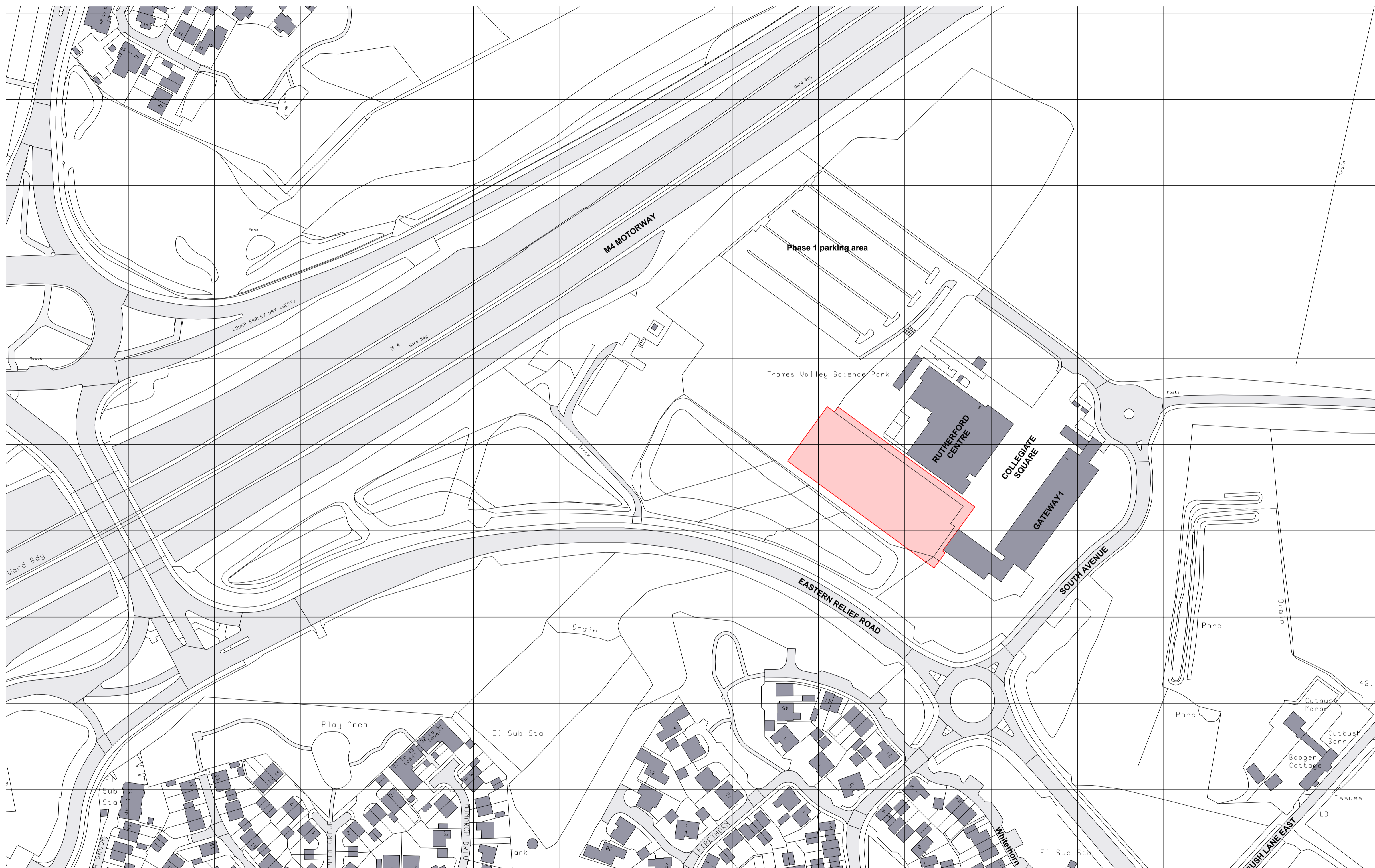
CONCLUSION

When weighing up the overall impact of the facility it is considered that the proposal will bring substantial economic and thereby social benefits. In addition, the sustainability measures and ecological enhancements will assist in reducing the environmental impact of the development and will deliver further enhancements. These together with a sound design approach will outweigh any significant harm to the area or neighbouring amenity. Whilst the application is not considered to strictly comply with the objectives of policies CP16 and TB13, an exception to these can be made by virtue of the issues discussed above. The proposal is not considered to undermine the development plan as a whole.

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



Application site area
4,442 sqm / 0.442 hectare



47

Revision	Description	Drawn	Date	Checked
01	Issued for planning	NM	14Jan21	JL

Checked
NM

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The University of Reading

Job Title
TV Studio @ Cine Valley

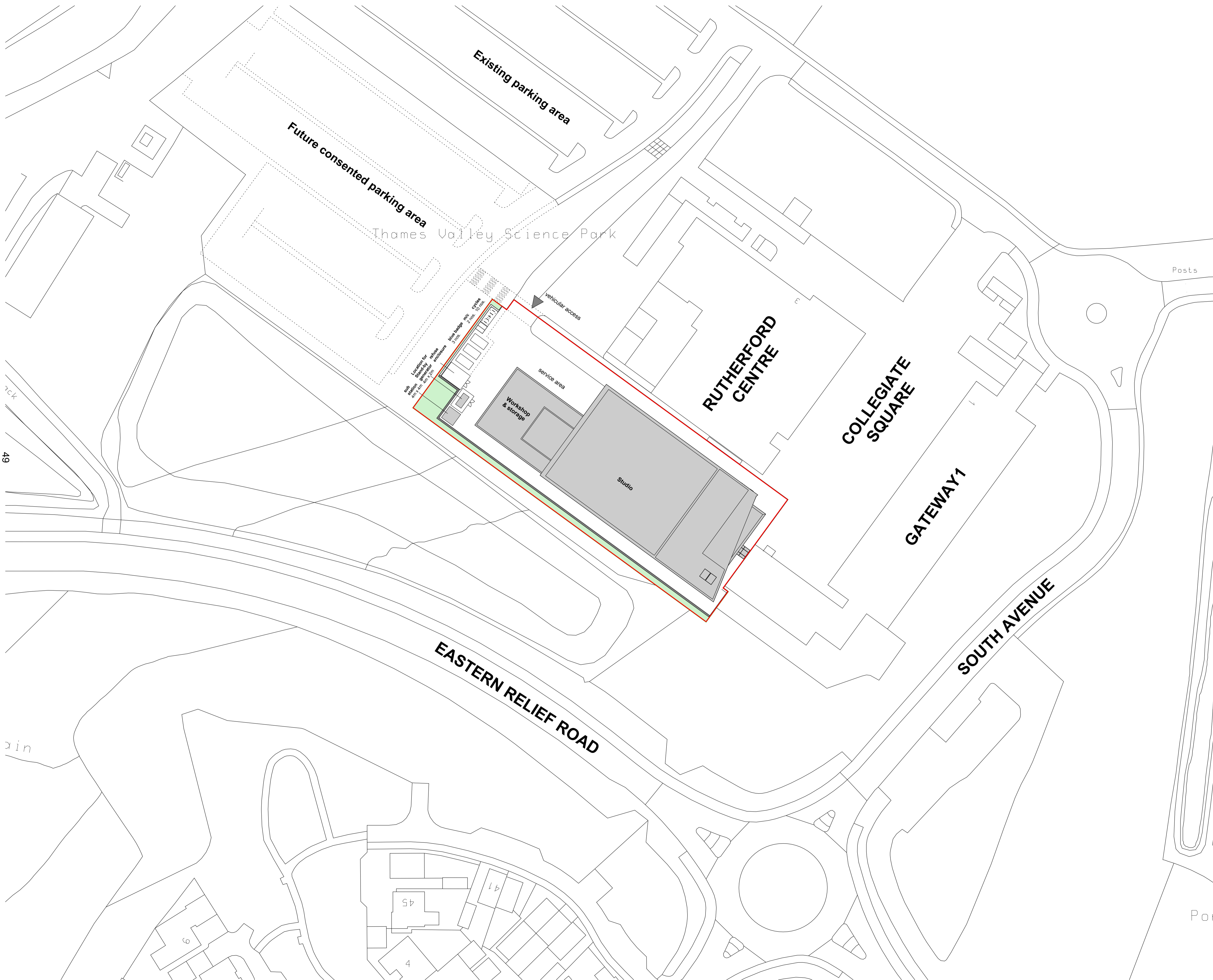
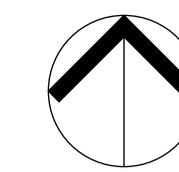
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Site location plan

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Job No
19228-SBR-ZZ-X Revision
19228 X-DR-A-80101 **01**

Status
PLANNING

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Revision	Description	Drawn	Date	Checked
01	Issued for planning	NM	14Jan21	JL

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NM

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Job Title
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Drawing title
Site plan

Scale
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[metres 0 10 20 30 40 50]

Job No
19228-SBR-ZZ-X Revision
19228 X-DR-A-80102 **01**

Status
PLANNING

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Visualisation looking along Shinfield Eastern Relief Road



52

Visualisation from Whitethorn looking towards TVSP.

Scale Bar



53

Birds eye view looking towards Phase 1 TVSP

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FG

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1	Issued for planning	15/01/21	NM	JL

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Drawing Title
 Visualisation 3

Scale
 @A1

Project No. Originator Volume Level Type File Number
19228-SBR-ZZ-XX-DR-A-85103

Subsidiary Code Status
 PLANNING **1**

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Scale Bar



55

View looking towards main entrance from within Collegiate Square

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1	Issued for planning	15/01/21	NM	JL

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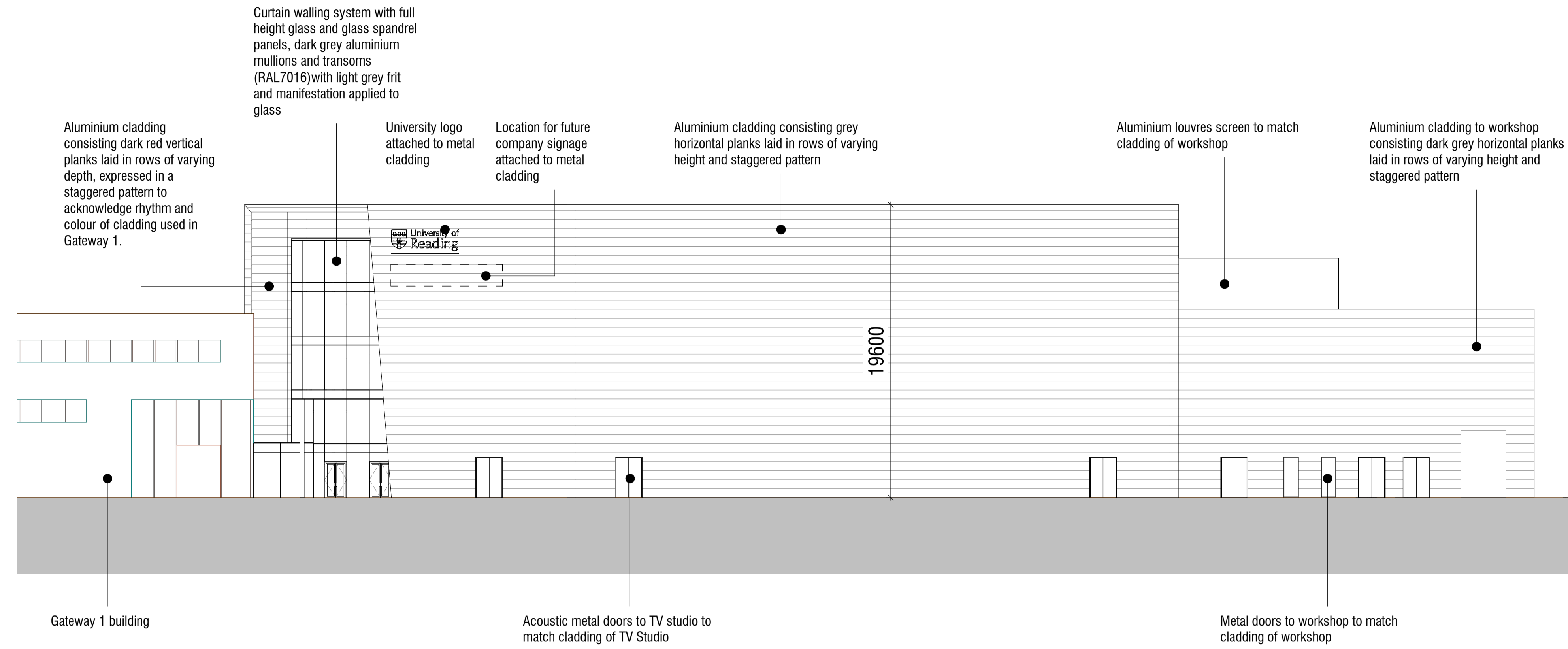
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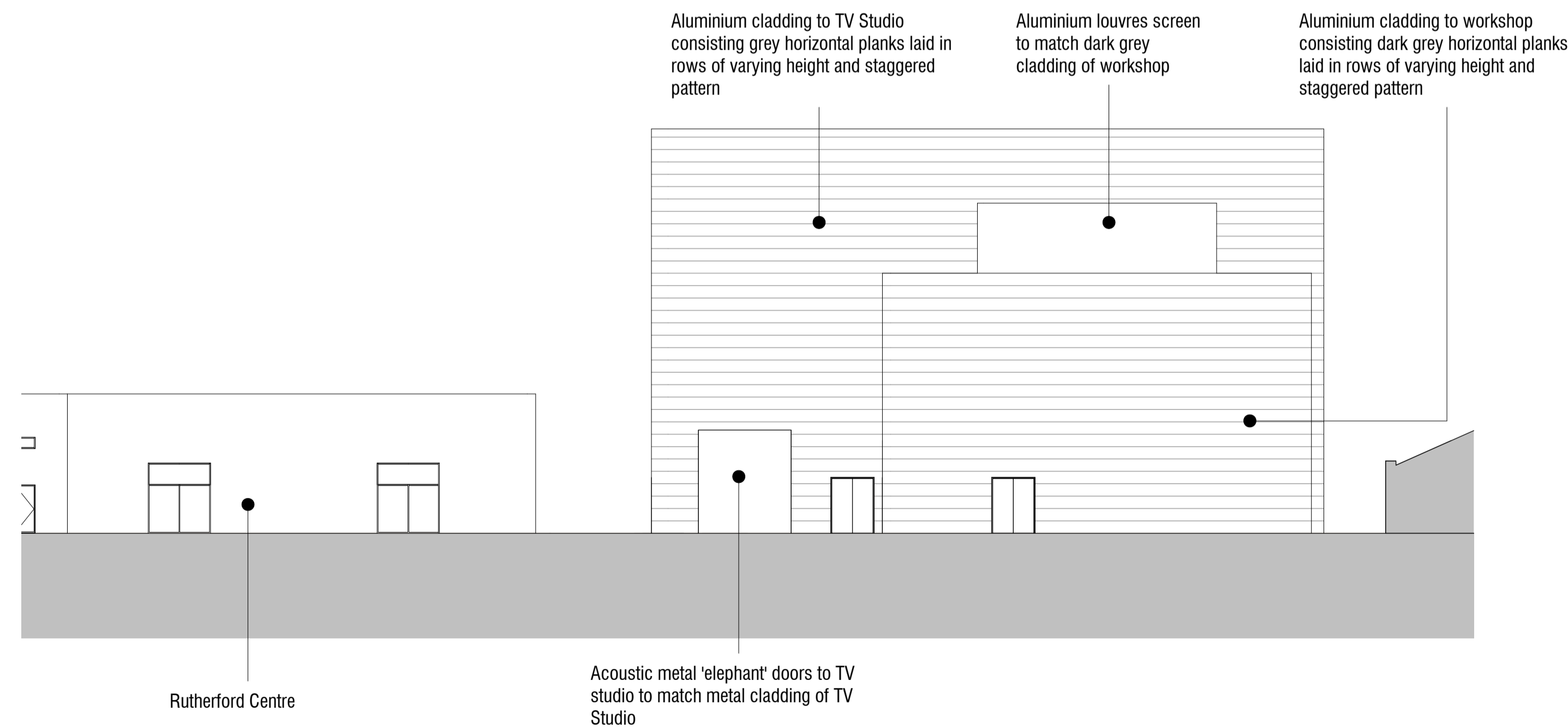
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Subsidiary Code Status
PLANNING **1**

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1 NE Elevation
 1:200



2 NW Elevation
 1:200

Revision	Description	Date	Drawn	Checked
3	Location for signage updated	26/05/21	NM	JL
2	Materials updated following review by Design panel	20/05/21	NM	JL
1	Issued for planning	15/01/21	NM	JL

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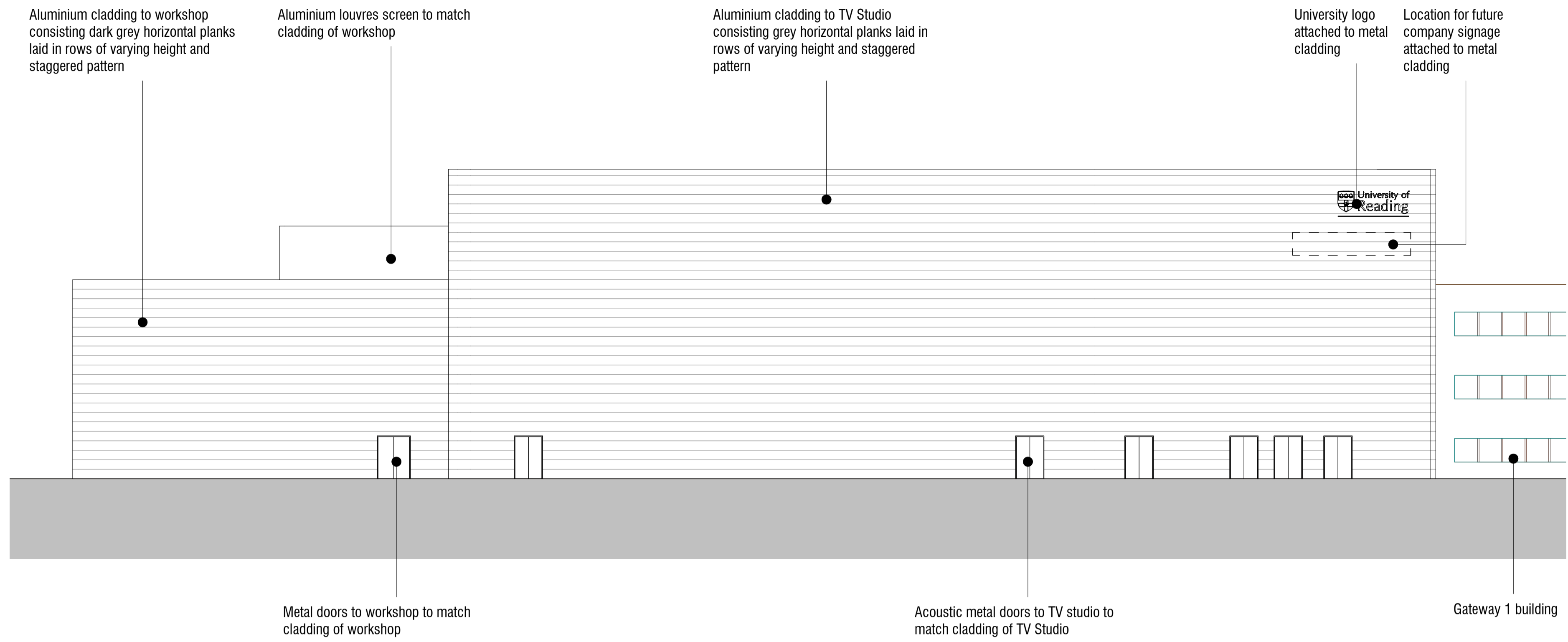
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 North-East & North-West elevations

Scale
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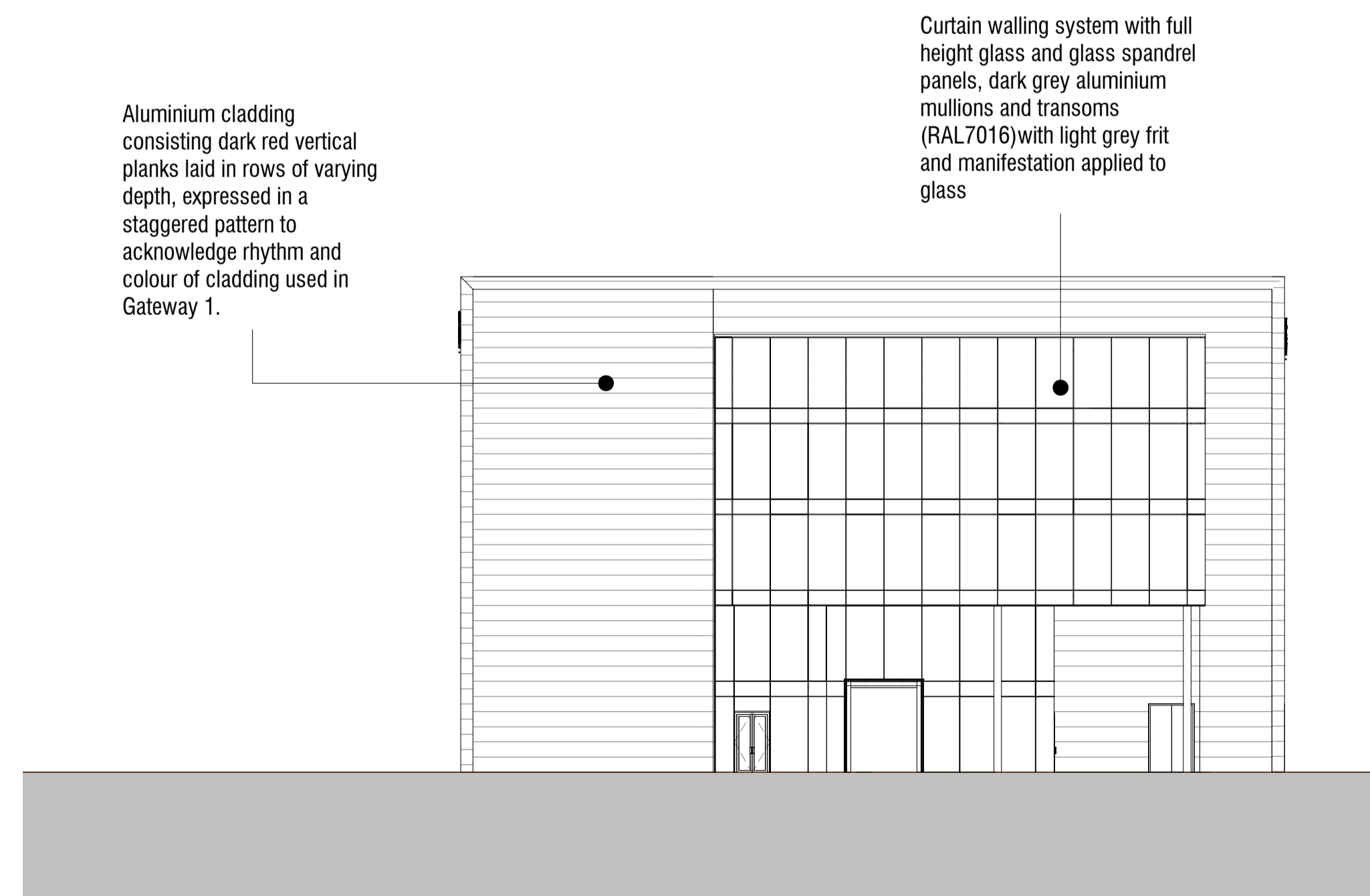
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19228-SBR- ZZ-XX-DR-A-84101

Subsidiary Code Status Rev
 PLANNING **3**

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3 SW Elevation
 1:200



4 SE Elevation
 1:200

Revision	Description	Date	Drawn	Checked
3	Location for signage updated	26/05/21	NM	JL
2	Materials updated following review by Design panel	20/05/21	NM	JL
1	Issued for planning	15/01/21	NM	JL

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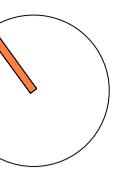
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Scale
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Practice Project No. Originator Volume Level Type Role Number
19228-SBR- ZZ-XX-DR-A-84102

Suitability Code Status Rev
 PLANNING 3

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G1



- TV Studio
- Workshop
- Accommodation block

Checked
 FG

Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL

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Job Title
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Drawing Title
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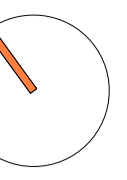
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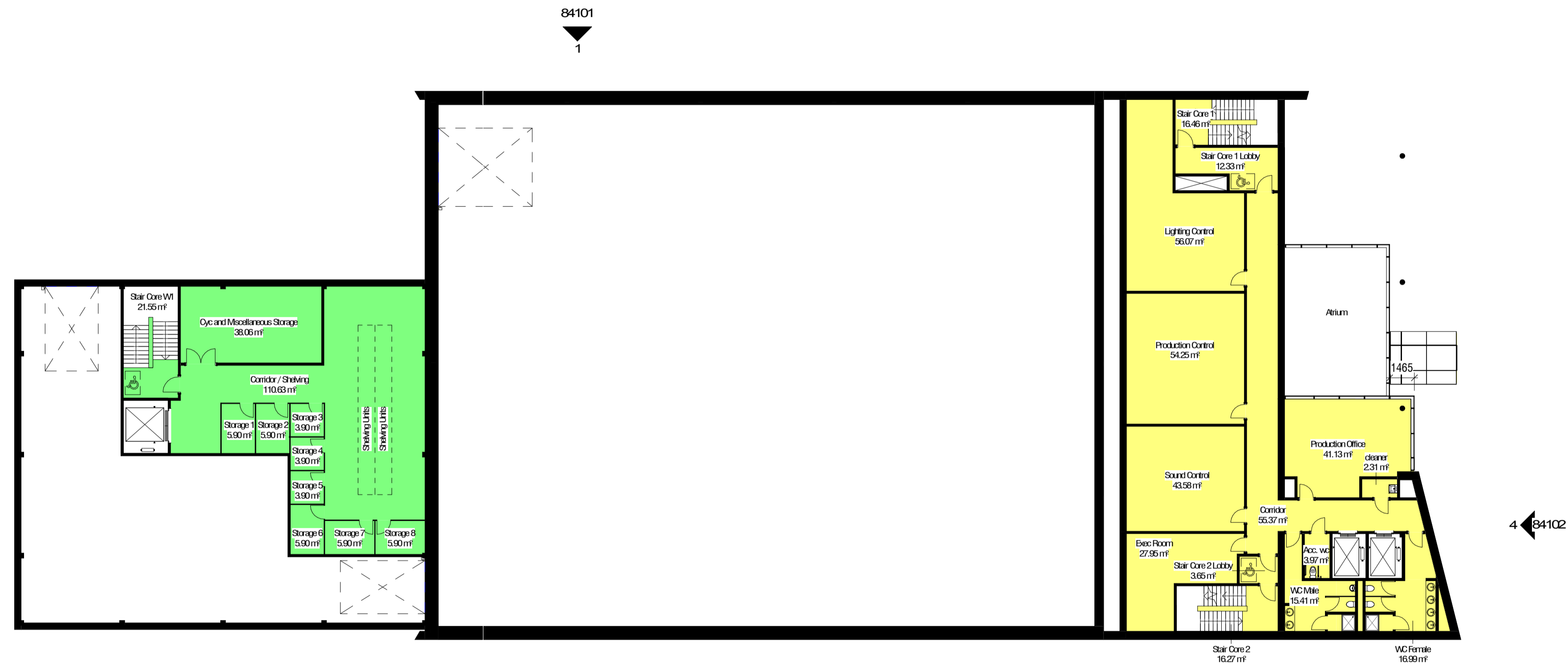
Subsidiary Code Status
 PLANNING **1**

1 00 Ground Floor (Level 0.000 m)
 1:200

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- TV Studio
- Workshop
- Accommodation block



1 01.1 Workshop First Floor (Level 4.800 m)
 1:200

2 01 First Floor (Level 3.600 m)
 1:200

Checked
 FG

Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL

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Drawing Title
 1st Floor Plan
 Office and Workshop Levels

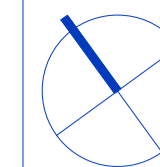
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Subsidiary Code Status
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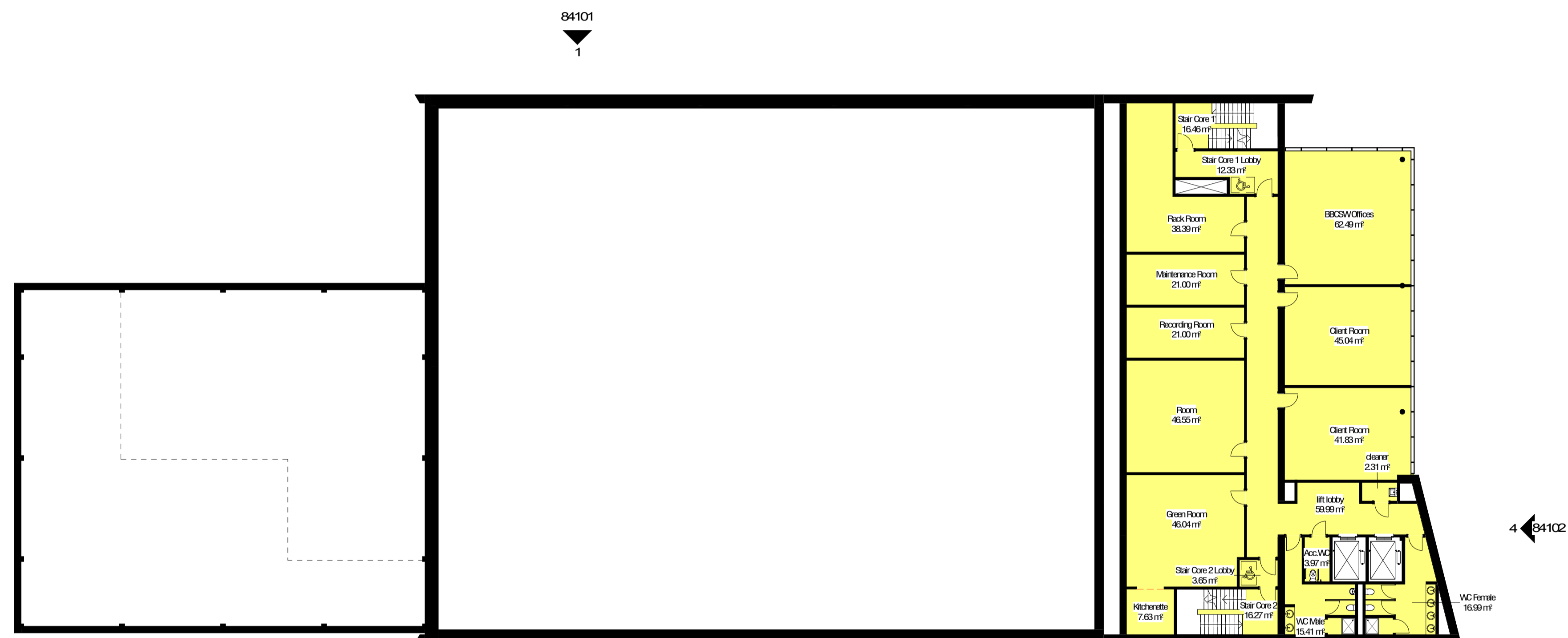
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©Scott Brownrigg Ltd
 This drawing is to be read in conjunction with all relevant architect's and other designers' drawings and associated specifications. Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



metres 4 8 12 16 20
 SCALE BAR 1:200

- TV Studio
- Workshop
- Accommodation block



1 02 Second Floor (Level 7.200 m)
 1:200

Checked
FG

Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL



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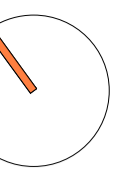
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Scale
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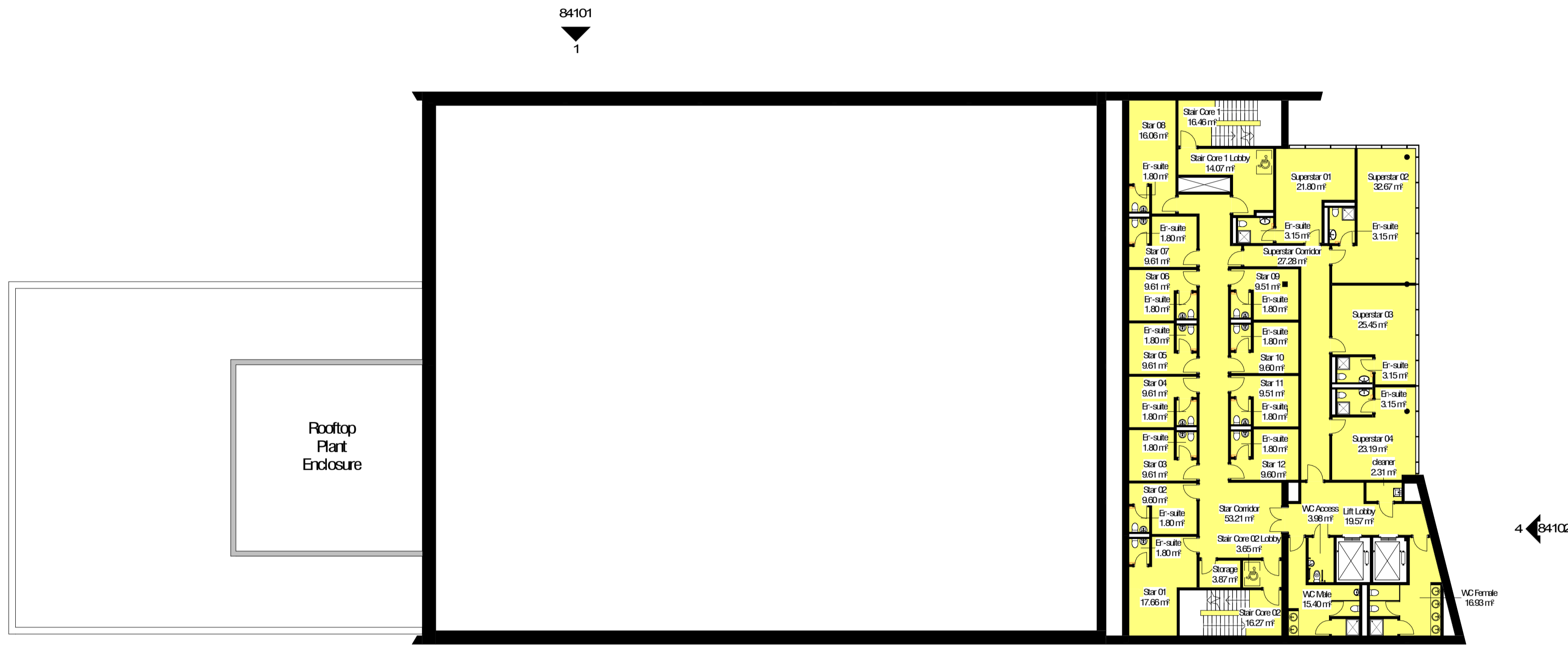
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19228-SBR-ZZ-02-DR-A-83102

Subsidiary Code	Status	Rev
?	PRELIMINARY	1

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- TV Studio
- Workshop
- Accommodation block



1 03 Third Floor (Level 10.800 m)
 1:200

Checked
FG

Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL



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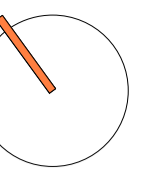
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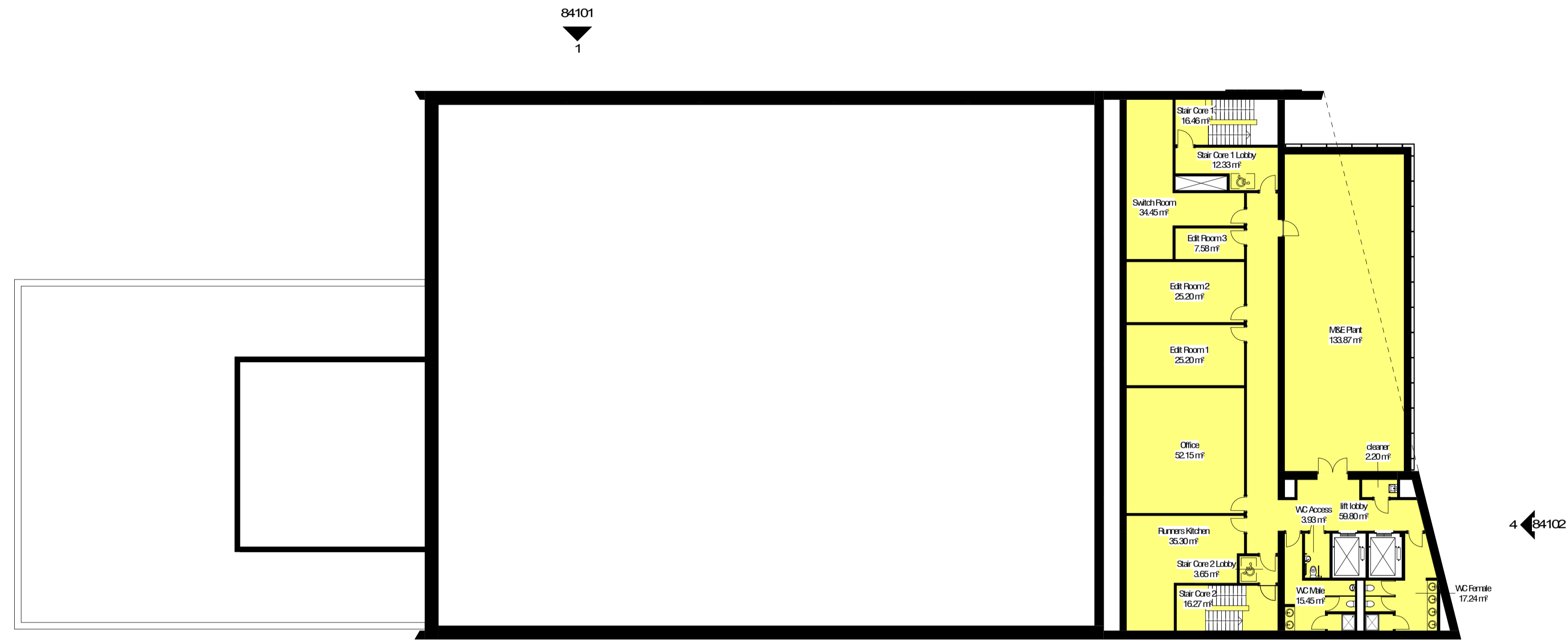
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19228-SBR-ZZ-03-DR-A-83103

Subsidiary Code	Status	Rev
PLANNING		1

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- TV Studio
- Workshop
- Accommodation block



1 04 Fourth Floor (Level 14.400 m)
 1:200

Checked
FG

Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL

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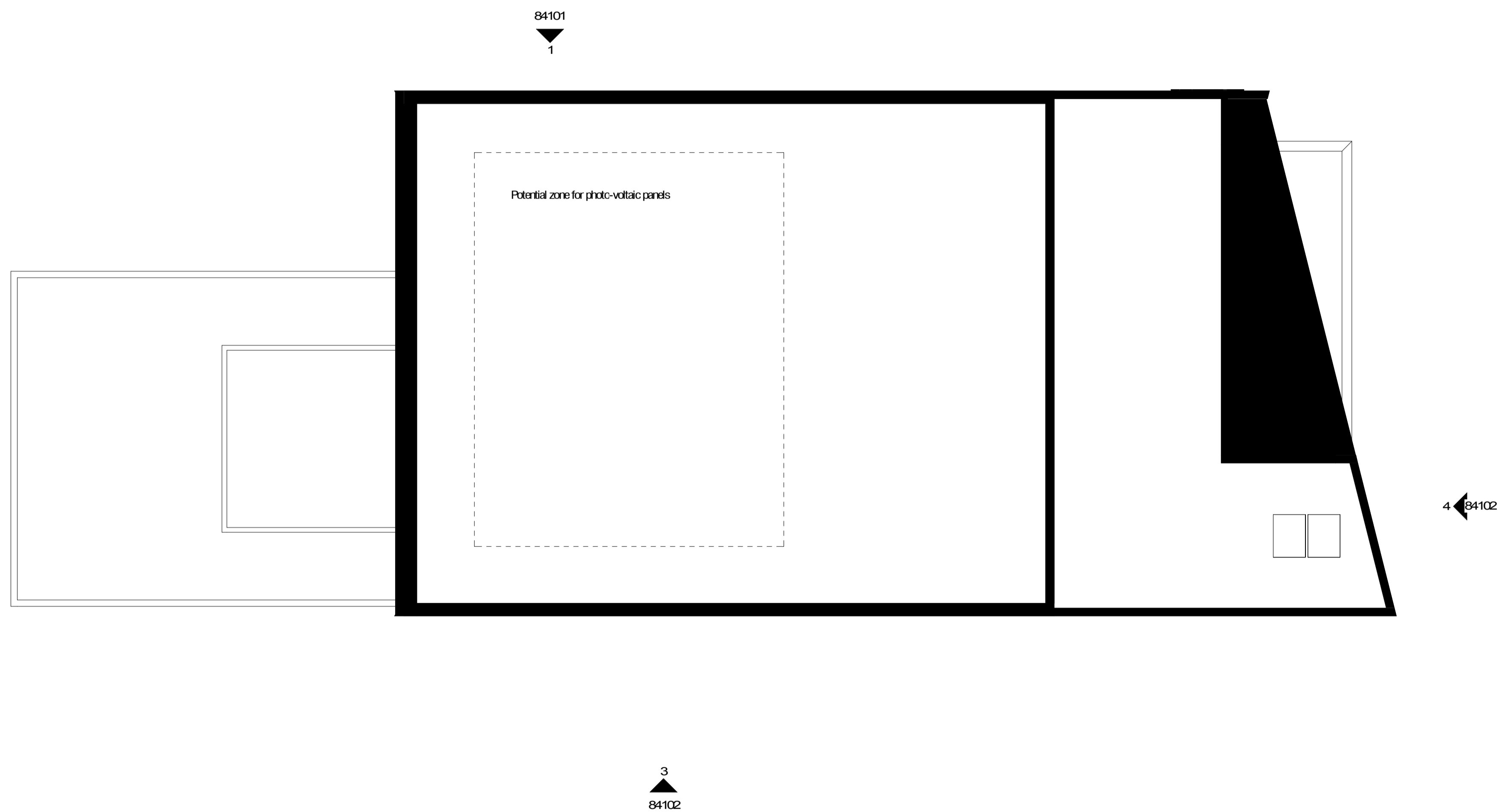
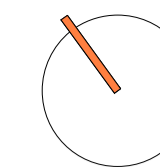
Drawing Title
 4th Floor Plan

Scale
 As indicated @A1

Project No. Originator Volume Level Type File Number
19228-SBR-ZZ-04-DR-A-83104

Subsidiary Code	Status	Rev
	PLANNING	1

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Revision	Description	Date	Drawn	Checked
1	Issued for planning	15/01/21	NM	JL

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Job Title
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Drawing Title
 Roof Plan

Scale
 1 : 200 @A1

Project No. Originator Volume Level Type File Number
19228-SBR-ZZ-05-DR-A-83105

Subsidiary Code Status
 PLANNING **1**

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PLANNING REF : 210210
PROPERTY ADDRESS : Shinfield Parish Hall
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Kouy Young
DATE SUBMITTED : 24/06/2021

COMMENTS:

Shinfield Parish Council fully support this development due to the prestige it brings to Shinfield Parish and the area, the financial investment, the boost to the local economy and the local jobs market and the boost it brings to the UK balance of trade.

Submitted by the Deputy Clerk on behalf of the Shinfield Parish Council

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Agenda Item 16.

Application Number	Expiry Date	Parish	Ward
203616	21/07/2021 (PPA)	Finchampstead	Finchampstead South;

Applicant	Legal and General Homes Communities (Arborfield) Limited
Site Address	Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham RG40 4QY
Proposal	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 235 dwellings across parcels P2, P3 & P7 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered
Type	Reserved Matters
Officer	Nick Chancellor
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 July 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application relates to a 11.64ha parcel of land at Hogwood Farm, east of Sheerlands Road and south of byway 18 within the designated Arborfield Garrison Strategic Development Location (SDL). The principle of development has been established through allocation within the Core Strategy (policy CP18) and the Spatial Framework Plan within the Arborfield Garrison SPD. Outline planning consent O/2014/2179 (as varied by 181194) established planning permission for 1,500 dwellings, a Nine Mile Ride Extension Road, SANG and other associated infrastructure across 59ha at Hogwood Farm, corresponding to the southern half of the allocated SDL.</p> <p>The overarching vision of the Arborfield SDL is to provide a co-ordinated approach to the delivery of infrastructure and services; ensuring that developments are of a high quality and sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links, developed in accordance with Garden City principles. The outline planning permission has established parameters for the layout, scale, appearance and landscaping of the development, details of which were reserved for later determination. Parcel P1 received reserved matters approval for 178 dwellings in 2018 and is nearing completion.</p> <p>The current application seeks approval for the detail (layout, scale, appearance, landscaping) of a further 235 dwellings; together with children's play spaces, open space and amenity green space across parcels P2, P3, P7 and PG1. The proposal is considered to provide a high level of amenity for the future occupants. Impacts on ecology, traffic, highway safety and flood risk can be adequately mitigated. Given the</p>

location of the site, impact on neighbouring residential amenities is minimal and can be mitigated through appropriate a Construction Environment Management Plan. In design terms, the proposal builds on the designs established on Phase 1; meeting the council's standards for internal space and parking and providing external amenity space in accordance with the outline parameters.

The proposal is considered to constitute high quality development in accordance with the vision for the SDL; it is therefore recommended that Reserved Matters are approved subject to conditions outlined below.

PLANNING STATUS

- Strategic Development Location (SDL)
- Modest Development Location
- Within 5km of the Special Protection Area (SPA)
- Adjacent to Hogwood Shaw Local Wildlife Site
- Allocation for Suitable Alternative Natural Greenspace
- Area of High Archaeological Potential

RECOMMENDATION

That the committee authorise the APPROVAL OF RESERVED MATTERS subject to the following Conditions and Informatives:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2179 (dated 9th January 2017), as varied by application 181194 (dated 14th November 2018); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (CB_12_103_P2_000 Rev C)
Planning Layout (CB_12_103_P2_001 Rev D)
Land Use Plan (CB_12_103_P2_002 Rev C)
Housing Mix Plan (CB_12_103_P2_003 Rev C)
Affordable Housing (CB_12_103_P2_004 Rev C)
Building Heights (CB_12_103_P2_005 Rev C)
Parking (CB_12_103_P2_006 Rev C)
Bin and Cycle Plan (CB_12_103_P2_007 Rev C)
Housetype Plan (CB_12_103_P2_012 Rev C)
Bat House Floor Plan and Elevations (CB_12_103_P2_BAT_01 Rev B)
Bin and Cycle Storage Floor Plan and Elevations (CB_12_103_P2_BC_01)
Garages Floor Plan and Elevations (CB_12_103_P2_GAR_01)
Garages Floor Plan and Elevations (CB_12_103_P2_GAR_02)
Garages Floor Plan and Elevations (CB_12_103_P2_GAR_03)
Garages Floor Plan and Elevations (CB_12_103_P2_GAR_04)
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Maidenhead Elevations (CB_12_103_P2_SQ_MA_E03 Rev A)
Maidenhead Floor Plans (CB_12_103_P2_SQ_MA_P03 Rev A)
Maidenhead Elevations (CB_12_103_P2_SQ_MA_E04 Rev A)
Maidenhead Floor Plans (CB_12_103_P2_SQ_MA_P04 Rev A)
Maidenhead Elevations (CB_12_103_P2_SQ_MA_E05 Rev A)
Maidenhead Floor Plans (CB_12_103_P2_SQ_MA_P05 Rev A)
Maidenhead Elevations (CB_12_103_P2_GE_MA_E01 Rev A)
Maidenhead Floor Plans (CB_12_103_P2_GE_MA_P01 Rev A)

Chadwell Elevations (CB_12_103_P2_GE_CH_E01 Rev A)
 Chadwell Floor Plans (CB_12_103_P2_GE_CH_P01 Rev A)
 Chadwell Elevations (CB_12_103_P2_SQ_CH_E01 Rev A)
 Chadwell Elevations (CB_12_103_P2_SQ_CH_E02 Rev A)
 Chadwell Floor Plans (CB_12_103_P2_SQ_CH_P01 Rev A)
 Warrington Elevations (CB_12_103_P2_SQ_WA_E01 Rev A)
 Warrington Elevations (CB_12_103_P2_SQ_WA_E02 Rev A)
 Warrington Floor Plans (CB_12_103_P2_SQ_WA_P01 Rev A)
 Warrington Elevations (CB_12_103_P2_SQ_WA_E03 Rev B)
 Warrington Floor Plans (CB_12_103_P2_SQ_WA_P02 Rev B)
 Warrington Elevations (CB_12_103_P2_SL_WA_E01 Rev A)
 Warrington Floor Plans (CB_12_103_P2_SL_WA_P01 Rev A)
 Warrington Elevations (CB_12_103_P2_GE_WA_E01 Rev A)
 Warrington Elevations (CB_12_103_P2_GE_WA_E02 Rev A)
 Warrington Floor Plans (CB_12_103_P2_GE_WA_P01 Rev A)
 Warrington Elevations (CB_12_103_P2_GE_WA_E03 Rev A)
 Warrington Floor Plans (CB_12_103_P2_GE_WA_P02 Rev A)
 Drayton Elevations (CB_12_103_P2_GE_DR_E01 Rev A)
 Drayton Floor Plans (CB_12_103_P2_GE_DR_P01 Rev A)
 Drayton Elevations (CB_12_103_P2_SQ_DR_E01 Rev A)
 Drayton Elevations (CB_12_103_P2_SQ_DR_E02 Rev A)
 Drayton Floor Plans (CB_12_103_P2_SQ_DR_P01 Rev A)
 Drayton Elevations (CB_12_103_P2_SQ_DR_E03 Rev A)
 Drayton Elevations (CB_12_103_P2_SQ_DR_E04 Rev A)
 Drayton Floor Plans (CB_12_103_P2_SQ_DR_P02 Rev A)
 Drayton Elevations (CB_12_103_P2_SL_DR_E01 Rev A)
 Drayton Floor Plans (CB_12_103_P2_SL_DR_P01 Rev A)
 Farringdon Elevations (CB_12_103_P2_GE_FA_E01 Rev A)
 Farringdon Floor Plans (CB_12_103_P2_GE_FA_P01 Rev A)
 Farringdon Elevations (CB_12_103_P2_SQ_FA_E01 Rev A)
 Farringdon Floor Plans (CB_12_103_P2_SQ_FA_P01 Rev A)
 Gidea Elevations (CB_12_103_P2_GE_GD_E01 Rev A)
 Gidea Floor Plans (CB_12_103_P2_GE_GD_P01 Rev A)
 Gidea Elevations (CB_12_103_P2_SQ_GD_E01 Rev A)
 Gidea Floor Plans (CB_12_103_P2_SQ_GD_P01 Rev A)
 Gidea Elevations (CB_12_103_P2_SL_GD_E01 Rev A)
 Gidea Floor Plans (CB_12_103_P2_SL_GD_P01 Rev A)
 York Elevations (CB_12_103_P2_SQ_YO_E01 Rev A)
 York Elevations (CB_12_103_P2_SQ_YO_E02 Rev A)
 York Floor Plans (CB_12_103_P2_SQ_YO_P01 Rev B)
 York Elevations (CB_12_103_P2_SL_YO_E01)
 York Floor Plans (CB_12_103_P2_SL_YO_P01 Rev A)
 York Elevations (CB_12_103_P2_GE_YO_E01 Rev A)
 York Elevations (CB_12_103_P2_GE_YO_E02 Rev A)
 York Floor Plans (CB_12_103_P2_GE_YO_P01 Rev B)
 1m Elevations (CB_12_103_P2_SQ_1M_E01)
 1m Elevations (CB_12_103_P2_SQ_1M_E02)
 1m Floor Plans (CB_12_103_P2_SQ_1M_P01 Rev A)
 1m Floor Plans (CB_12_103_P2_SQ_1M_P02 Rev A)
 1m Floor Plans (CB_12_103_P2_SQ_1M_P03 Rev A)
 Langley Elevations (CB_12_103_P2_GE_LA_E01)
 Langley Elevations (CB_12_103_P2_GE_LA_E02)
 Langley Elevations (CB_12_103_P2_GE_LA_E03)
 Langley Floor Plans (CB_12_103_P2_GE_LA_P01 Rev A)
 Langley Floor Plans (CB_12_103_P2_GE_LA_P02 Rev A)
 Langley Floor Plans (CB_12_103_P2_GE_LA_P03 Rev A)
 Langley Elevations (CB_12_103_P2_SQ_LA_E01)
 Langley Floor Plans (CB_12_103_P2_SQ_LA_P01 Rev A)
 Langley Elevations (CB_12_103_P2_SQ_LA_E02)
 Langley Floor Plans (CB_12_103_P2_SQ_LA_P02 Rev A)
 Langley Elevations (CB_12_103_P2_SQ_LA_E03)
 Langley Floor Plans (CB_12_103_P2_SQ_LA_P03 Rev A)
 Langley Elevations (CB_12_103_P2_SQ_LA_E04)

Langley Floor Plans (CB_12_103_P2_SQ_LA_P04 Rev A)
 Langley Elevations (CB_12_103_P2_SL_LA_E01)
 Langley Floor Plans (CB_12_103_P2_SL_LA_P01 Rev A)
 Langley Elevations (CB_12_103_P2_SL_LA_E02)
 Langley Floor Plans (CB_12_103_P2_SL_LA_P02 Rev A)
 Waverley Elevations (CB_12_103_P2_SQ_WY_E01 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SQ_WY_P01 Rev A)
 Waverley Elevations (CB_12_103_P2_SQ_WY_E02 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SQ_WY_P02 Rev A)
 Waverley Elevations (CB_12_103_P2_SQ_WY_E03 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SQ_WY_P03 Rev A)
 Waverley Elevations (CB_12_103_P2_SQ_WY_E04 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SQ_WY_P04 Rev A)
 Waverley Elevations (CB_12_103_P2_SQ_WY_E05 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SQ_WY_P05 Rev A)
 Waverley Elevations (CB_12_103_P2_SL_WY_E01 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SL_WY_P01 Rev A)
 Waverley Elevations (CB_12_103_P2_SL_WY_E02 Rev A)
 Waverley Floor Plans (CB_12_103_P2_SL_WY_P02 Rev A)
 Waverley Elevations (CB_12_103_P2_GE_WY_E01 Rev A)
 Waverley Floor Plans (CB_12_103_P2_GE_WY_P01 Rev A)
 Penrith Elevations (CB_12_103_P2_SL_PE_E01)
 Penrith Elevations (CB_12_103_P2_SL_PE_E02 Rev A)
 Penrith Floor Plans (CB_12_103_P2_SL_PE_P01 Rev A)
 Penrith Elevations (CB_12_103_P2_GE_PE_E01)
 Penrith Elevations (CB_12_103_P2_GE_PE_E02)
 Penrith Floor Plans (CB_12_103_P2_GE_PE_P01 Rev A)
 Sub Station Floor Plan & Elevations (CB_12_103_P2_SUB_01)
 Shed Floor Plan & Elevations (CB_12_103_P2_SHE_01)
 Landscape and Ecological Management Plan – Phase 2 Rev A (June 2021)
 Phase 2 Emergency Access (HOGP2-JNP-66-XX-DR-C-2024-P3)
 Phase 2 Site Location Plan (HOGP2-JNP-66-XX-SK-T-7001)
 Drainage Strategy (Sheet 1 of 5) (HOGP2-JNP-92-00-DR-C-2026 P2)
 Drainage Strategy (Sheet 2 of 5) (HOGP2-JNP-92-00-DR-C-2027 P2)
 Drainage Strategy (Sheet 3 of 5) (HOGP2-JNP-92-00-DR-C-2028 P2)
 Drainage Strategy (Sheet 4 of 5) (HOGP2-JNP-92-00-DR-C-2029 P2)
 Drainage Strategy (Sheet 5 of 5) (HOGP2-JNP-92-00-DR-C-2030)
 Levels Strategy (Sheet 1 of 5) (HOGP2-JNP-90-00-DR-C-2031 P1)
 Levels Strategy (Sheet 2 of 5) (HOGP2-JNP-90-00-DR-C-2032 P1)
 Levels Strategy (Sheet 3 of 5) (HOGP2-JNP-90-00-DR-C-2033 P1)
 Levels Strategy (Sheet 4 of 5) (HOGP2-JNP-90-00-DR-C-2034 P1)
 Levels Strategy (Sheet 5 of 5) (HOGP2-JNP-90-00-DR-C-2035 P1)
 Drainage Statement (Part 1 of 4) (HOGP2-JNP-92-XX-RP-C-1005)
 Drainage Statement (Part 2 of 4) (HOGP2-JNP-92-XX-RP-C-1005)
 Drainage Statement (Part 3 of 4) (HOGP2-JNP-92-XX-RP-C-1005)
 Drainage Statement (Part 4 of 4) (HOGP2-JNP-92-XX-RP-C-1005)
 SANG Access Strategy: Phase 2 (JSL2891_184)

Materials

3. Before the development hereby permitted in any sub-phase is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings 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

Highway construction

4. The roads and footways serving a dwelling hereby approved shall be constructed to road base level before the dwelling is occupied and the final wearing course will be provided within 3 months of occupation of that dwelling, unless otherwise agreed in writing by 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.

Sheerlands Road/ A327 junction improvements

5. No part of any building(s) hereby approved within any sub-phase shall be occupied or used until the improvements to the junction of Sheerlands Road and the A327 have been constructed in accordance with the approved plans as shown on drawing No.C85672-SK-014 contained in JNP technical note TN14, unless otherwise agreed in writing by the Local Planning Authority

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

Car parking to be provided

6. No part of any building(s) hereby approved within any sub-phase shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

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

Electric Vehicle Charging

7. Prior to commencement of development within any sub-phase, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

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: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Cycle Parking and Storage

8. No building shall be occupied until secure and covered parking for cycles 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.

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.

Hard and Soft Landscaping Scheme (including play)

9. No sub-phase of the development hereby permitted shall commence until full details of a hard and soft landscaping scheme consistent with Masterplan Framework Document for that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

1. existing trees, hedgerows and other landscape features to be retained (it is expected that through detail design additional existing trees should be retained where possible);
2. soft landscaping details including a 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.
3. new strategic tree planting to compensate for the loss of existing trees to be removed;
4. details of construction methods in the vicinity of retained trees;
5. details of pit design for tree planting within streets or areas of hard landscaping;
6. details of planting typologies (i.e. showing intended topsoil depths for various plant types)
7. existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling, and earth works (including the green corridor and play areas);
8. hard landscaping materials (which shall include pattern layouts of block paving);
9. locations and specifications for street furniture and minor artefacts including signs, seats, bollards, cycle racks, bus shelters, lighting columns; planters, refuse bins, play areas and equipment;
10. Edges and boundaries detail plan (showing on a plan all kerb types, fence types, wall types, railing types, transition types between soft and hard landscaping)
11. locations and specifications for lighting within all areas of public open space (including within PG1 / the green corridor);
12. detailed specifications for all play equipment
13. NEAP area to be designed with consideration of the following elements:
 - a. Inclusive equipment for a range of ability
 - b. Large static and sculptural elements
 - c. Sensory elements
 - d. Challenging items with an element of risk
 - e. Potential for water play
 - f. Slack space for chase type games
 - g. Formal and informal seating for socialising
 - h. Ball games and wheel sports
 - i. Parkour and outdoor gym
 - j. Interactive equipment
14. existing and proposed services above and below ground;
15. boundary treatments and means of enclosure including particulars of height, materials, brick bonds and fencing styles; and
16. Detailed plans pertaining to public open space and play areas that are informed by prior engagement with the local planning authority
17. a timetable for works in relation to the development of the site.

Hard and soft landscaping shall be implemented in accordance with the approved scheme.

Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five year

period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.

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

Landscape management

10. Prior to the commencement of the development within any sub-phase, 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.

Landscape and Ecological Management Plan (LEMP)

11. The Landscape and Ecological Management Plan shall be carried out as described in Hankinson Duckett Associates, ref: 868.1, January 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23.

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. 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/>

2. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.

3. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which relate to this development.

4. 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: (e.g.):

- addressing the evolving planning policy context;
- a full pre-application process was undertaken by the applicant;
- addressing concerns relating to highway design;

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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

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

11. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>

12. 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.

13. Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
O/2014/2179	<p>Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems.</p> <p>PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).</p>	Planning permission granted 9/1/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved	Minor material amendment (s.73) application to

	parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.	O/2014/2179 – approved 14/11/2018.
192997	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of the Nine Mile Ride Extension (southern section) and Hogwood Spur roads, together with associated landscaping, footpaths, cycleways and Sustainable Urban Drainage Systems. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 13/02/2020
202394	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Conditions 17 Arboricultural impact assessment,19 Protection of trees and vegetation, 22 woodland, 23 Hedgerows, 24 Bats, 26 Reptiles,27 Reptile mitigation strategy ,29 Badgers ,30 Non-native invasive species,33 Construction Accesses,43 Construction Environmental management plan,56 Asbestos management and 57 Land Contamination. Details submitted in relation to demolition of light industrial buildings.	Approved 10/12/2020
210084	Full planning application for the proposed creation of a temporary vehicular access from Sheerlands Road to facilitate construction works at Hogwood Farm (in accordance with Outline Planning Consent O/2014/2179, as varied by 181194 dated 14/11/2018).	Approved 07/04/2021

210114	Application for submission of details to comply with the following condition of planning consent 181194 dated 14.11.2018 in respect to development parcels P2, P3, P7 and PG1. Conditions - 17 (Arboricultural Impact Assessment), 19 (Protection of existing trees and vegetation), 20 (Levels), 21 (Landscape and Ecological Management Plan (LEMP), 22 (Woodland), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 30 (Non-native invasive species), 35 (Car Parking), 36 (Bicycle parking), 39 (Walking, Cycling and Equine Strategy), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Other sustainability Matters), 52 (Water Consumption), 53 (Refuse Storage), 61 (Archaeology), 65(SANG Access).	Live application / decision pending
210755	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 39 relates to Walking Cycling & Equine strategy	Live application / decision pending
211452	Application for submission of details to comply with the following condition of planning consent 181194 dated 14.11.21. Condition 57 - Land Contamination (Part Discharge Phase 2 Only)	Live application / decision pending
211738	Application for submission of details to comply with the following condition of planning consent 181194 (Dated 14/11/2018) 29. Badgers	Live application / decision pending

SUMMARY INFORMATION

Site Area	11.64ha
Existing residential units	2x - Hogwood House, Lodge Farm – both to be demolished in accordance with the outline planning permission. <i>[OFFICER NOTE: Hogwood Farmhouse – which is a different, Grade II listed building – falls just outside of the red line boundary for the current Reserved Matters and is to be retained within the wider site.]</i>

Other existing units	2 agricultural buildings (965m ²) – to be demolished 8 storage buildings (374m ²) – to be demolished
Proposed residential units	235
Proposed density - dwellings/hectare	36/ha
Number of affordable units proposed	82 (35%)
Previous land use	Agriculture, Light Industrial
Proposed Public Open Space	4.09ha (including existing trees areas, proposed play spaces)
Proposed Infrastructure land	0.96ha (bus loop road, site access)
Proposed parking spaces	586 (420 allocated, 6 car port, 75 garage, 47 visitor, 38 unallocated).

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Crime Prevention Design Officer	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No objection
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No objection
WBC Drainage	No objection – the detailed proposals comply with the outline drainage strategy.
WBC Education (School Place Planning)	No objection subject to the Reserved Matters providing good pedestrian links to the schools at Arborfield Green, the proposed future primary school at Finchwood Park and links to Finchampstead. <i>[OFFICER NOTE: appropriate pedestrian links are available].</i>
WBC Environmental Health	No objection – conditions were applied to outline planning permission and are to be complied with
WBC Highways	No objection subject to conditions
WBC Heritage & Conservation	No objection
WBC Tree & Landscape	No objection subject to conditions to secure a detailed landscaping specification and ongoing management.
WBC Cleaner & Greener (Waste Services)	No objection
WBC Property Services	No objection
WBC Public Rights of Way	No objection following submission of revised plans for parcel PG1. <i>[OFFICER NOTE: Flexi-pave material on bridleway to be secured as part of hard landscaping condition requirements; 9 refers.</i>

REPRESENTATIONS

Finchampstead Parish Council: *“The Cllrs had no objection to this application”*

Barkham Parish Council: *“Barkham Parish Council have no comments on this application”*

Arborfield Parish Council: *“The Parish Council has no comments to make regarding this application”*

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NDG	National Design Guide
South East Plan	NRM6	Thames Basin Heaths Special Protection Area
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP11	Proposals outside development limits (including countryside)
	CP18	Arborfield Garrison Strategic Development Location
		Appendix 7 – Additional Guidance for the Development of Strategic Development Locations
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction

	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB17	Local Centres and Neighbourhood and Village Shops
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards
		Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
		Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
		Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
		Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
		DCLG – National Internal Space Standards

PLANNING ISSUES

Principle of Development:

1. 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.

2. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL). Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
3. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
4. Outline planning permission for the site was originally granted by Wokingham Borough Council in January 2017. This established the principle for development for the site together with access for up to 1,500 new dwellings and associated development including the southern section of the Nine Mile Ride Extension and Hogwood Spur. A minor material amendment (s.73 application) was subsequently approved through application 181194. The approved have established parameters for the development including general site layout, quantum of development, phasing, location of various land uses, road infrastructure, density and building heights. The outline consent also an Infrastructure Delivery Plan and s.106 legal agreement which guarantees the coordinated delivery of some of the on-site infrastructure necessary to support the development and fair share of the SDL wide infrastructure.

Description of Development:

5. In accordance with the Outline planning permission, the current application seeks Reserved Matters approval for access, appearance, layout, landscaping and scale for a second residential phase of 235 dwellings across three parcels (P2, 3 & 7), together with amenity green space (PG1 and part of AGS2).

Character of the Area:

6. 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 Arborfield Garrison 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.

7. Core Strategy policy CP18 (Arborfield Garrison SDL) sets out the concept rational for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy”

8. MDD policy TB08 sets out open space, sport and recreational standards for residential development. Policy TB21 requires applications to demonstrate how they comply with the Council’s Landscape Character Assessment. Policy CC03 requires new development to protect and retain existing trees where possible.
9. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which forms part of the Outline planning permission. The MFD serves as Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.

Residential layout

10. The Reserved Matters site is bounded by P1 and the proposed NMRE link road to the north and Sheerlands Road to the west. To the east and south are future residential phases of the development and the proposed primary school site. The land is comprised mostly of agricultural fields bounded by hedgerow, wooded areas and brownfield land formerly used as a light industrial estate. The industrial estate and adjacent area also includes two residential units: Hogwood House, a modern residential unit, and Lodge Farm. Hogwood Farmhouse, a Grade II listed building (historically associated with the Hogwood Farm), falls outside of the red line boundary for the current Reserved Matters application.
11. In accordance with the approved outline parameters, taller buildings and higher density areas are sited in closer proximity to the main bus route, with a lower density approaching the green areas. The form and layout of the residential development has been designed to work in harmony with the existing field patterns, trees, hedgerows and natural features; thereby integrating the development within its context. Character sub-areas provide variance in the architecture (Southern Quarter, Sheerlands Edge and Green Edge), aiding legibility whilst maintaining an overall cohesive design and palette of materials.



12. The block structure is highly permeable with a loose gridded form allowing for ease of movement through the development and adjacent green space, thereby embodying garden village principles. Streets and open spaces are overlooked by building frontages, with key nodes and intersections addressed by taller three storey units in accordance with the approved MFD design principles.

Landscaping and Public Open Space

13. The application is supported by a landscape strategy that has sought to compliment the residential development by integrating the site within its landscape context. The strategy maintains a sylvan character to the site's boundaries, containing the development and minimising visual intrusion. It also enhances the character of surrounding wooded areas through additional planting, whilst also creating landscape connections through the scheme into the wider setting.



14. PG1 – the ‘green spine’ to the east of parcel 7 - will serve as a primary feature within the site-wide green infrastructure network, linking to a large existing area of SANG to the south and providing an attractive setting for both the residential development and the future primary school. The space will provide recreational opportunities through trim trails featuring outdoor exercise equipment, community orchard tree planting, a Neighbourhood Equipped Area of Play (NEAP) and Local Area of Play (LAP). PG1 will also provide safe and attractive route to the future school and neighbourhood centre. In accordance with the approved Walking, Cycling and Equine Strategy, it will also function as a bridlemway route.



15. Additional areas of public open space - including a Local Landscaped Area of Play – LLAP) are integrated within residential parcel P2. In accordance with the s.106 agreement, all areas of public open space including the NEAP, LAP and LLAP will be transferred to the Council upon completion (and following a maintenance period). Planning condition 9 is recommended to control the detailed landscaping specification for these areas.

Trees:

16. An Arboricultural Impact Assessment (AIA) and Ancient Woodland Mitigation Strategy supports the application. Trees generally feature within broad hedgerows corresponding to former field boundaries. An area of ancient woodland features to the west of the development site, adjacent to Sheerlands Road.

17. A number of trees would be removed in conjunction with the residential phases; 25 individual specimens (mostly category C or U – of lesser value) as well as partial removal of three tree groups. However, the application landscaping scheme proposes to plant 263 new specimens within the residential areas, 115 within the green spine area (PG1) as well as 65 orchard trees. Harm to retained trees (including ancient woodland) can be mitigated or prevented through tree protection measures. The impact of the development on trees is therefore considered to be low magnitude; conditions 9 and 11 refer.

Heritage:

18. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect on heritage assets: development should preserve or enhance the character and setting of listed buildings. In considering designated heritage assets, the NPPF requires 'great weight to be given to the asset's conservation', and that any harm should require 'clear and convincing justification'. The MDD Local Plan (TB24) requires that '... works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building.'
19. The reserved matters site is in proximity of several designated heritage assets. The Westwood Farm group of buildings (Farmhouse, Granary and Cottage – all listed at Grade II) on the western side of Sheerlands Road are well screened by vegetation and their setting is considered unlikely to be adversely affected by the development. Hogwood Farmhouse (Grade II) lies immediately to the east of parcel PG1. The forthcoming demolition of light industrial buildings (associated with the former site use) adjacent to Hogwood Farmhouse will result in a significant improvement to its setting. The landscaping that is to be delivered within PG1 (in conjunction with the current Reserved Matters application) will further improve this, although the vehicular access would change from an existing road (previously serving the nearby former industrial estate) to a new route via parcel 7, traversing the green spine / parcel PG1. The detail of this access will be secured through hard and soft landscaping conditions; the land is ultimately to be adopted by the Council upon implementation of the landscaping works. In view of this, the development is acceptable in terms of its impact on heritage assets.

Dwelling mix and affordable housing:

20. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing, which echoes Appendix 7 of the Core Strategy. MDDL Policy TB05 requires an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households.
21. Under the Outline permission, the s.106 establishes that the Hogwood Farm site will deliver 35% affordable housing. The applicant has elected to provide all affordable housing on-site, rather than electing to pay a contribution in lieu.
22. The accommodation on the site would be provided within both apartments and houses, ranging from 1 bedroom apartments to 4 bedroom houses as follows:

		Private	Affordable	Total
<i>Apartments</i>	1 bed	6	30	36
	2 bed / coachhouse	-	2	2
<i>Houses</i>	2 bed	42	19	61
	3 bed	44	26	70
	4 bed	61	5	66
	Total	153	82	235

23. The Reserved Matters application proposes 35% on-site affordable housing (82 units), in line with the s.106 requirements. The tenure mix has been assessed by the Housing Officer and is appropriate relative to current local affordable housing needs.

Residential Amenities:

24. Core Strategy Policy CP3, General Principles for Development requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Wokingham Borough Council Borough Design Guide SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.
25. The application site is well separated from existing development and the proposals will not harm residential amenity. No objections have been received from neighbouring residents. In terms of the relationship between dwellings within the proposed layout, the Borough Design Guide (BDG) establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy.
26. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.
27. The proposed layout complies well with the guidance on separation distances between each new dwelling and makes appropriate provision for outdoor amenity space: all but 13 of the houses meet the minimum 11m threshold and in these cases are generally mitigated through a wider than average plot, need to provide a rear access, or else the garden is 10.5m. It is acknowledged that on large development sites, not all properties are likely to meet all the minimum standards due to various competing standards that need to be applied. The acceptability of this is assessed on a case-by-case basis. Apartment units each have access to dedicated amenity space in the form of private balconies.

Internal Space Standards

28. MDDL Policy TB07: Internal Space Standards has been superseded by the 'Technical housing standards – nationally described space standard'. This new standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which the council can choose to apply given it has a policy in place for this. All of the proposed unit types either meet or exceed National Space Standard minimum requirements for overall floor area and storage.

Environmental Health

29. Core Strategy Policy CP1, Sustainable Development and MDDL Policy CC06, Noise direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

30. It is acknowledged that there will be a greater level of activity arising from the delivery and future occupation of the housing, though this would not be to an extent that is unusual in a residential location. As the site has been identified as being suitable for housing, the principle of residential development has been established. The outline permission also secured a Construction Management Plan via condition to minimise disruption. Condition 44 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.
31. Outline planning condition 55 requires submission of lighting details for each phase. Proposed layouts for street lighting have been submitted with the application plus details of lamps to be installed. The drawings show the streetlights that are to be fitted with rear shields to prevent light spill on sensitive areas. The proposals also show that there is minimal spillage beyond the areas that need to be illuminated. The details of street lighting are therefore acceptable from an amenity perspective.

Sustainable Design and Construction:

32. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). The proposals specify a water butt and composting space for every dwelling with a private garden.
33. Outline planning condition 49 requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. The application is supported a strategy to achieve this through the use of solar PV panels. Condition 49 requires these measures to be installed and functional prior to occupation.

Fire safety

34. The horizontal boarding shown in this development to selected properties is proposed to be Hardieplank, a fibre-reinforced Portland cement product classified as Class 0 or 'low risk' as defined in the Building regulations. The product is fixed to the external blockwork in accordance with the manufacturers published instructions and cavity barriers are installed around openings, top and base of boarding.

Access and Movement:

35. Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand seek to manage travel demand by a variety of measures and Policies CP10, Improvements in the Strategic Transport Network and CP19, Arborfield Garrison SDL amplify this aim, identifying specific measures relevant to Hogwood Farm, including provision of a Nine Mile Ride Extension linking to the A327.

Impact on the road network

36. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the S106 legal agreement. A Transport Assessment has modelled the impacts of the development by using the Wokingham Strategic Transport Model and included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitments.

37. The Reserved Matters proposals have been designed in accordance with the access strategy and street hierarchy described in the approved Masterplan Framework Document. The main site access will be via the future Nine Mile Ride Extension South (NMRES) and bus loop road. The NMRES is being delivered by the Council and having recently commenced construction, will provide vehicular access (including potential for bus connectivity) to the development from April 2022. A secondary point of access is currently available via Sheerlands Road through Phase 1 of the development, consistent with the agreed parameters. Therefore, subject to the NMRES and other mitigation secured through the outline planning permission, the Reserved Matters proposals will not result in an unacceptable impact on the local road network.

Site layout

38. The overall street hierarchy will provide a sequence of connected and legible streets and anticipates connections to future development phases. Routes toward the proposed primary school site and neighbourhood centre immediately to the east of the PG1 area of public open space will be readily accessible to pedestrians and cyclists. These provide an alternative route that is safe and attractive for residents and school users.

39. Footways with dropped crossing points within the residential areas have been sited at junctions to encourage the safe movement of pedestrians in all directions. The layout includes shared surfaces and private driveways off the tertiary streets. The layout is designed to ensure low vehicle speeds and all streets meet WBC standards for carriageway widths and forward visibility. It is proposed that estate roads will be adopted by Wokingham Borough Council through a future section 38 Highways agreement. The highways layout complies with WBC policies and standards and is therefore acceptable.

Pedestrian, Cycle & Equine Access

40. The primary pedestrian movement for future residents will be northward towards Arborfield, Bohunt School to access bus services operating from the Nine Mile Ride Extension. Access to Bohunt school will be via Parcel 1, which is currently nearing completion. A shared foot/cycleway provides onward connections northwards to the rest of the SDL, with eastward pedestrian routes toward Finchampstead also accessible via byway 18.
41. Within parcel PG1, a dedicated pathway will form part of a future bridleway link between Park Lane at Sheerlands Copse (Finchampstead bridleway 4) and Barkham byway 18 at its intersection with the Nine Mile Ride Extension. The route will be suitable for pedestrians, horse riders and cyclists and constructed with a suitable surface material, details of which can be secured through a hard landscaping scheme; proposed condition 9 refers.
42. In accordance with the Outline planning permission, an existing pedestrian access to the SANG will be maintained for the use of residents throughout the build process. Pedestrian and cycle links are provided to future Parcels 4, 6 & 8, as well as to the future primary school site, neighbourhood centre and further development parcels to the east. The detail of these arrangements will be established through future Reserved Matters applications.

Access to Public Transport

43. A phased bus strategy to secure public transport links to the site has previously been agreed in accordance with Condition 40 of the outline planning consent. Details of bus stop locations have been provided within the current RM application and will ensure that all dwellings are located within 400-500m of bus services upon completion of the NMRES.
44. A bus gate will provide bus/emergency access only in an east-west direction across the development and this has been developed to respect ecological and arboricultural constraints. A suitable temporary routing strategy has been prepared and will allow buses to serve the development ahead of the remaining bus loop (east of parcel 7 / PG1) being constructed.

Vehicle Parking

45. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, outline condition 40 requires reserved matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.
46. The layout provides 420 allocated driveway parking spaces in addition to 75 garages spaces, 6 car port spaces, 47 visitor and 38 unallocated spaces. The provision is well distributed throughout the development and meets WBC minimum standards. The application is therefore acceptable in parking terms.

Electric Vehicle Charging

47. The application is supported by a written commitment to provide electronic vehicle charging points in accordance with the Council's requirements. A planning condition is recommended to establish the technical detail of how this will be accommodated in conjunction with detailed highways plans to accompany a future s.38 agreement. Condition 7 refers.

Bicycle parking:

48. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 35 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDL Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.
49. The application proposes that cycle parking for houses will be provided on plot within garden sheds. For the apartment units, secure integrated facilities are specified within each block. A condition secures the implementation of these arrangements; 8 refers.

Flooding and Drainage:

50. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SuDS), measures to avoid flood risk. MDD Policy CC10

states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.

51. A Flood Risk Assessment and Surface Water Drainage scheme support the outline planning permission. The Reserved Matters include details of SUDS features that are consistent with the outline strategy. Total discharge rates from the site for all events up to and including the 1 in 100 year + 40% event are matched to greenfield rates.
52. Foul drainage for the entire development is to discharge to the public sewer network, located in Park Lane to the north-east of the site. Thames Water are the sewerage authority and have confirmed that upgrade works are required to serve the wider development. Discussions are ongoing to ensure that these works are scheduled in line with the proposed build programme. The development is therefore considered to be acceptable in drainage terms.

Ecology:

53. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
54. The application is accompanied by suite of ecological reports (submitted in parallel to discharge outline planning conditions) and which consider the impact of development on ancient woodland habitats, ecological permeability, hedgerows, bats, reptiles, and non-native invasive species, together with recommended mitigation and arrangements for long-term management. The reports and strategies comprehensively describe the potential impact of the development on protected species and propose mitigation where required.

Special Protection Area (SPA):

55. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The site falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
56. The impact of the development has been mitigated through the provision of 29.8ha Suitable Alternative Natural Greenspace (SANGS) in the far south west of the outline application site. The SANG provides a suitable space to compensate for the growth in resident numbers associated with the Hogwood Farm development. This area is currently open to the public and a pedestrian link has been provided to phase 1 of the development. Future residents of P2, 3 and 7 will be able to utilise this link until a permanent route (which is integral to the development layout) has been constructed.

Community Infrastructure Levy (CIL):

57. In accordance with Core Strategy policy CP4 new development is expected to make arrangements for the improvement or provision of infrastructure, services, community and other facilities. The development will be liable to pay CIL on the net additional floorspace that is being created.
58. The WBC CIL charging schedule came into force on 6th April 2015. CIL is levied in pounds per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). In respect to the Hogwood Farm section of the SDL, £365 per sqm (plus indexation) will be levied upon residential development; albeit that affordable housing is exempt payment. Condition 3 of the outline planning permission controls development phasing to ensure that CIL is secured against each defined stage of development.

Archaeology:

59. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. Outline planning permission 61 requires Reserved Matters applications to be supported by archaeological investigative work. Accordingly, a Written Scheme of Investigation (WSI) has been submitted alongside the Reserved Matters application. The WSI describes an acceptable programme of archaeological fieldwork that will excavate and record medieval and post-medieval archaeological features in parcels 2 and 3, and Romano-British and post-medieval features in parcel 7, that were identified during evaluation. These works (which have been agreed with Berkshire Archaeology) are to be carried out; though it is noted that condition 61 will not be fully discharged until the LPA receives confirmation of the post-excavation programme (reporting, dissemination and archiving) has been implemented.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison SDL. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

PLANNING REF : 203616
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 17/02/2021

COMMENTS:

The Parish Council has no comments to make regarding this application.

PLANNING REF : 203616
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 30/06/2021

COMMENTS:

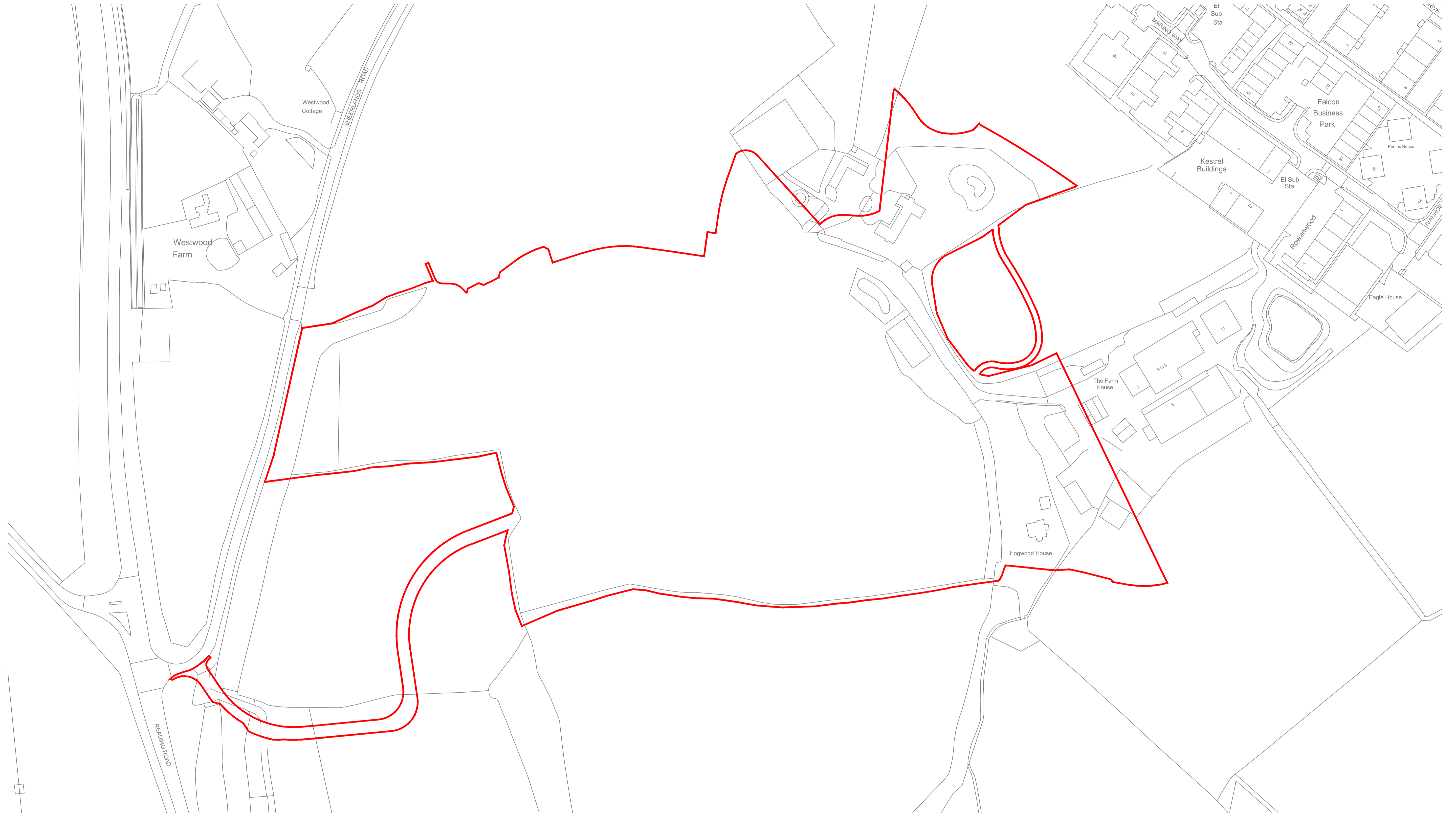
Barkham Parish Council have no comments on this application.

PLANNING REF : 203616
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 05/02/2021


COMMENTS:

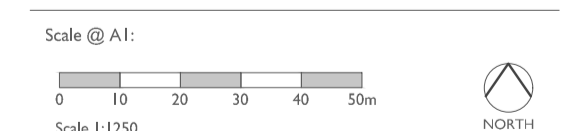
The Cllrs had no objection to this application.

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 Site Boundary
 28.775ac / 11.645ha



Rev	Date	Drawn	Checked
C	08.06.21	MC	BB

AMENDED TO MATCH RPS BOUNDARY

Date: NOVEMBER 2020
 Drawn by: TDT Checked by: SC
 Dwg No: CB_12_103_P2_000 Rev: C

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: SITE LOCATION PLAN

Client: 



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HOGWOOD FARM, FINCHAMPSTEAD

PHASE 2 M4(2) 235

NAME	REF	DESCRIPTION	HT	NO
PRIVATE				
1M (FIRST & SECOND FLOORS)	1M	1 BEDROOM FLAT	3.0	4
1M (GROUND FLOOR)	1M	1 BEDROOM FLAT	3.0	2
WAYERLEY	WY	2 BEDROOM HOUSE	2.0	20
LANGLEY	LA	2 BEDROOM HOUSE	2.0	22
FARRINGTON	FA	3 BEDROOM HOUSE	2.0	5
DRAYTON	DN	3 BEDROOM HOUSE	2.0	28
CHADWELL	CL	3 BEDROOM HOUSE	2.0	11
WARRINGTON	WA	4 BEDROOM HOUSE	2.0	23
GIDEA	GD	4 BEDROOM HOUSE	2.0	18
YORK	YO	4 BEDROOM HOUSE	2.0	13
BURNHAM	BU	4 BEDROOM HOUSE	2.0	7
SUB TOTAL				153
AFFORDABLE (35%)				
1A (ALL FLOORS)	1A	1 BEDROOM FLAT	3.0	30
SOUTHGATE	SO	2 BEDROOM COACH HOUSE	2.0	2
PRESTON	PN	2 BEDROOM HOUSE	2.0	19
MAIDENHEAD	MA	3 BEDROOM HOUSE	2.0	19
PENRITH	PE	3 BEDROOM HOUSE	2.5	7
4BH	4BH	4 BEDROOM HOUSE	2.0	5
SUB TOTAL				82
TOTAL				235



Scale 1:500

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: PLANNING LAYOUT

Client: CALA HOMES

Rev	Date	Drawn	Checked
C	08.06.21	MC	BB
UPDATED TO INCLUDE LATEST LANDSCAPE PROPOSALS			
D	25.06.21	MC	BB
APPENDED TO CLIENT COMMENTS			
Date: APRIL 2020			
Drawn by: MC		Checked by: SC	
Dwg No: CB_12_183_P2_001		Rev: D	

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www.cooperbailey.co.uk

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Rev	Date	Drawn	Checked
A	31.03.21	LAC	BB

UPDATED TO LATEST LAYOUT

Date: DECEMBER 2020
 Drawn by: LD
 Checked by: LAC
 Dwg No: CB_12_103_P2_GE_SS_02
 Rev: A

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD
 Title: GREEN EDGE STREET SCENES
 Client: CALA HOMES



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PENRITH
PLOT 233
FFL: 56.10

PENRITH
PLOT 234
FFL: 56.10

PENRITH
PLOT 235
FFL: 56.10

4BH
PLOT 236
FFL: 56.10

FARRINGTON
PLOT 224
FFL: 56.80

GIDEA
PLOT 223
FFL: 56.90

CHADWELL
PLOT 222
FFL: 57.10



GIDEA
PLOT 221
FFL: 57.30

WARRINGTON
PLOT 220
FFL: 57.60

GIDEA
PLOT 216
FFL: 57.80

WARRINGTON
PLOT 207
FFL: 58.30

112

Scale @ A1:

Scale 1:100

Rev	Date	Drawn	Checked

Project: PHASE 2, HOGWOOD FARM,
FINCHAMPSTEAD

Title: GREEN EDGE
STREET SCENES

Client: CALA HOMES

Date: DECEMBER 2020
Drawn by: LD
Checked by: LAC
Dwg No: CB_12_103_P2_GE_SS_03



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WARRINGTON
PLOT 206
FFL: 59.00

GIDEA
PLOT 179
FFL: 59.65

GIDEA
PLOT 180
FFL: 60.00

GIDEA
PLOT 181
FFL: 60.20

WARRINGTON
PLOT 182
FFL: 60.50



113

IA
PLOT 395 - 400
FFL: 60.70

PENRITH
PLOT 401
FFL: 60.85

PENRITH
PLOT 402
FFL: 60.85

PENRITH
PLOT 403
FFL: 61.10

PENRITH
PLOT 404
FFL: 61.10

DRAYTON
PLOT 405
FFL: 61.30

YORK
PLOT 406
FFL: 61.45



YORK
PLOT 407
FFL: 61.55

DRAYTON
PLOT 408
FFL: 61.80

LANGLEY
PLOT 409
FFL: 62.10

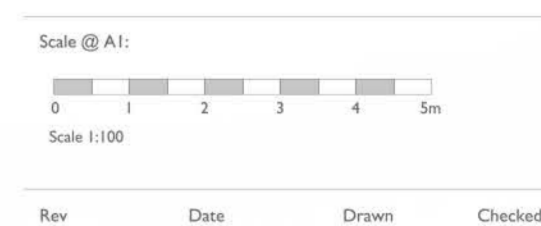
WAVERLEY
PLOT 410
FFL: 62.10

WAVERLEY
PLOT 411
FFL: 62.10

WAVERLEY
PLOT 412
FFL: 62.25

LANGLEY
PLOT 413
FFL: 62.25

BURNHAM
PLOT 359
FFL: 62.60



Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: SHEERLANDS LANE STREET SCENES

Client: CALA HOMES

Date: DECEMBER 2020
 Drawn by: LD Checked by: LAC
 Dwg No: CB_12_103_P2_SL_SS_01



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TYPE 1M
PLOTS 279 - 284
FFL: 57.70

LANGLEY
PLOT 285
FFL: 57.95

WAVERLEY
PLOT 286
FFL: 57.95

LANGLEY
PLOT 287
FFL: 57.95

CHADWELL
PLOT 288
FFL: 58.15

GIDEA
PLOT 289
FFL: 58.40



GIDEA
PLOT 290
FFL: 58.60

WARRINGTON
PLOT 291
FFL: 59.20

WARRINGTON
PLOT 385
FFL: 59.25

DRAYTON
PLOT 386
FFL: 59.50

DRAYTON
PLOT 387
FFL: 59.50



DRAYTON
PLOT 388
FFL: 59.70

DRAYTON
PLOT 389
FFL: 59.70

DRAYTON
PLOT 390
FFL: 60.00

MAIDENHEAD
PLOT 391
FFL: 60.20

PRESTON
PLOT 392
FFL: 60.20

PRESTON
PLOT 393
FFL: 60.20

SOUTHGATE
PLOT 394
FFL: 60.25

114

PRELIMINARY



Rev	Date	Drawn	Checked

Date: DECEMBER 2020
 Drawn by: RKDB Checked by: BB
 Dwg No: CB_12_103_P2_SQ_SS_01 Rev:

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: SOUTHERN QUARTER STREET SCENES



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WARRINGTON
PLOT 291
FFL: 59:20

YORK
PLOT 292
FFL: 59:40

WARRINGTON
PLOT 293
FFL: 59:65

FARRINGTON
PLOT 309
FFL: 59:70



PRESTON
PLOT 310
FFL: 60:10

PRESTON
PLOT 311
FFL: 60:10

MAIDENHEAD
PLOT 312
FFL: 60:40

PRESTON
PLOT 313
FFL: 60:40

PRESTON
PLOT 314
FFL: 60:60

PRESTON
PLOT 315
FFL: 60:60

TYPE IA
PLOTS 316 - 321
FFL: 60:80



BURNHAM
PLOT 353
FFL: 63:45

BURNHAM
PLOT 350
FFL: 63:30

GIDEA
PLOT 351
FFL: 63:40

BURNHAM
PLOT 352
FFL: 63:50

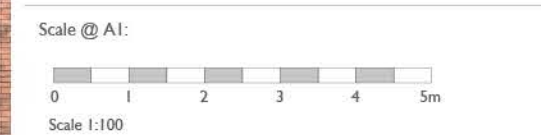
115

PRELIMINARY

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: SOUTHERN QUARTER STREET SCENES

Client: CALA HOMES



Rev	Date	Drawn	Checked

Date: DECEMBER 2020
 Drawn by: RKDB Checked by: BB
 Dwg No: CB_12_103_P2_SQ_SS_02 Rev:



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WARRINGTON
PLOT 210
FFL: 59.30

WARRINGTON
PLOT 211
FFL: 58.70

WARRINGTON
PLOT 232
FFL: 58.50

YORK
PLOT 231
FFL: 58.20



YORK
PLOT 230
FFL: 57.90

YORK
PLOT 229
FFL: 57.70

WARRINGTON
PLOT 241
FFL: 57.40

YORK
PLOT 242
FFL: 57.20



YORK
PLOT 229
FFL: 57.70

LANGLEY
PLOT 228
FFL: 57.10

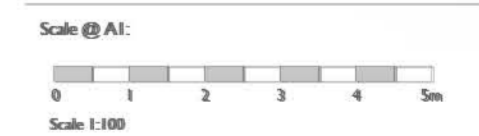
LANGLEY
PLOT 227
FFL: 57.10

LANGLEY
PLOT 226
FFL: 57.00

LANGLEY
PLOT 225
FFL: 57.00

FARRINGTON
PLOT 224
FFL: 56.80

PRELIMINARY



Rev	Date	Drawn	Checked
A	31.03.21	LAC	BB

UPDATED TO LATEST LAYOUT

Date: DECEMBER 2020
Drawn by: LD
Checked by: LAC
Dwg No: CB_12_103_P2_GE_SS_01
Rev: A

Project: PHASE 2, HOGWOOD FARM, FINCHAMPSTEAD

Title: GREEN EDGE STREET SCENES



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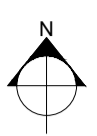


117

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KEY
SOFT LANDSCAPE
 Proposed elements

- SITE BOUNDARY
 - STREET OR FEATURE TREE
 - STREET OR AVENUE TREE
 - STREET OR AVENUE TREE
 - PRIVATE / LOCAL TREE
 - NATIVE SHRUB PLANTING
 - ORNAMENTAL AMENITY SHRUB PLANTING
 - NATURALISTIC GROUNDCOVER PLANTING
 - HEDGE
 - NATIVE SPECIES HEDGE
 - MOWN AMENITY GRASS 2m mixes; Please refer to softworks details
 - PRIVATE LAWN
 - REAR GARDEN AREAS
 - GENERAL MEADOW
 - WET GRASSLAND
 - CLIMBING SHRUB
 - SPECIMEN SHRUB In shrub border or gravel area
- HARD LANDSCAPE**
- ROAD SURFACING - Tarmac
 - FOOTPATH SURFACING Tarmac
 - PARKING AREA Concrete porous block paving (Brindle)
 - CROSSOVER SURFACING Conservation sett paving, (Silver/grey)
 - PRIVATE DRIVES AND PARKING BAYS Concrete block paving (Natural)
 - FOOTPATH SURFACING Concrete Flag (Buff)
- Existing features**
- TREES To be retained and protected
 - WOODLAND To be retained and protected
 - HEDGEROW To be retained and protected
- STREET FURNITURE**
- TIMBER BOLLARD 1000mm high
 - METAL BOLLARD 1000mm high
 - METAL BOLLARD 1000mm high (Removable for emergency access)
 - LITTER BIN / DOG WASTE BIN
 - TIMBER SEAT



C	Minor amend	GP	CP	May '21
B	Updated to revised layout	GP	CP	Apr '21
A	Planning	NG	CP	Dec '20
Rev	Description	By	CB	Date



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Client **Cala Homes Thames Ltd**

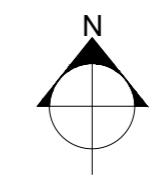
Project **Hogwood Farm
 Finchampstead
 Phase 2**
 Title **Landscape Strategy
 Residential Areas**

Status **PLANNING** Drawn By **NG** PM/Checked by **CP**

Job Ref **JSL2891** Scale @ **A0** Date Created **Dec 2020**

RPS Drawing / Figure Number **131** Rev **C**
 rpsgroup.com

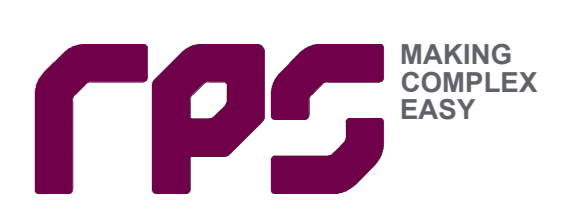
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- KEY**
- ILLUSTRATIVE TREES AS ADJACENT APPLICATION
 - ILLUSTRATIVE TREES AS ADJACENT TREES
 - SPECIMEN TREE
 - ORCHARD TREE
 - NATIVE SHRUB PLANTING
 - ORNAMENTAL AMENITY SHRUB PLANTING
 - HEDGE Refer to softworks details
 - MOWN AMENITY GRASS Species Rich Amenity Mix
 - MOWN AMENITY GRASS Hardwearing Amenity Mix
 - MEADOW GRASSLAND 2yr mixes; Please refer to softworks plans for details
- SOFT LANDSCAPE**
- Proposed elements**
- ILLUSTRATIVE TREES AS ADJACENT APPLICATION
 - SPECIMEN TREE
 - ORCHARD TREE
 - NATIVE SHRUB PLANTING
 - ORNAMENTAL AMENITY SHRUB PLANTING
 - HEDGE Refer to softworks details
 - MOWN AMENITY GRASS Species Rich Amenity Mix
 - MOWN AMENITY GRASS Hardwearing Amenity Mix
 - MEADOW GRASSLAND 2yr mixes; Please refer to softworks plans for details
- HARD LANDSCAPE**
- FOOTPATH SURFACING Tarmac
 - FOOTPATH SURFACING Hogglin
 - FOOTPATH SURFACING Concrete Flag (Buff)
 - SAFETY SURFACE Wetpour
 - FOOTPATH SURFACING Block Paving
 - FENCING (Refer to hardworks / detailed area plans for details)
 - BRIDLEWAY SURFACE Reinforced chip and spray aggregate (To include 0.5m min width amenity grass verge each side)
 - COLOURED BITMAC Pedestrian Grade - Buff Colour
 - SYNTHETIC TURF Natural Colour
- STREET FURNITURE**
- TIMBER BOLLARD 1000mm high
 - LITTER BIN
 - WATERING POINT
 - TIMBER SEAT
 - TIMBER BRIDGE
- PLAY EQUIPMENT**
- EARTHEN MOUNDING Max height 1.5m
 - OUTDOOR GYM EQUIPMENT Fixed Items - Please refer to Trim Trail detailed plan
 - TIMBER TRIM TRAIL EQUIPMENT Please refer to Trim Trail detailed plan
 - SEATING Timber radial seating
 - OUTDOOR TABLE TENNIS
- BIODIVERSITY ENHANCEMENTS**
- BAT BARN to architects details
- Existing features**
- TREES To be retained and protected
 - WOODLAND To be retained and protected
 - HEDGEROW To be retained and protected
 - POND To be retained and enhanced as per detailed ecology proposals
- ANNOTATIONS**
- A. CENTRAL TRIM TRAIL
 - B. WOODLAND TRIM TRAIL
 - C. N.E.A.P
 - D. L.A.P
 - E. BAT BARN
 - F. PUBLIC OPEN SPACE
 - G. EXISTING PONDS
 - H. ENTRANCE SPACE
 - J. COMMUNITY ORCHARD PLANTING WITH MOWN ACCESS AND STANDPIPE
 - K. TEMPORARY MEADOW GRASSLAND
- BRIDLEWAY 3m wide tarmac path (inc. 0.5m clearance either side of bridleway)
- ACCESS TO LISTED BUILDING Existing road access upgraded to include a new 1.8m wide footpath

D	Planning (Updated to WBC Comments)	CP	CP	Apr' 21
C	Planning (Updated to Eco Comments)	CP	CP	Jan '21
B	Planning	CP	CP	Dec '20
A	Updated to reflect Client Comments	CP	CP	Dec '20
Rev	Description	By	CB	Date



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Client **Cala Homes Thames Ltd**

Project **Hogwood Farm Finchampstead**

Title **Landscape Proposals Green Corridor**

Status **PLANNING** Drawn By **CP** PM/Checked by **CP**

Job Ref **JSL2891** Scale @ A1 **1:500** Date Created **April 2021**

RPS Drawing / Figure Number **130** Rev **D**

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REFER TO JSL2891_131 + 230 / 530 SERIES FOR DETAILS

REFER TO STANTEC DETAILED LANDSCAPE PROPOSALS

FUTURE SCHOOL SITE

PHASE 6

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Agenda Item 17.

Application Number	Expiry Date	Parish	Ward
211045	16/07/2021	Wokingham	Emmbrook

Applicant	Wokingham Borough Council
Site Address	136 Clifton Road, Wokingham, RG41 1NQ
Proposal	Householder application for the proposed conversion of existing garage to provide habitable accommodation to facilitate use of the property as supported living with a live-in member of staff, including internal alterations and installation of 1 no. Air Source Heat Pump to the side of the property.
Type	Householder
PS Category	21
Officer	Adriana Gonzalez
Reason for determination by committee	WBC Application involving increase in number of staff on site.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 July 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposal involves the conversion of the existing integral garage for habitable purposes, with fenestration changes to the front elevation, and installation of an air source heat pump to the east side of the building. It is proposed to use the property as a supported living accommodation for two residents with a full-time live-in carer.</p> <p>The report concludes no part of the development would result in any harmful impact on the character of the area, amenity of neighbouring occupiers, parking or highway safety. Paragraphs 1-19 provide further details to these material considerations. It is recommended that this application is approved as it accords with the NPPF and Wokingham Development Plan Policies.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major Development Location – Wokingham • Bat Roost Habitat Suitability • Local Centre – Clifton Road • Thames Basin Heaths Special Protection Area – 7Km • Green Routes and Riverside path • Historic Flooding Consultation

RECOMMENDATION
<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following Conditions and Informatives:</p> <p>Conditions:</p> <p>1. Timescale The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p>

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).

2. Approved Plans

This permission is in respect of the submitted application plans and drawings titled 200180-A01 A; 200180-A02 & 200180-A04 received by the local planning authority on 25/03/2021; 200180-A05 A; 200180-A06 A & Planning Statement V2 received by the local planning authority on 29/04/2021; and 200180-A03 B & Air Source Heat Pump Details (PUZ-WM112VAA(-BS), Ecodan R32) received by the local planning authority on 27/05/2021. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.

3. External Materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces hereby permitted shall be of a similar appearance to those used in the existing building 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 the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Parking to be provided

The additional residential accommodation hereby permitted shall not be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

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

Informatives:

1. Within curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Positive and proactive discussion

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
Application Number	Proposal	Decision
B/24/70	2 semi-detached houses with garage	Conditionally Approved 07/01/1971
O/34/69	4 semis, 1 detached house or 2 flats all with garages	Conditionally Approved 27/11/1969
O/29/68	6 shops with flats over	Refused 17/10/1968
O/49/66	Shops and flats over	Conditionally Approved 22/12/1966
O/3/66	9 houses and garages	Conditionally Approved 30/06/1966

SUMMARY INFORMATION	
For Residential	
Site Area	290sqm
Existing Use	Single residential dwelling (C3(a) use)
Proposed Use	Supported living accommodation (C3(b) use)
Existing parking spaces	2 (including garage)
Proposed parking spaces	2 car spaces

CONSULTATION RESPONSES	
WBC Highways	No objections subject to condition (4)
WBC Environmental Health	No objections
WBC Drainage	No objections

REPRESENTATIONS
<p>Town/Parish Council: No comments received.</p> <p>Local Members: No comments received.</p> <p>Neighbours: Objections received from the occupants of nos. 130 and 132 Clifton Road on the following grounds:</p> <ul style="list-style-type: none"> - Concerns over proposed replacement of rear boundary fence and addition of new fence to enclose the front garden - Location and noise from ASHP will be detrimental to neighbouring amenity <p><i>(Officer's note: revised plans have been received which remove the front fence and show no alterations to the rear boundary fence. Impact on neighbouring amenity is discussed below in relevant section of this report.)</i></p>

APPLICANTS POINTS
<p>The proposal is to use the property as much needed supported living accommodation with a full-time live-in carer. The proposal complies with planning policies and is sympathetic to the building's appearance and overall street scene.</p>

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	TB09	Residential accommodation for vulnerable groups
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES
<p>Description of Development:</p> <ol style="list-style-type: none"> 1. The application site is located in Clifton Road close to the junction with Matthewsgreen Road, and is bounded by residential development to the east and south, a public house to the north across Clifton Road, and the Emmbrook School to the west. It is a fairly deep plot with a depth of 40.7 metres, a width of 7.7 metres and a total site area of approximately 290sqm. On the site is a semi-detached three bedroom, two storey residential dwelling with integral single storey garage to the front. The Planning Statement confirms that the property is currently unoccupied. 2. The proposal involves the conversion of the existing integral garage to provide additional living space on the ground floor, as well as internal refurbishment of the property, in order to provide a supported housing unit for two residents with a full-time live-in carer. A new Air Source Heat Pump (ASHP) would be installed to the east-side of the property to provide heating to the building. 3. The garage conversion would include replacement of the existing garage door to the front elevation with brickwork and a PVC framed double glazed window. <p>Principle of Development:</p> <ol style="list-style-type: none"> 4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning

applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

5. The site is located within major settlement limits and as such, the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
6. Policy CP2 of the Core Strategy outlines that planning permission will be granted for proposals that address the requirements of (b) Children, young people and families, including co-ordination of services to meet their needs, whilst Policy TB09 of the MDD Local Plan supports the need for proposals which provide accommodation for people's needs over a lifetime, including vulnerable adults, children and young adults leaving care. This is a significant material consideration. In this instance, the proposal would be in accordance with the principles of policies CP2 and TB09, as the scheme would provide accommodation for vulnerable adults who require constant care and supervision. Therefore, this need would be met by the proposed development.

Character of the Area:

7. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and P2 seeks to ensure that parking is provided in a manner that is compatible with the local character.
8. The existing garage door to the front elevation will be removed and replaced with a new window that is consistent with the existing fenestration of the main dwellinghouse. This results in an improvement in the general appearance of the property and no objections are raised on street scene grounds. It is also noted that similar conversions/alterations have occurred along Clifton Road, examples of these nos. 140 and 142, both with planning permission granted in 2017. As such, the proposal would not be at odds with the established character of the local area.
9. The proposed ASHP would measure 1.02m in height and would be screened from public views by the existing timber fence, so that it would not detract from the character and appearance of the host dwelling and street scene.
10. Vehicles are proposed to be parked within the frontage of the site; this arrangement is characteristic of this part of the estate, especially within properties with similar garage conversions.

Neighbouring Amenity:

11. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 10m to the street and 22m to the rear. The proposed window to the front of the dwelling will satisfy the above requirements and there are no proposed windows to the side elevation facing the

adjoining neighbouring properties nos. 132-134 Clifton Road. Therefore, there are no foreseeable privacy concerns. Likewise, given the proposal involves internal modifications with no increase in footprint, there are no concerns in terms of overshadowing or overbearing impacts upon neighbouring properties.

12. With regard to noise nuisance from the ASHP unit, it is noted the objection received from adjoining resident in regard to noise disturbance. Information has been provided about noise level emitted from the unit and distances to the nearest noise sensitive properties. The proposed ASHP unit would be set in by 1.43m from the shared side boundary with no. 132 Clifton Road, and at a distance of 11.5m from the rear elevation of this property. The unit would have a noise pressure level of 45dBA at a distance of 1m. It is noted that this is less than common noise levels found within householders (i.e. refrigerator – 50dBA; dishwasher – 70dBA; normal conversation – 60dBA). The WBC Environmental Health Officer has evaluated the proposal and determined that from the information provided and separation distances involved, it is unlikely that noise from the unit will cause any significant disturbance to neighbouring amenities. As such, the Officer has raised no objections to the proposal on this ground.

Highway Access and Parking Provision:

13. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards and R23 of the Borough Design Guide SPD states that where a garage is to be converted, the parking space is to be replaced.
14. The proposed Block Plan shows two on-site parking spaces to the front of the dwelling, which would accord with the Council's Parking Standards, and it is therefore acceptable. The WBC Highways Officer has raised no objections to the proposal on this ground.

Trees and Landscape:

15. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping, and Policy TB21 requires consideration of the landscape character.
16. There are no protected trees on site and no changes to any landscape features. No objections are therefore raised in this respect.

Ecology:

17. There are no ecological issues associated with the proposal.

Thames Basin Heaths Special Protection Area:

18. Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. The subject property is located within 7km of the TBH SPA, but the scope of the works is minor whereby there is no foreseeable impact upon the SPA.

Community Infrastructure Levy (CIL):

19. The proposal would result in a residential development with no increase in floor space and as such, would not be CIL liable.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. The proposal is intended to support two residents in need of care, and this is acknowledged in consideration of the application. Aside from this, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

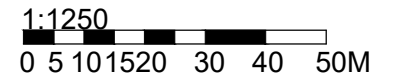
20. The proposal does not involve any significant changes to the overall built form of the existing building, and the garage conversion is acceptable on streetscape, neighbour amenity, as well as highways safety and parking provision. It is therefore recommended that this application is approved subject to the above conditions, as it would accord with the NPPF and development plan policies for Wokingham Borough.

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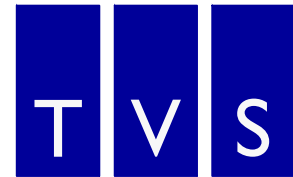
MapServe



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A	09/04/21	Road Names Added	SM	JW
Rev	Date	Description	By	Checked



Thames Valley Surveying

Green Bank, University of Reading London Road
 Campus, London Road, Reading, RG1 5AQ
 T. 01189 869 531
 W. www.thamesvalleysurveying.co.uk

Client: Wokingham Borough Council

Project: 136 Clifton Road

Title: Location Plan

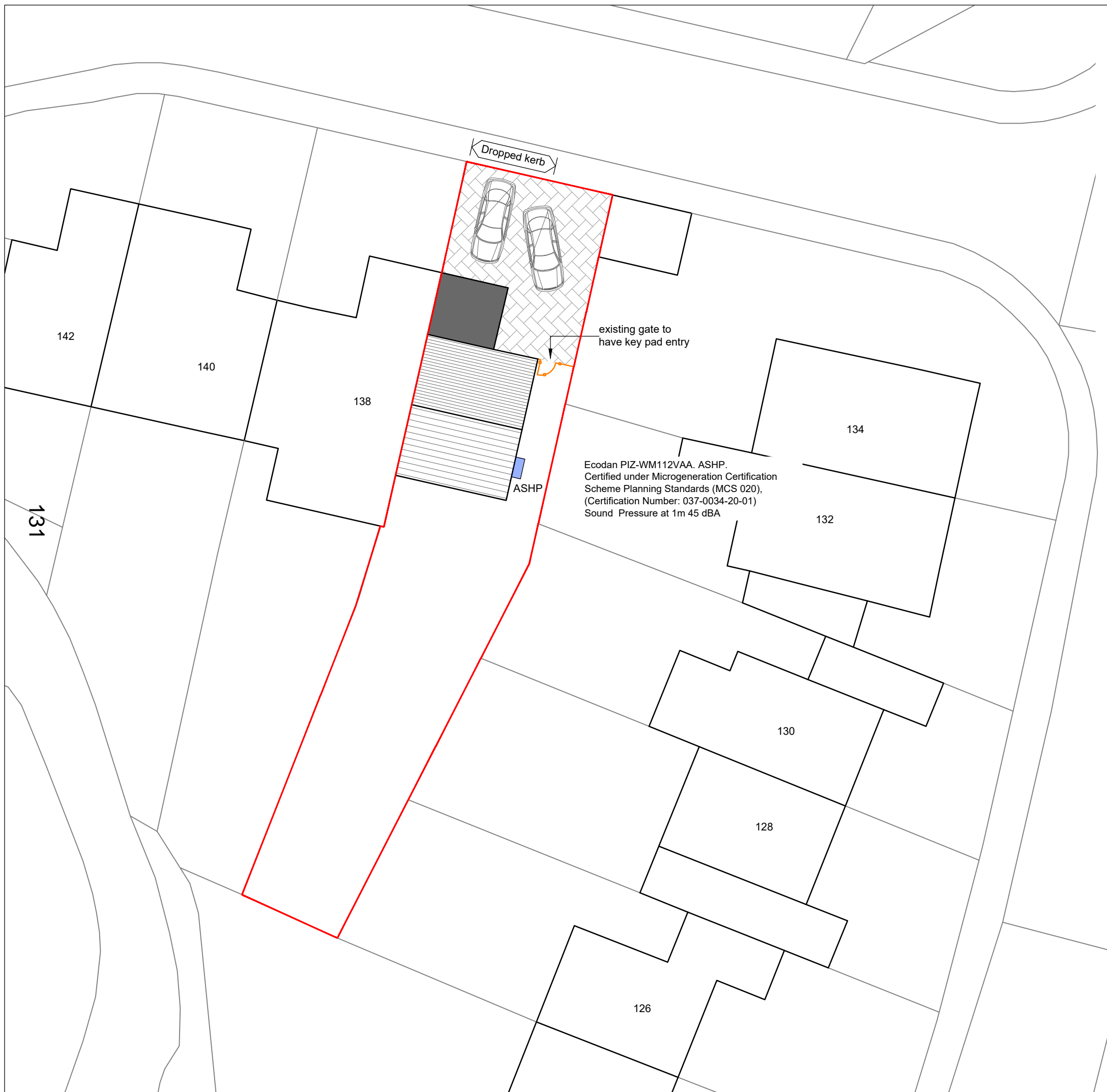
Drawn by SM

Date 01/12/20

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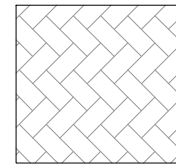
Drawing Ref: 200180 - A01 Revision: A

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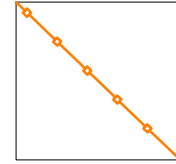


KEY

Permeable block paving

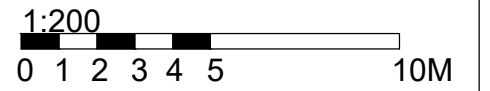


- 60mm Marshalls Piora (Colour Light) with 6mm clean crushed stone in joints
- 50mm laying course of clean crushed stone
- 150mm well compacted free draining stone (MOT Type 3 or equivalent)
- Geotextile Membrane
- 50 x 150 PCC kerbs to perimeter with concrete haunching



Timber Fencing

- 1.8m close board treated timber fence and gate
- Pre cast concrete posts set in concrete at least 600mm depth
- Pre cast concrete gravel boards



Rev	Date	Description	By	Checked
B	26/05/21	Reference to boundary fence removed	SM	JW
A	29/04/21	ASHP added	SM	JW



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 Campus, London Road, Reading, RG1 5AQ
 T. 01189 869 531
 W. www.thamesvalleysurveying.co.uk

Client: Wokingham Borough Council

Project: 136 Clifton Road

Title: Proposed Block Plan

Drawn by: SM

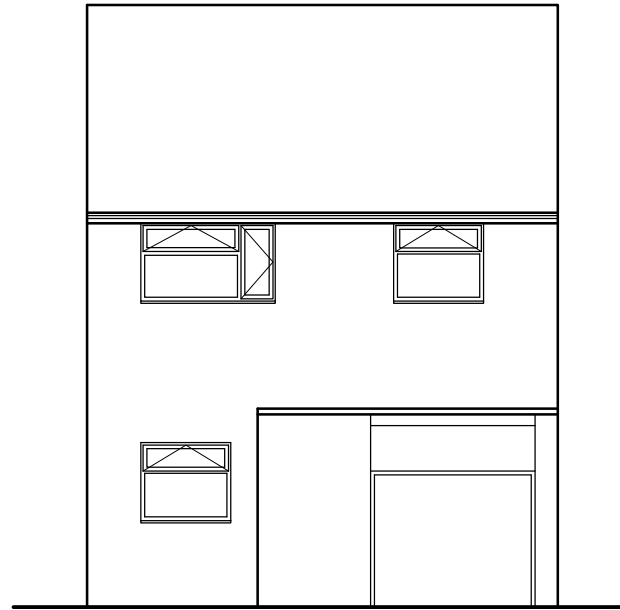
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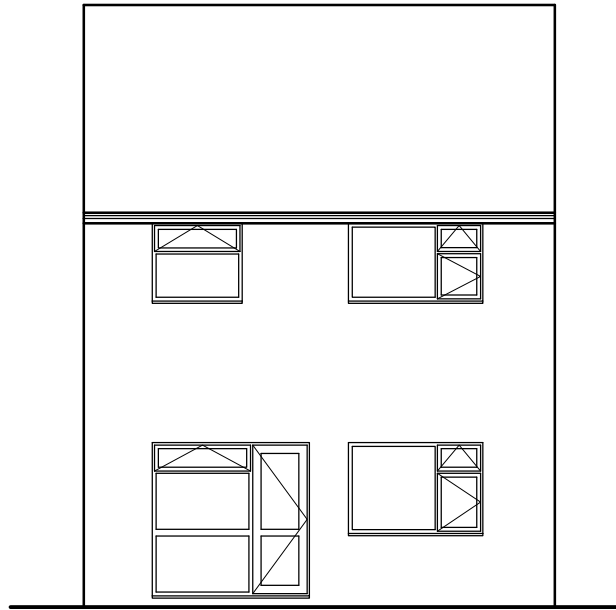
Drawing Ref: 200180 - A03 Revision: B



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Front Elevation

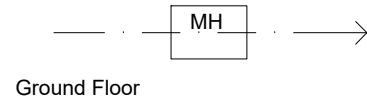
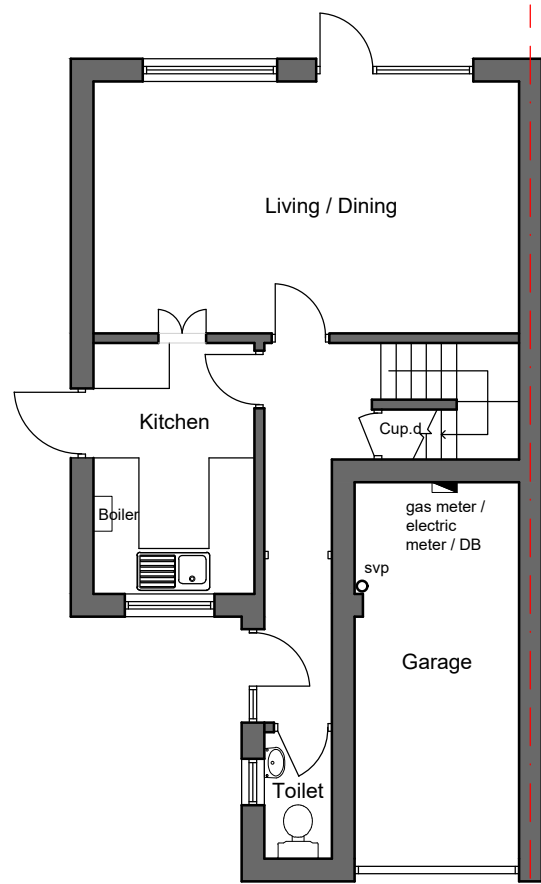


Rear Elevation

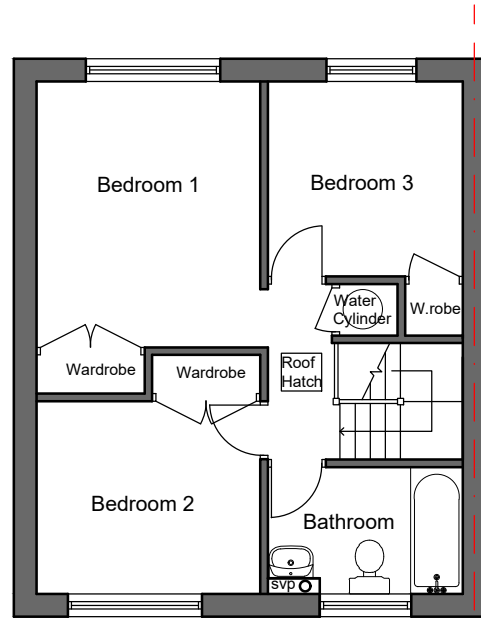


Side Elevation

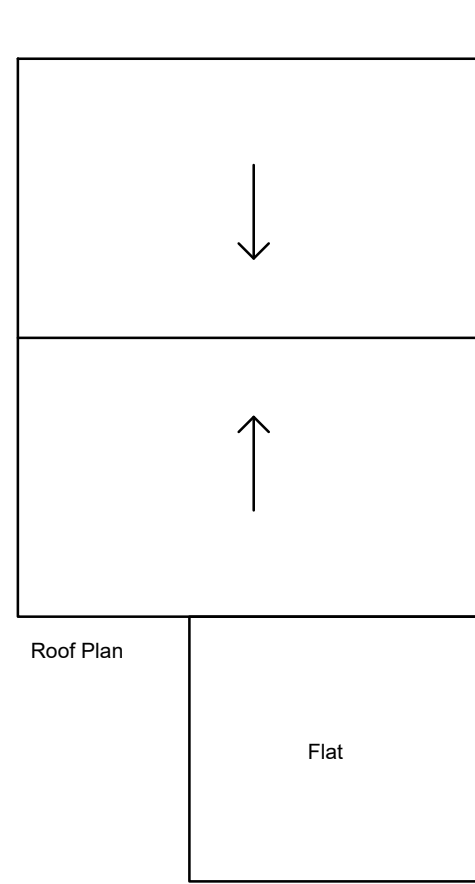
133



Ground Floor

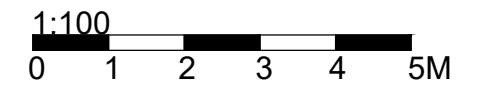


First Floor



Roof Plan

Flat



Rev	Date	Description	By	Checked
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Client: Wokingham Borough Council

Project: 136 Clifton Road

Title: Existing Plans and Elevations

Drawn by SM

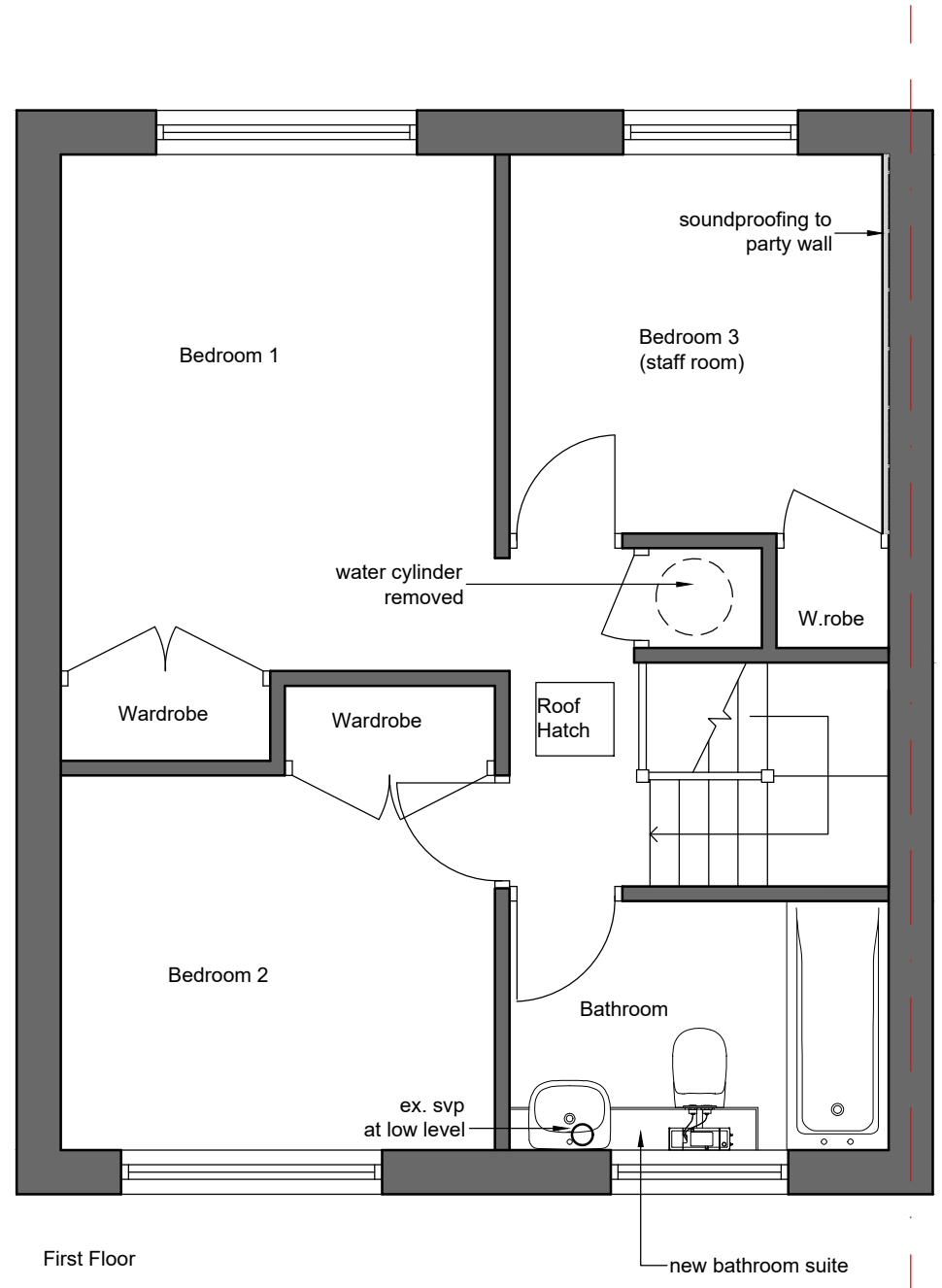
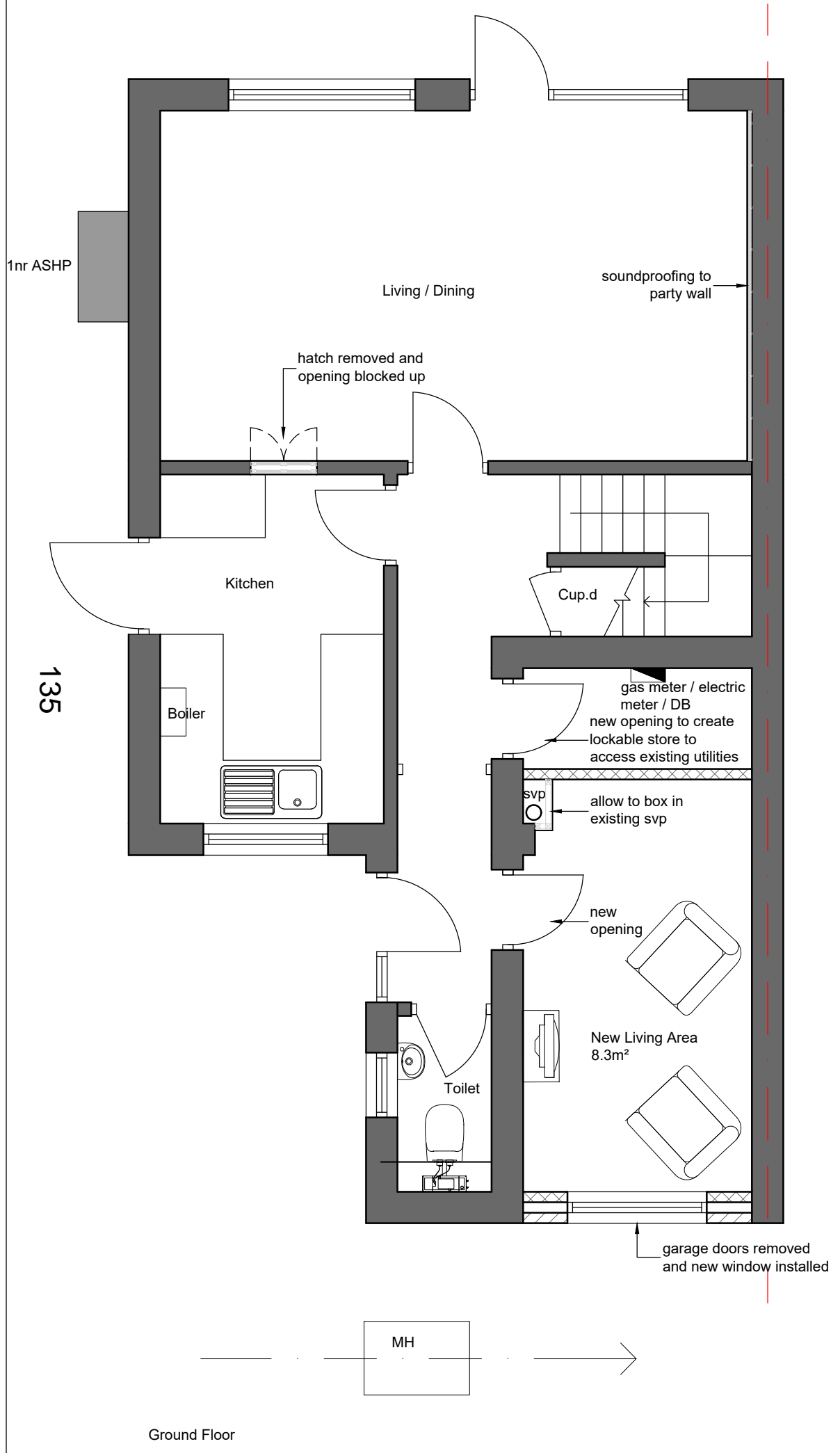
Date 01/12/20

Scale: 1:100@A3

Drawing Ref: 200180 - A04



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Rev	Date	Description	By	Checked
A	29/04/21	ASHP added	SM	JW



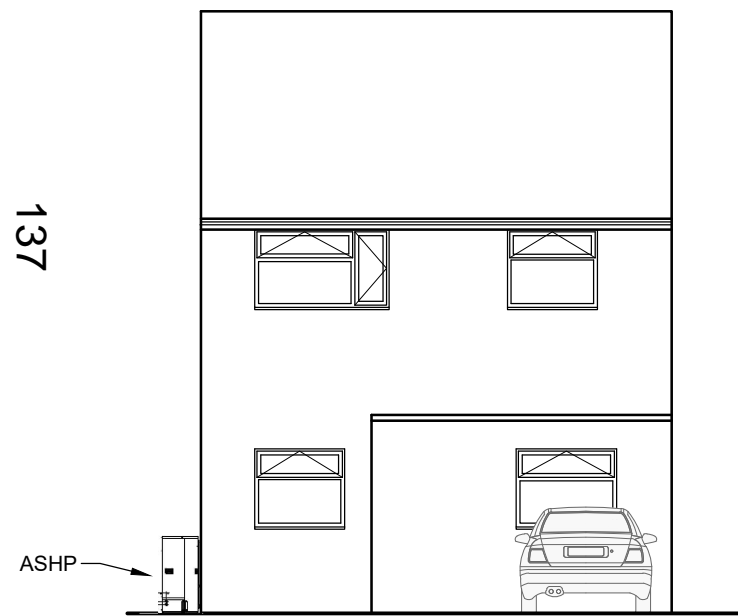
Thames Valley Surveying
 Green Bank, University of Reading London Road
 Campus, London Road, Reading, RG1 5AQ
 T. 01189 869 531
 W. www.thamesvalleysurveying.co.uk

Client:	Wokingham Borough Council
Project:	136 Clifton Road
Title:	Proposed Plans
Drawn by:	SM
Date:	01/12/20
Scale:	1:50@A3
Drawing Ref:	200180 - A05
Revision:	A

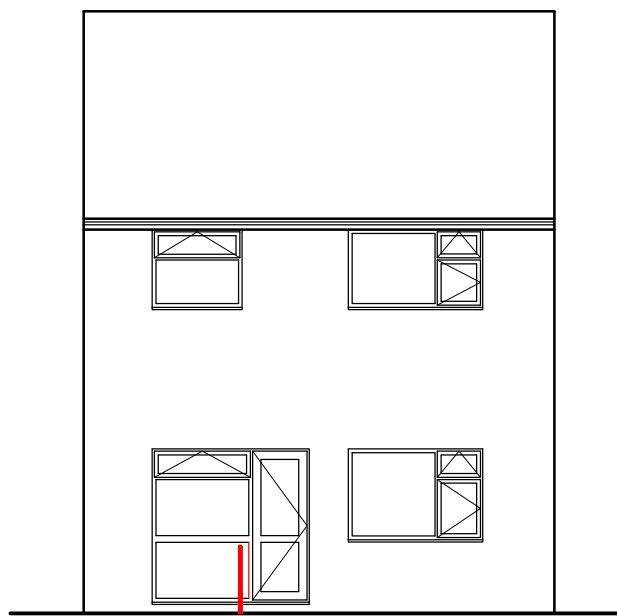


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137

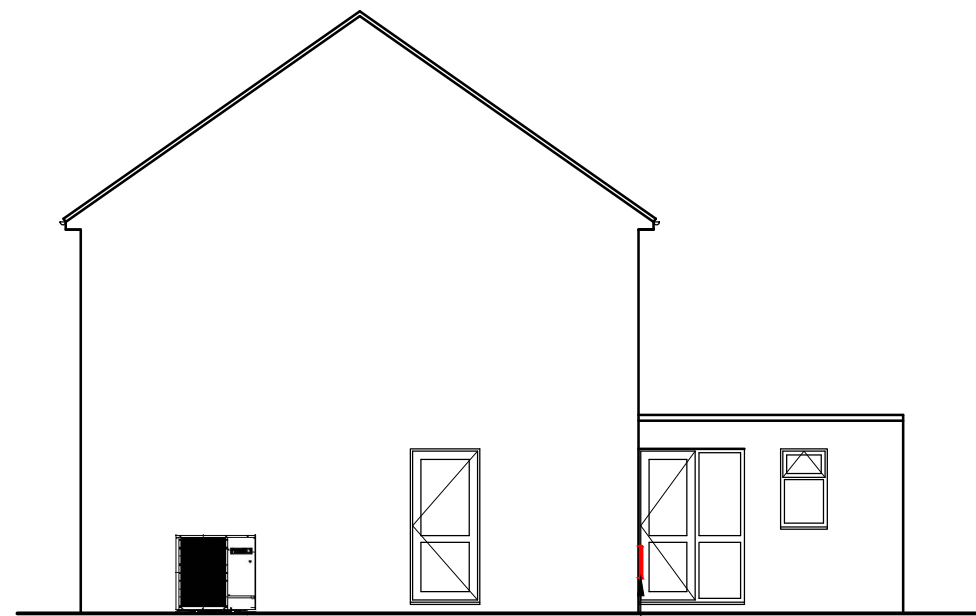


Front Elevation



Rear Elevation

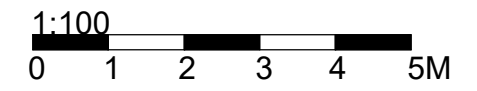
new 900mm high powder coated handrail



Side Elevation

ASHP

new powder coated handrail



A	29/04/21	ASHP added	SM	JW
Rev	Date	Description	By	Checked



Thames Valley Surveying
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 W. www.thamesvalleysurveying.co.uk

Client:	Wokingham Borough Council
Project:	136 Clifton Road
Title:	Proposed Elevations
Drawn by:	SM
Date:	01/12/20
Scale:	1:100@A3
Drawing Ref:	200180 - A06
Revision:	A



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PUZ-WM112VAA(-BS)

Ecodan R32

Monobloc Air Source Heat Pump

R32

Key Features:

- A+++ high efficiency system
- Ultra quiet noise levels
- Maintains full heating capacity at low temperatures
- Zero carbon solution
- MELCloud enabled

Key Benefits:

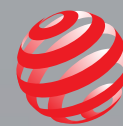
- Ultra low running cost
- Flexible product placement
- Confident and quick product selection
- Help to tackle the climate crisis
- Remote control, monitoring, maintenance and technical support



Manufactured in the UK



037-0034-20-01



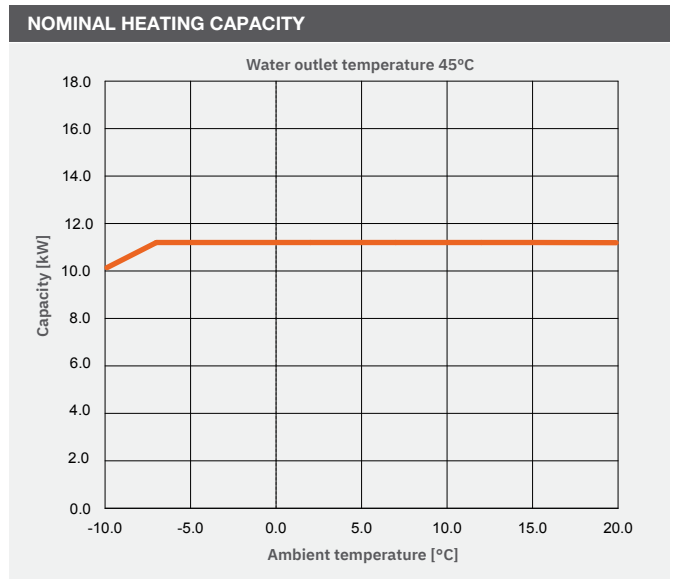
ecodan[®]
Renewable Heating Technology

OUTDOOR UNIT		PUZ-WM112VAA(-BS)
HEAT PUMP SPACE HEATER - 55°C	ErP Rating	A++
	η_s	134%
	SCOP (MCS)	3.34
HEAT PUMP SPACE HEATER - 35°C	ErP Rating	A+++
	η_s	191%
	SCOP (MCS)	4.78
HEAT PUMP COMBINATION HEATER - Large Profile ¹	ErP Rating	A+
	η_{wh}	148%
HEATING ² (A-7/W35)	Capacity (kW)	11.2
	Power Input (kW)	3.73
	COP	3.00
OPERATING AMBIENT TEMPERATURE (°C DB)		-25 ~ +35
SOUND DATA ³	Pressure Level at 1m (dBA)	45
	Power Level (dBA) ⁴	60
	Pipework Size (mm)	28
WATER DATA	Flow Rate (l/min)	32
	Water Pressure Drop (kPa)	24.0
	DIMENSIONS (mm)	
	Width	1050
	Depth	480
	Height	1020
WEIGHT (kg)		119
ELECTRICAL DATA	Electrical Supply	220-240v, 50Hz
	Phase	Single
	Nominal Running Current [MAX] (A) ⁵	10.9 [28]
	Fuse Rating - MCB Sizes (A) ⁶	32
REFRIGERANT CHARGE (kg) / CO ₂ EQUIVALENT (t)	R32 (GWP 675)	3.0 / 2.03

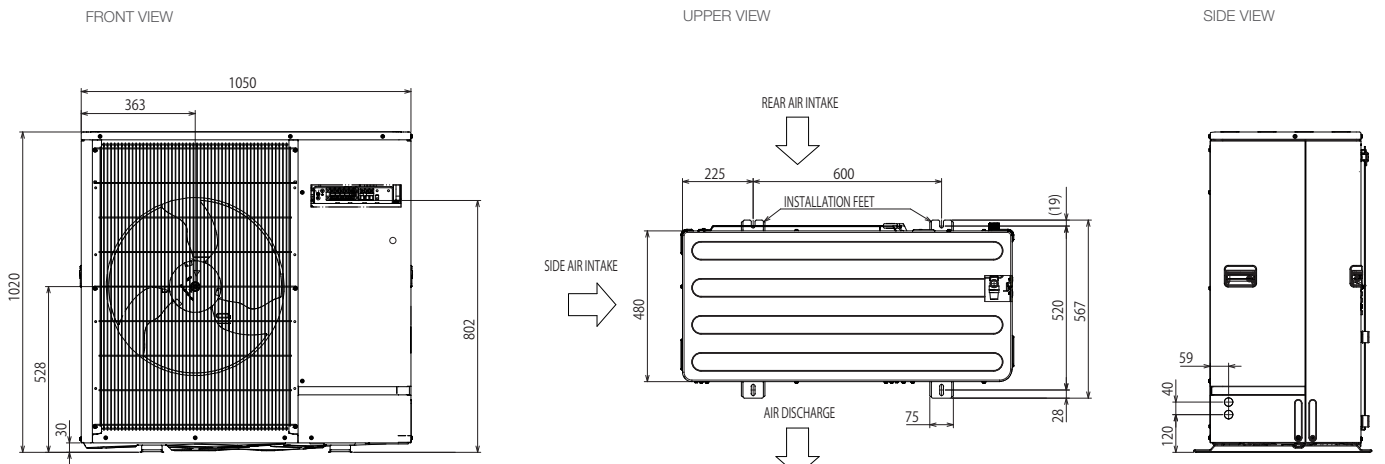
Notes:

- *1 Combination with E*PT20X Cylinder
- *2 Under normal heating conditions at outdoor temp: -7°CDB / -8°CWB, outlet water temp 35°C, inlet water temp 30°C.
- *3 Under normal heating conditions at outdoor temp: 7°CDB / 6°CWB, outlet water temp 55°C, inlet water temp 47°C as tested to BS EN14511.
- *4 Sound power level tested to BS EN12102.
- *5 Under nominal heating conditions at outdoor temp: 7°C, outlet water temp: 35°C.
- *6 MCB Sizes BS EN60898-2 & BS EN60947-2.

η_s is the seasonal space heating energy efficiency (SSHEE) η_{wh} is the water heating energy efficiency



PUZ-WM112VAA(-BS) DIMENSIONS



All dimensions (mm)

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Changes for the Better

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 [yt](https://www.youtube.com/channel/UC...) Mitsubishi Electric Living Environmental Systems UK |
 [BLOG](https://www.blog.mitsubishielectric.co.uk) thehub.mitsubishielectric.co.uk

UNITED KINGDOM Mitsubishi Electric Europe Living Environment Systems Division, Travellers Lane, Hatfield, Hertfordshire, AL10 8XB, England. Telephone: 01707 282880 Fax: 01707 278881
IRELAND Mitsubishi Electric Europe, Westgate Business Park, Ballymount, Dublin 24, Ireland. Telephone: (01) 419 8800 Fax: (01) 419 8890 International code: (003531)

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Note: The fuse rating is for guidance only. Please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R32 (GWP:675), R407C (GWP:1774), R134a (GWP:1430), R513A (GWP:631), R454B (GWP:466), R1234ze (GWP:7) or R1234yf (GWP:4). *These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No.626/2011 from IPCC 3rd edition, these are as follows. R410A (GWP:1975), R32 (GWP:550), R407C (GWP:1650) or R134a (GWP:1300).

Effective as of August 2020



Agenda Item 18.

Application Number	Expiry Date	Parish	Ward
211634	23 August 2021	St Nicholas Hurst	Hurst

Applicant	Belcher Farms
Site Address	Hatch Gate Farm, Lines Road, Hurst RG10 0SP
Proposal	Full application for the proposed erection of an agricultural building
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Major application (Area >1000m ²)

FOR CONSIDERATION BY	Planning Committee on Wednesday 14 July 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

Hatch Gate Farm is a 170-hectare farm accommodating over 6,000 cattle and 5,000 lambs on land to the south of Hurst and bounded by Dunt Lane and Lines Road. Originally, agricultural buildings were established at the northern end of the site around the listed Hatch Gate Farm Cottage. Many of these buildings are no longer fit for purpose for a large-scale farming enterprise. Buildings at Hatch Gate Court have been converted for office uses and several other buildings are currently used for the temporary housing of caravans occupying workers from the M4 smart motorway upgrade.

The application seeks permission for an agricultural barn to the south of the original agricultural buildings, in the immediate vicinity of the five other agricultural buildings granted in 2015, 2016 and 2018. The proposed barn will measure 49m x 30m with a height of 5.2-9.4m. It is intended for the storage of hay, straw, and feed and for seasonal lambing.

Whilst the building will be visible in the surrounding lanescape, it fits against the backdrop of the agricultural landscape of the area. No objections have been received and approval is recommended, subject to landscaping and drainage details as pre commencement requirements in Conditions 3 and 4, respectively.

PLANNING STATUS

- Countryside
- Adjacent to Listed Building (Old Hatch Gate Farm Cottage)
- Grade 3 agricultural land
- SGN Intermediate Pressure gas pipe through farm
- Groundwater protection zone 3
- Nitrate vulnerable zone (surface water)
- Flood Zone 1
- Bat consultation zone
- Heathrow Aerodrome consultation zone
- Minerals consultation zone
- Non classified road
- Adopted highway

RECOMMENDATION

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

Conditions

1) **Timescale**

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).

2) **Approved details**

This permission is in respect of the submitted drawings numbered P21-0689_01 and P21-0689_02 and P21-0689_04, dated 19 May 2021 and received by the local planning authority on 24 May 2021 and P21-0689_03, dated 25 March 2021 and received 11 May 2021. 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.

3) **Drainage details**

Prior to the commencement of the development, hereby approved, details of the drainage system shall be submitted to and approved in writing by the local planning authority. The details shall include:

- a) Calculations indicating greenfield runoff rate
- b) BRE 365 test results demonstrating whether infiltration is achievable
- c) Full calculations demonstrating the performance of soakaways
- d) Control of site discharge at greenfield rates or better
- e) A drainage strategy plan indicating the location and sizing of SuDS features

The approved scheme shall be implemented prior to the first use of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

4) **Landscaping details**

Prior to the commencement of the development, hereby approved, a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of

trees/shrubs to be planted, and any existing trees or shrubs to be retained, shall be submitted to, and approved in writing by the local planning authority.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

5) Programme of archaeological work

Prior to the commencement of the development, hereby approved, a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, shall be secured by the applicant or their agents or successors which is then submitted to and approved 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 in an area of archaeological potential. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets. Relevant policy: NPPF Section 16, Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policy TB25.

6) Materials

The materials to be used in the construction of the agricultural building hereby permitted shall consist of timber cladding 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 the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1) Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

2) Discussion

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
App No.	Description	Decision/Date
680/1951	Implement shed	Approved 8 January 1952
1852/1954	Grain store	Approved 13 April 1954
R/182/1964	Silage barn and covered cattle yard	Approved 1 October 1964
1381/1972	Agricultural building	Approved 31 August 1972
1121/1973	Two barns, open yard, and silo barn	Approved 5 August 1973
42642	Conversion of farm buildings to nine dwellings with garages	Approved 24 March 1995
F/1996/63701	Conversion of farm buildings to residential (amendment to 42642)	Approved 11 November 1996
F/1999/0084	Two storey garage with store to Hatch Gate Farmhouse	Refused 12 January 2000
F/2000/1007		Approved 5 May 2000
LB/2006/6960	Internal alterations and window changes to Hatch Gate Farmhouse	Approved 7 July 2006
F/2009/2341	Two storey rear and single storey side extension to Hatch Gate Farmhouse	Refused 25 January 2010
F/2011/2059	Two storey side extension and single storey rear orangery extension to Hatch Gate Farmhouse	Refused 6 January 2011
F/2012/1317	Two storey rear and single storey side extension to Hatch Gate Farmhouse	Refused 27 July 2012
F/2012/2263	Two storey side extension and single storey rear orangery extension to Hatch Gate Farmhouse	Approved 3 January 2013
F/2014/2729	Part two/part single storey rear and side extensions and single storey side extension to Hatch Gate Farmhouse with re-alignment of driveway	Approved 17 July 2015
SO/2015/1249	Screening Opinion for EIA for the erection of a cattle shed, farm machinery store/cattle handling shed and formation of cattle yard	Issued 20 May 2015
F/2015/1235	Formation of cattle yard, cattle shed and farm workshop	Approved 16 September 2015
153460	Variation to F/2014/2729 (PD rights)	Approved 4 February 2016
160516	Erection of cattle shed (No. 2)	Approved 25 May 2016
160517	Erection of cattle shed (No. 3)	
160518	Erection of cattle shed (No. 4)	
181534	Erection of agricultural shed	Approved 2 August 2018
201288	Temporary CoU for the stationing of 47 caravans for residential purposes	Approved 13 July 2020
202584	Temporary CoU for the stationing of 47 caravans for residential purposes (enlarged area to 201288)	Refused 16 November 2020

203330	Temporary CoU for the stationing of 41 caravans for residential purposes (retrospective and temporary)	Approved 26 January 2021
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SUMMARY INFORMATION		
	Existing	Proposed
Farm area	170 hectares	No change
Land use	Agricultural	
Parking spaces	No formal spaces	
Floorspace	Nil	1467m2

CONSULTATION RESPONSES	
WBC Highways	No objection.
WBC Drainage	No objection, subject to soakaway details in Condition 3.
WBC Ecology	No comments received.
WBC Trees and Landscaping	No objection, subject to additional planting to bulk up the native hedge screening in Condition 4.
Thames Water	No objection.
Berkshire Archaeology	No objection, subject to a programme of archaeological work. <u>Officer comment:</u> Refer to comments in 'Archaeology'.

REPRESENTATIONS	
Hurst Parish Council	No comments received.
Local Members	No comments received.
Neighbours	One submission was received from Winton Lodge, Dunt Lane RG10 0TA raising no objection.

APPLICANTS POINTS

It would be located adjacent to an existing access road and existing agricultural buildings and viewed in this context it would not lead to excessive encroachment or expansion away from these buildings.

The building would be agricultural in its appearance and would be in keeping with the size and design of existing agricultural buildings on the site. It would be set well back from public vantage points and given its use it would blend with existing agricultural buildings on the site and the rural character of the area.

The development would not result in any concerns with regard to residential amenity, highways, heritage, ecology, or flooding. Its landscape impact is considered acceptable however additional landscaping can be secured via condition if deemed necessary.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Core Strategy 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals Outside Development Limits

Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable Energy and Decentralised Energy networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Borough Design Guide	Section 6	Parking
	Section 7	Non residential
	Section 8	Rural and Settlement Edge
Other		A Design for Hurst

PLANNING ISSUES

Description of Development

1. The proposal involves the erection an open sided barn, measuring 48.9m (length) x 30m (width) x 5.2m-9.4m (height) adjacent to existing farm shed. It is to be used for the storage of hay, straw, and feed and for lambing when required. Hardstanding will surround the building on the southern, eastern, and northern sides.

Description of Site

2. Hatch Gate Farm covers an area of 170 hectares on both sides of Dunt Lane to the south and Lines Road in the north. It is located in the countryside south of Hurst and comprises a collection of farm buildings accessed from Dunt Lane and a collection of office buildings in the north adjacent to Lines Road amongst three residential farmhouses.

Principle of Development

3. Paragraph 83 of the NPPF aims to support a prosperous rural economy by the sustainable growth and expansion of businesses through well-designed new buildings and the development and diversification of agricultural and other land-based rural businesses.
4. Policy CP11 of the Core Strategy permits development outside of development limits only where it contributes to diverse and sustainable rural enterprises and does not lead to excessive encroachment or expansion of development away from the original buildings.
5. The proposal involves the expansion of the existing rural enterprise within Hatch Gate Farm by establishing an open sided shed within the confines of the existing yard. Planning applications F/2015/1235, 160516, 160517, 160518 and 181534 involved the erection of five other sheds of similar footprint in the immediate area and all have been constructed and were in use at the time of inspection. The principle of these applications was found to be acceptable.

6. The subject building is intended for agricultural purposes and is sited about 45-95m from the nearest of the other five buildings. This is less contained than the other buildings but is separated by an existing brick wall when accounting for necessary circulation space for the movement of farm machinery and equipment, it remains broadly in the vicinity of the other buildings on the edge of the existing paddock and alongside the access road from Dunt Lane. There is no perception of excessive encroachment or expansion away from the original buildings and the proposal accords with Policy CP11.
7. The previous approvals dating from 2015 and 2016 included three cattle sheds and one cattle shed and machinery store and the 2018 approval was initially intended for the storage of hay and machinery but is now used as a cattle shed. The growth of these buildings (and the use of the 2018 building as a cattle shed) has arisen with the relocation of most of the cattle from the Newlands Farm site, which was necessary because of precautions associated with Bovine TB.
8. The subject application seeks to consolidate the storage of machinery and hay within a separate, enclosed building. The storage of hay (and lambing when required) needs to be kept separate from the livestock and none of the other recent approvals are enclosed buildings nor is there capacity within these buildings, hence the requirement for a new building.
9. There are existing agricultural buildings near to the original Hatch Gate Cottage to the north. However, these are too far removed from where the cattle are housed, and it is impractical for the continued movement of feed over this distance. They are also, in most cases, not of suitable proportions to enable efficient movement and storage of baled straw and hay.
10. The building will enable weather protection and protection of machinery from theft, damage, and weather. With a floor area of 1467m², it would accommodate about 70% of the annual straw consumption, which is currently up to 3000 bales per year. The five remaining buildings account for 8025m² of floorspace, which would still house significantly less than the head of cattle and lambs at Hatch Gate Farm.
11. As the proposal satisfies Policy CP11 and paragraph 83 of the NPPF and there is a demonstrated need, there is no particular justification to oppose the application and the principle of the development is acceptable.

Character of the Area

12. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. Policy RD1 of the Borough Design Guide SPD requires that new development should retain, incorporate, and enhance feature that contribute to the character and biodiversity of the area.
13. The new building will be sited to the west of the existing buildings, about 20m beyond the edge of an existing wall that currently encloses the other five buildings. Whereas the other buildings have partially open sides, this building is enclosed to provide weather protection.

14. The building will have a footprint of 1,467m² and volume of 11,000m³, which is marginally less than the 2018 approval and in the context of the surroundings and the output of the farm, is not excessive. It is also a cumulative increase of 18% with the footprint of all the buildings increasing from 8025m² to 9492m². Whilst it would encroach outside of the existing wall and closer to Dunt Lane, it still maintains a setback of 90m to Dunt Lane and is not visually prominent in wider views from Dunt Lane and the B3030 to the west. It is, however, necessary to implement landscape screening to soften the appearance and this is outlined in Condition 4 and explained further in paragraph 27.



Looking west towards Dunt Lane



From site entrance on Dunt Lane



From Dunt Lane to the west

15. It also has a height of 5.2-9.4m, which is generally equivalent to the height of the adjoining sheds, extending to a maximum of 8.6m. As such, it fits within the context

of the existing sheds and barns, which are visible elements in the countryside, and will be viewed against the backdrop of these structures.

16. Policy RD6 of the Borough Design Guide SPD states the elevations are to be well composed, proportioned, and detailed and Policy RD7 requires that materials, colours, and details respond to the distinctive elements of the locality. In this case, it will be timber cladding in contrast to the steel framed with profiled sheeting on the other buildings. However, the design retains an agricultural appearance.
17. Subject to Condition 4, no objection is raised on character grounds.

Heritage, Conservation and Archaeology

18. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraph 193-196 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings.
19. Hatch Gate Farm Cottage is located 100m to the north of the proposed shed, which is a Grade II listed building. However, given the substantial separation distance and the agricultural form of the proposed shed, there is no adverse outcome for the listed building and no objection is raised.
20. Policy TB25 of the MDD Local Plan requires the retention of archaeological sites in situ. Paragraph 199 of the NPPF 'requires 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.
21. An archaeology report was submitted as part of the previous planning applications in 2015 and these included a site investigation as part of planning application 150544. This evaluation found some limited surviving medieval archaeological features, but also found part of the site to be truncated and levelled with made ground.
22. Berkshire Archaeology were consulted as part of the subject application. The building is sited on land 75m from the previous buildings on what was initially an arable field. Berkshire Archaeology records two cropmarks less than 50 m north of the proposed building footprint and the archaeological potential for the area as a whole is relatively high. Whilst the results of the earlier evaluation showed limited findings, Berkshire Archaeology has noted that the application site is of reasonable size, meaning any construction work is likely to impact a relatively significant area of ground. The stripping of top and subsoils and the digging of foundations and service trenches would destroy or truncate any archaeological horizons underlying this area.
23. Further elevation should be conducted to test whether archaeological deposits survive. This forms Condition 5. As a postscript, Berkshire Archaeology were notified that some groundworks had already been commenced by the applicant and whilst this poses a significant risk of damage to potential finds, works have since ceased and it remains appropriate to ensure that Condition 5 is included.

Residential Amenities

24. The shed is sited amongst other similar sized agricultural sheds and is not less than 100m from the nearest residential property. Any additional noise from the movements in and around the barn are to be considered against the backdrop of the well-established farming operations and in this respect, there is no perceived adverse impact upon surrounding residential properties.

Access and Movement

25. There is ample space for parking, deliveries and loading and unloading in and around the existing barn building and existing accesses onto Dunt Lane and Lines Road are satisfactory. Accordingly, there are no highways, traffic, or parking implications.

Landscaping and Trees

26. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees, and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
27. The building will be housed within the open countryside, well removed from any trees. Accordingly, there are no tree impacts. Condition 4 of 181534 for the most recently approved (and constructed) barn required additional landscape hedge screening along the southern and western sides of the wall surrounding the agricultural building that has been constructed to the north of the application site. The condition cross referenced the landscape requirements of the planning permission F/2015/1235 for the cattle yards to its north and east. The applicant has confirmed that the landscaping for either permission has never been implemented. Condition 4 therefore requires additional landscaping details as the previous landscaping would no longer serve its purpose given the subject building is outside of the hedgerow.

Ecology

28. The area where the shed is proposed was being excavated at the time of inspection and it is unlikely that bats or other protected species will be affected. Ecological measures also formed part of the approval for the recently constructed sheds and there is nothing in this application that would depart from or alter these outcomes. On this basis, no objection is raised.

Building Sustainability

29. The proposal involves a lightweight timber structure and subject to its construction according to building regulation, it is acceptable.

Flooding and Drainage

30. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site is located within Flood Zone 1 and the shed has a non-residential use and does not introduce any additional vulnerability to the site. It is therefore acceptable in terms to Policy CC09.

31. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. With its location amongst arable farmland, there is no in principle objection with the proposal. However, when considering the cumulative increase in impermeable areas associated with the additional barn buildings and its surrounds as the subject barn is located outside of the main curtilage of buildings, it is considered necessary to ensure that soakaway details are provided under Condition 3.

Environmental Health

32. There are no environmental health related concerns with the development, including noise management, contamination/remediation, or agricultural related management issues.

Employment Skills

33. Policy TB12 of the MDD Local Plan states that major development should be accompanied by an Employment and Skills Plan to show how it accords opportunities for training, apprenticeship, or other vocational initiatives. However, when considering the lightweight nature of the building and its minimal construction costs, there is no justification for an employment skills plan in this instance.

The Public Sector Equality Duty (Equality Act 2010)

34. The Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There is no indication or evidence that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities and there would be no significant adverse impacts upon protected groups.

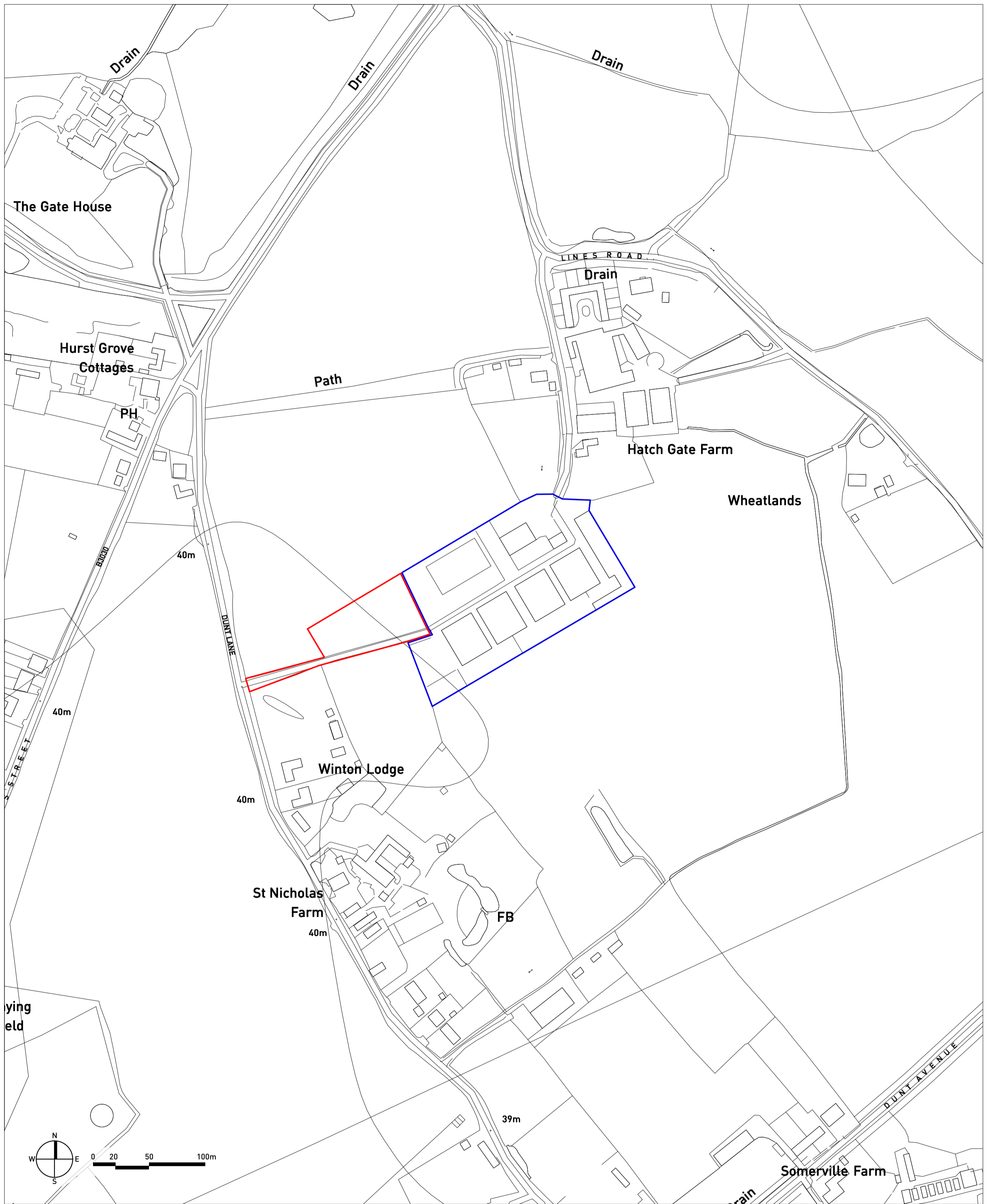
Community Infrastructure Levy

35. The application is not liable for CIL payments.

CONCLUSION

36. There is sufficient justification and demonstrated need for an additional agricultural building and it is accommodated in a manner that is complimentary to the rural setting of the farm. Subject to the imposition of drainage details in Condition 3, landscape screening in Condition 4 and archaeological investigations in Condition 5, there are no objections to the proposal.

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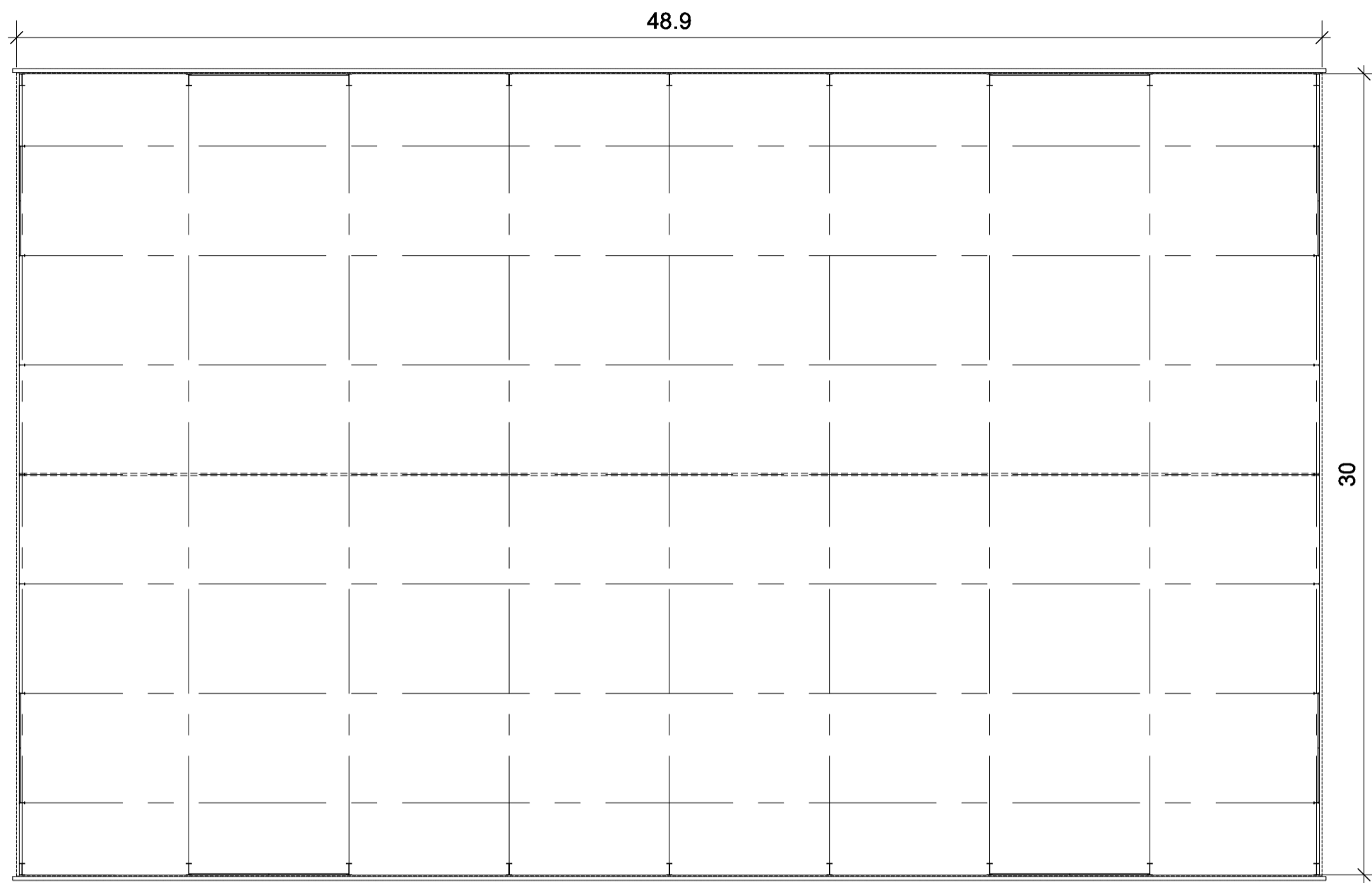
KEY

- APPLICATION BOUNDARY
- LAND WITHIN APPLICANT'S OWNERSHIP

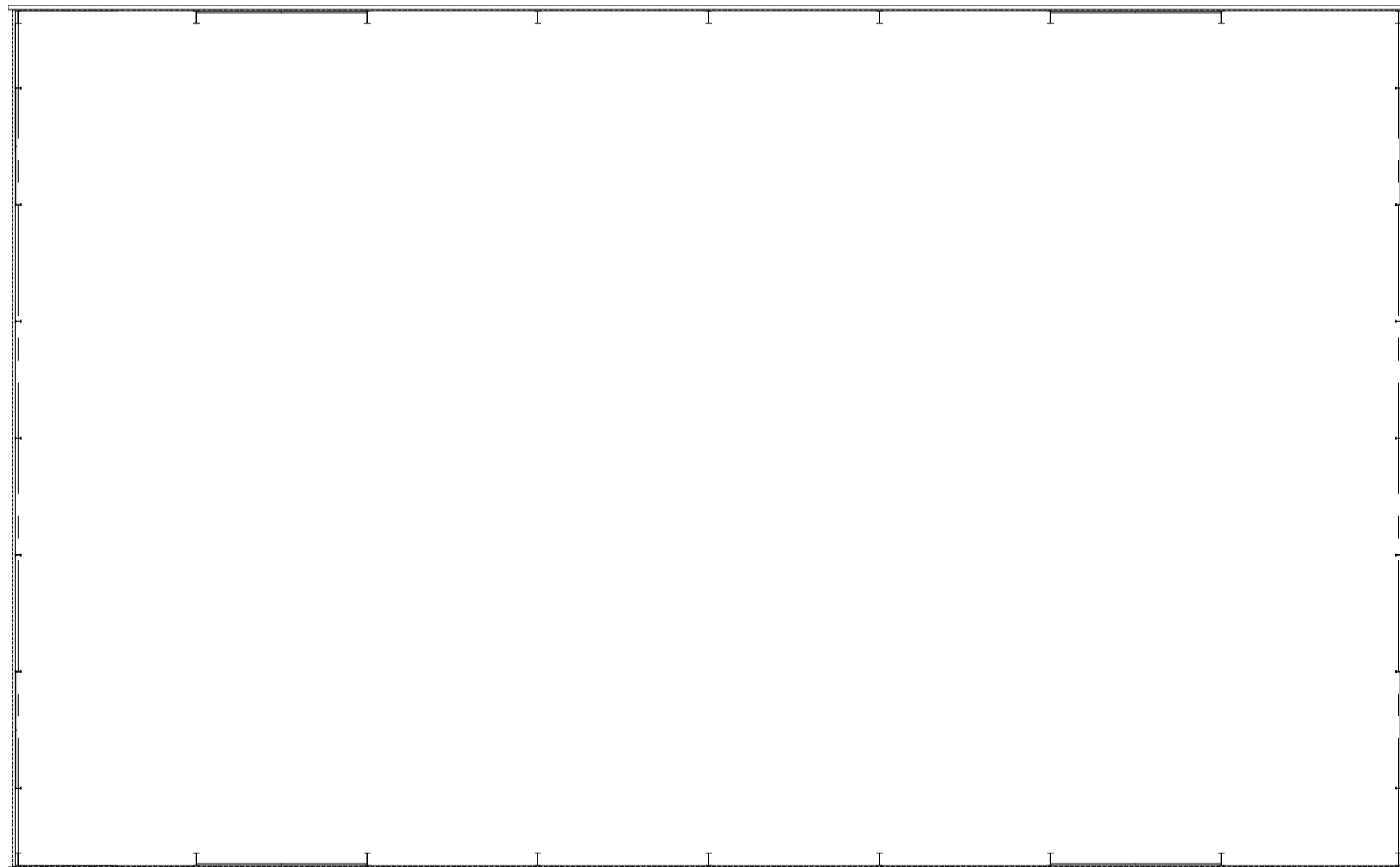
HATCH GATE FARM, HURST - SITE LOCATION PLAN



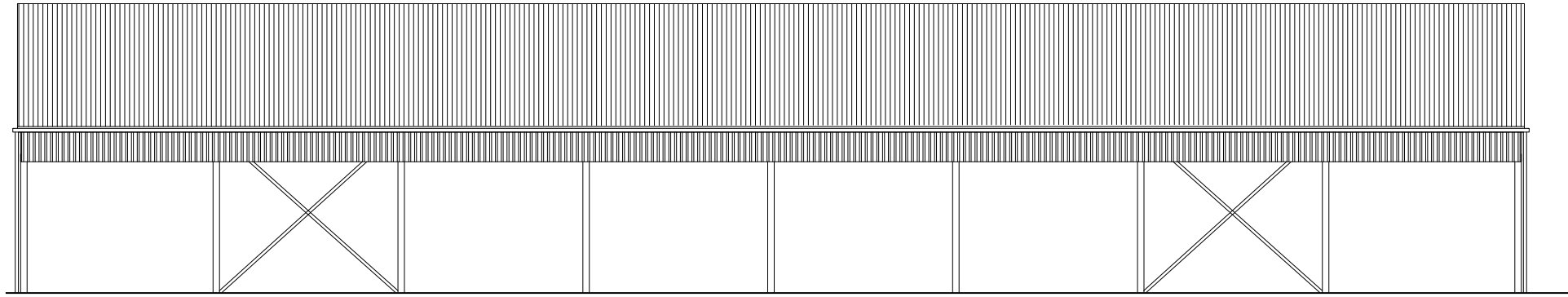
ROOF PLAN



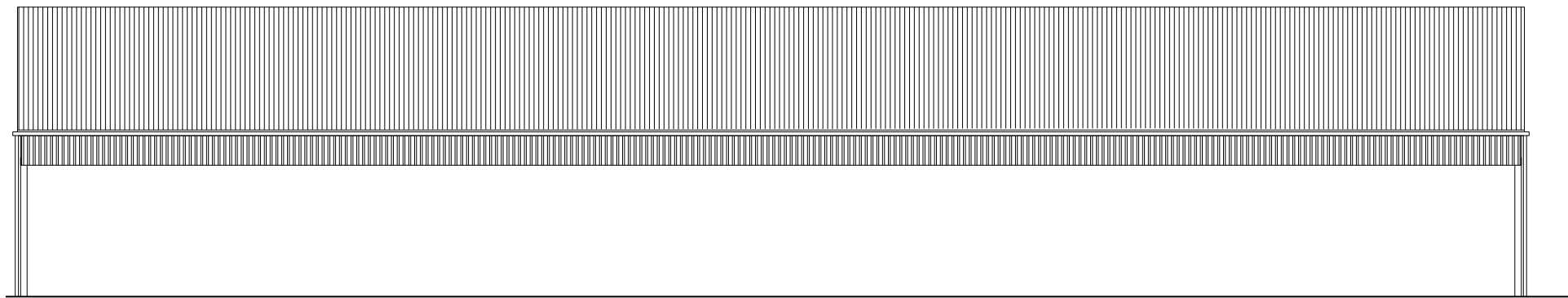
FLOOR PLAN



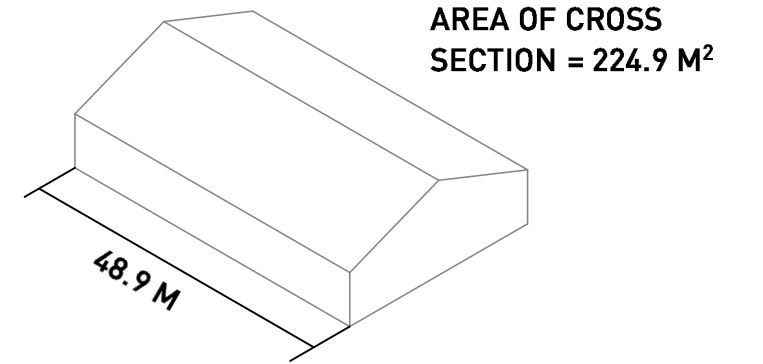
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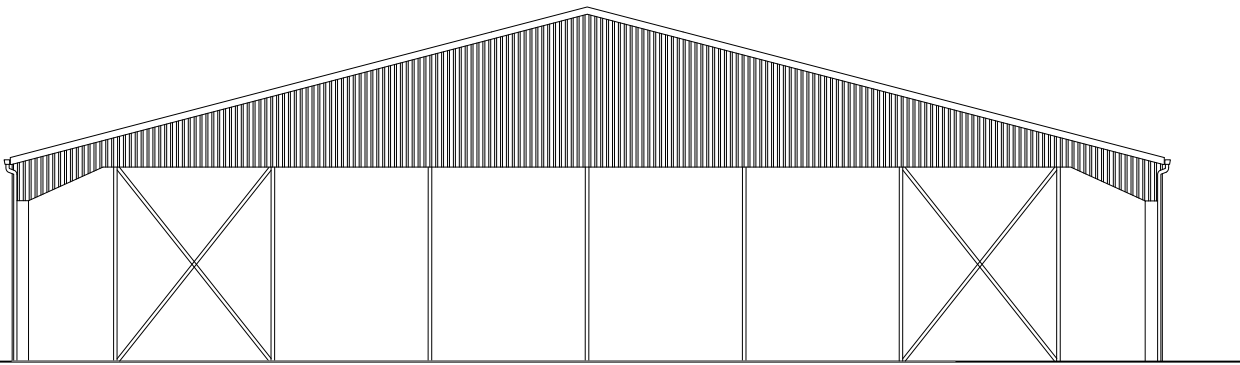
NORTH ELEVATION



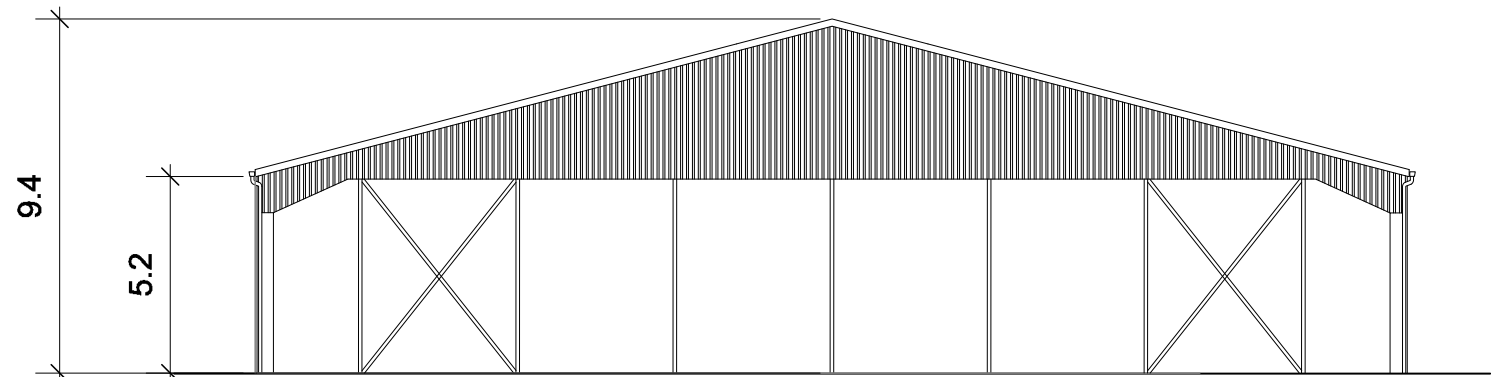
SOUTH ELEVATION



VOLUME = 10,997 M³



EAST ELEVATION



WEST ELEVATION



HATCH GATE FARM, HURST - PROPOSED ELEVATIONS



From: [Marcia Head](#)
To: [Simon Taylor2](#)
Subject: FW: Comments relating to 211634 ~[UNCLASSIFIED]~
Date: 21 June 2021 11:51:09

Morning Marcia –

I requested an extension of time through the planning portal to respond to 211634.

Our response is “no comment”.

Would you please advise the appropriate planning officer.

Many thanks,

Maria.

Mrs Maria Bradshaw,
Clerk to St Nicholas Hurst Parish Council.

W: www.hurstpc.org.uk

E: clerk@hurstpc.org.uk

T: 0118 9798914

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Agenda Item 19.

Application Number	Expiry Date	Parish	Ward
211398	5 August 2021	Woodley and Winnersh	Loddon and Winnersh

Applicant	Hochsoll Properties Ltd
Site Address	Former Showcase Cinema Car Park/Park and Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh RG41 5HG
Proposal	Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates, and fencing
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Major application (>1 hectare)

FOR CONSIDERATION BY	Planning Committee on Wednesday 14 July 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The site lies to the rear of the existing Showcase Cinema building and the A3290 at Winnersh. It was originally constructed as a Park and Ride facility operated by Wokingham Council in the early to mid-1990s, but the use has since ceased with the redevelopment and expansion of Winnersh Triangle Park and Ride, which provides more convenient connections with rail services. It falls on the settlement edge, with about 5% of the site at its northern end within the countryside.

The subject application seeks to utilise the existing car park including hardstanding for the storage of materials, shoring and temporary works equipment and vehicles associated with a civil engineering business. It also includes a welfare cabin building, fencing and some landscaping works.

The identified issues relate to its location within Flood Zone 3, retention and protection of the adjacent bridleway, noise disturbance to residential properties, retention of landscaping and the impression upon the character of the area. Broad support has been received from consultees and the parish councils and adjoining parish councils. Whilst there were a number of letters of support, these emanate from outside the consultation area, with six letters of objection from properties to the west of the site in Colemans Moor Lane.

Given the surrounding area, there is an acceptable impression on the character of the area, there are no adverse traffic implications, noise disturbances will remain within acceptable levels and flooding protection is maintained. Subject to Condition 3 requiring additional tree planting (including along the western boundary with the bridleway and the River Loddon), Condition 5 limiting the hours of use, Condition 6 limiting the height of external storage and Condition 7 prohibiting any external lighting or amplification, it represents a satisfactory reuse of a redundant parcel of land.

PLANNING STATUS

- Part Major Development Location (majority of site)
- Part Countryside (northern part of site)
- WBC owned land (flyover)
- Public Right of Way along western and northern edges of site
- Rights of Way Improvement Plan - Proposed New Route
- Flood Zone 3
- Veteran trees to western boundary (Ash, Alder x2, Willow and Field Maple)
- Bat consultation zone
- Adjacent to Biodiversity Opportunity Area
- Adjacent to Local Wildlife Site
- Sand and gravel extraction consultation zone
- Adjacent to classified road
- Adjacent to adopted highway

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:

Conditions

1) Timescale

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).

2) Approved details

This permission is in respect of the submitted application plans numbered 49583/4001/003, Rev B, dated 4 May 2021 and received by the local planning authority on 5 May 2021, the plan numbered QF-095, dated 20 March 2019 and received 6 May 2021 and the plans numbered 49583/4001/001, Rev H, dated 14 April 2021 and undated plan 010, both received on 28 June 2021. The development shall be carried out in accordance with the approved details, including site fencing, 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.

3) Soft landscaping details

Prior to the commencement of the development, hereby permitted, a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted shall be submitted to and approved in writing by the local planning authority.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following first use of the site. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4) Compliance with Arboricultural Method Statement

The development and any other operation hereby approved, shall take place in complete accordance with the recommendations of the Arboricultural Method Statement prepared by Arbtech dated 14 April 2021 and received 29 April 2021. (hereinafter referred to as the Approved Scheme).

No operations shall commence on site in connection with development hereby approved (including any tree felling or pruning, soil moving 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. 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.

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.

5) Hours of use

The opening hours of the site, including any operation or movement of machinery shall not operate other than between the hours of 7am-7pm, Monday to Saturday and 10am-5pm on Sundays or Bank Holidays.

Reason: To safeguard residential amenities.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6) External storage

Materials, goods, containers, plant and/or equipment shall not be stacked or deposited externally to a height exceeding 5.0m above the level of the ground at the location where they are stacked.

Reason: To safeguard the visual amenities of the area.

Relevant policy: Core Strategy policies CP1 and CP3.

7) External lighting and amplification

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting or amplified address system(s) shall be installed on the site or affixed to any buildings on the site without details first being submitted to and approved in writing by the local planning authority.

Reason: In the interests of neighbour amenity and ecology.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies TB21 and TB23.

8) No change of use

The site shall be used only for Class B8 storage and for no other purpose, including any other purpose in Class B of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

Reason: In granting this permission, it is pertinent to maintain suitable levels of neighbour amenity and the local planning authority wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

9) Site operation restrictions

No washing down of plant or vehicles is to occur within the site and loose materials such as aggregates, chemicals or other similar items are not to be stored on the site.

Reason: To prevent discharge of foreign matter into the River Loddon.

Relevant policy: National Planning Policy Framework Policy 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC10.

Informatives

1) Woodley Footpath (PROW)

No materials are to be stored on the adjacent public right of way footpath to the west of the site.

2) Consultation with Rights of Way Team

The applicant is advised to contact the Council's Public Rights of Way team at localities.environmental@wokingham.gov.uk prior to the preparation of soft landscaping details as required by Condition 3. This is to ensure that there is no impediment to access along the adjacent public right of way footpath and any associated improvement works that might necessitate the unnecessary removal of established vegetation.

3) Section 106 agreements for the Park and Ride use

The original approval for the Park and Ride site (ref: 43748) and a subsequent extension to the car park (ref: F/1999/70438) were subject to obligations between the applicant and the Council as contained within respective s106 legal agreements. As the obligations apply to respective successors in title, it is the responsibility of the applicant to ensure that these obligations are discharged, where appropriate.

4) Pre commencement conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

5) Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

6) Advertisement consent

This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

7) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on

site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

8) Discussion

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 a full pre-application process being undertaken by the applicant and amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity.

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.

PLANNING HISTORY

App No.	Description	Decision/Date
36429 (outline)	Multiplex cinema, car park, drive through restaurant, habitats resource centre and flood storage	Approved 15 November 1990
37437	Park and ride facility	Approved 29 May 1991
37438	Bus shelter and café	Refused 29 May 1991
37448	Revised access to cinema site	Approved 12 February 1992
43748	Multiplex cinema and car park	Approved 27 July 1995
VAR/1996/63577	Variation of Condition 16 of 43748	Refused 25 September 1996
VAR/1996/63877	Variation of Condition 17 of 43748	Refused 26 July 1996
F/1996/64263	Single storey security building	Approved 8 October 1996
A/1996/64281	Illuminated projecting sign	Approved 1 November 1996
VA/1996/64283	Relaxation of Condition 6 of 43748 to allow extended working hours	Approved 21 October 1996
VAR/1996/64611	Variation of Condition 16 of 43748 to allow cinema and park and ride facility with amended traffic lights signalling in lieu of bridge	Approved 23 October 1997
A/1997/65962	Two flagpoles	Approved 15 August 1997
ALUD/1999/1020 F/1999/70438	First floor extension to cinema	Approved 6 June 2001
F/2004/1207	First floor extension to cinema	Not proceeded with
F/2015/0415	New shopfront	Approved 7 April 2015
181761	Enclosure of outdoor seating area to create shop	Approved 14 August 2018

SUMMARY INFORMATION

	Existing	Proposed
Site area	Approximately 2.8 hectares (Park and Ride site)	1.5 hectares of Park and Ride site used
Land use	Transport facility (car park)	External storage (Class B8)

Floorspace	0m2	30m2 (welfare building)
Employment	0	10 FTE and 30 part time
Parking spaces	1040 (including cinema car park to the south)	Loss of 530 spaces on Park and Ride site
Trees	2 plus eight groups of trees	Partial removal of five groups

CONSULTATION RESPONSES

WBC Env. Health	No objection, subject to measures and restrictions in Condition 5 relating to minimise neighbour amenity impacts (noise).
WBC Drainage	No objection.
WBC Highways	No objection, subject to a condition relating to parking and turning.
WBC Trees and Landscaping	No objection, subject to Condition 3, requiring replacement and additional tree planting and retention of existing trees in details to be submitted.
WBC Public Rights of Way	No objection, subject to Informative 1.
WBC Policy	No objection.
WBC Ecology	No comments received
Environment Agency	No comments were received within the statutory consultation period and the Council is entitled to make a recommendation.
WBC Waste Services	No comments received
WBC Property Services	
Thames Water	

REPRESENTATIONS

Woodley Parish Council	No objection.
Winnersh Parish Council	<p>The following observations are provided:</p> <ul style="list-style-type: none"> • Lower parts of the site flood more often than every five years as suggested in the flood risk assessment. • Additional screen planting is required along the boundaries to the highway and the river <p><u>Officer comment:</u> The flood risk assessment acknowledges anecdotal evidence of regular flooding more often than stated in the EA modelling, and this is factored in in the considerations. Refer to paragraph 45.</p> <p>Landscaping enhancement is required, including along the western boundary, in Condition 3.</p>
Earley Parish Council (adjoining)	No objection, subject to conditions regarding the type and location of boundary treatments; landscaping details; controls over lighting; footpath and bridleway provisions and hours of use.

	<p><u>Officer comment:</u> Refer to Conditions 3, 5 and 8 and Informatives 1 and 2. The fencing details are adequate and form part of the approved details (see Condition 2).</p>
Ward Members	<p>Councillor Bray supports the proposal, subject to screen planting along the boundaries to the highway and the river and a flood evacuation plan (with alternative parking area).</p> <p>Councillor Fishwick made the following observations:</p> <ul style="list-style-type: none"> • Additional tree screening would be welcome • The river floods more often than every five years as suggested in the flood risk assessment <p><u>Officer comment:</u> Refer to comments above.</p>
Neighbours	<p>The application was consulted to neighbours from 6-27 May 2021. Submissions against the proposal were received from the following properties, all of which lay opposite the site:</p> <ol style="list-style-type: none"> 1) Colemans Moor Road, Woodley RG5 4DL (no house supplied) 2) Colemans Moor Road, Woodley RG5 4DL (no house supplied) 3) Colemans Moor Road, Woodley RG5 4DL (no house supplied) 4) Colemans Moor Road, Woodley RG5 4DL (no house supplied) 5) 4 Colemans Moor Road, Woodley RG5 4DL 6) 6 Colemans Moor Road, Woodley RG5 4DL 7) 10 Colemans Moor Road, Woodley RG5 4DL <p>The submissions raised the following issues:</p> <p>Trees</p> <ul style="list-style-type: none"> • Tree removal is occurring despite the planning statement suggesting otherwise • Tree removal along western boundary should not be allowed to ensure continued screening and privacy of the site with additional planting required • Should be returned to woodland <p><u>Officer comment:</u> Tree removal is limited only to that required for the palisade fence and is required to be replaced and enhanced in Condition 3. It is not feasible to revert to its original state prior to the development of the site as a Park and Ride.</p> <p>Neighbour amenity</p> <ul style="list-style-type: none"> • Light spill and noise disturbance from users, vehicles, and generators • No additional lighting should be permitted • What limits to hours of use are there? <p><u>Officer comment:</u> Hours of use are discussed in paragraph 29 and no additional lighting is proposed. Light spill is considered in paragraph 30 and not considered an issue.</p>

Flooding and drainage

- Discharge of chemicals to the River Loddon should be prevented
- Emergency evacuation of materials should be ensured during flooding events
- Washing down should not then flow into the River Loddon

Officer comment: By Condition 8, there will be no chemicals stored on site or washing down of vehicles and movement of items off site during a flooding event is considered in the flood risk assessment and considered to be acceptable. Condition 9 prohibits the washing down of plant and equipment on the site.

Ecology

- Loss of wildlife from tree removal and operation of lighting

Officer comment: The tree removal is limited to minor undergrowth and is to be replaced and enhanced by Condition 3. No external lighting is proposed, and this is enforced in Condition 8.

Character

- Fencing is unattractive

Officer comment: The fencing is acceptable for security purposes and no objection is raised, as noted in paragraph 22.

Other

- How will WBC use the funds from the sale of the land?
- How will Hichsoll enrich and support the local area

Officer comment: These comments are not relevant to the planning application.

- Submissions in support of the proposal are directly related to the applicant and not from the immediate area

Officer comment: This is noted.

Submissions **in support** were received from the following properties, none of which lie within 400m of the site:

- 8) Coppice Road, Woodley RG5 3RA (no house supplied)
- 9) Harvard Close, Woodley RG5 4UJ (no house supplied)
- 10) Foxglade House, 356 Wokingham Road, Earley RG6 7DE
- 11) 156 Fullbrook Avenue, Spencers Wood RG7 1FJ
- 12) Skylark Way, Shinfield RG2 9AD (no house supplied)
- 13) 12 Taynton Walk, Reading RG2 0BB

- 14) Josephine Court, 18 Southcote Road, Reading RG30 2DG
- 15) Craig Avenue, Norcot RG30 2PF (no house supplied)
- 16) 19 Hagbourne Close, Woodcote RG8 0RZ
- 17) 42 Gatcombe Close, Calcot RG31 4XQ
- 18) 6 Tylers Place, Tilehurst RG30 6BW

The submissions raised the following:

- Will bring employment
- Reuse of a derelict site
- Will improve the character of the area
- Will stop anti-social behaviour

Officer comment: The above factors weigh in favour of the proposal, as noted in the conclusion at the end of the report.

One **neutral** comment was received from:

- 19) 36 Loddon Bridge Road, Woodley RG5 4AS

It raised the following:

- Site floods more often than the FRA suggests
- Vegetation along the western boundary should be retained as a flood defence

Officer comment: These comments have been addressed above.

APPLICANTS POINTS

The site has been used for the parking of cars and use by large commercial vehicles (buses) in the past, with access to Bader Way. It is a noisy area with existing development of road and rail infrastructure. The site is very well-contained physically and visually, with the tree bank, the elevated road and access ramp, and the raised Bader Way.

The land has laid unused for many years. The proposed use is an ideal way to reintroduce a use on previously developed that that has economic benefits. Paragraph 117 of the NPPF seeks the more efficient use of land, stating that "*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses... Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land*".

Much of the site is within the settlement boundary, and paragraph 118 states that planning decisions should "*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*".

With regards to the small area of land outside the settlement boundary, paragraph 84 states that '*The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*'

The proposals will bring economic benefits, with 40 jobs created on the site. Paragraph 80 of the NPPF states that “*Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*”.

Paragraph 38 of the NPPF states that “*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should... work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area*”.

One of the overarching objectives of sustainable development, as set out in paragraph 8 of the NPPF, is the economic objective, namely “*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*”.

The proposed development would satisfy this objective. The proposal would lead to economic benefits, to which substantial weight must be attached. This submission has demonstrated there would not be any conflict with the relevant policies of the development plan, with suitable planning conditions ensuring control over the form of development: the fences and the welfare cabin. The pre-application response from the Council found that the proposed development would be consistent with the development plan’s sustainable development objectives, and with the NPPF.

The strong support in the NPPF, and the absence of any conflict with planning policies, therefore, point to permission being able to be granted.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Core Strategy 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP11	Proposals outside Development Limits
	CP15	Employment Development
Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB11	Core Employment Areas
	TB12	Employment Skills Plan

	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
Borough Design Guide	BDG	Section 5, 6 and 7.

PLANNING ISSUES

Description of Development

1. The proposal involves the part use (approximately 1.5 hectares) of the existing disused Showcase Cinema car park/Winnersh Park and Ride facility for the storage of materials and engineering and construction vehicles associated with a civil engineering business (use class B8). It is accompanied by a 30m² welfare building in the south eastern corner under the existing flyover, 2m high fencing around the site and some tree removal.

Description of Site

2. The site measures 2.5 hectares and comprises an open car park framed by mature trees around the northern, western, and southern boundaries and The Bader Way and interchange with the A3290 on the eastern boundary. The A3290 flyover intersects the southern end of the site. The site is at the edge of and predominantly within the settlement boundaries with the Showcase Cinema (and carpark) to the south, the River Loddon flowing along the western and northern boundaries with residential properties across the river to the west and countryside, the A329 and Winnersh Triangle Business Park to the east.

Principle of Development

Site History

3. Showcase Cinemas was approved in 1995, with 12 screens and 995 car parking spaces. It was contrary to the Development Plan at the time but approved, in part, to enable the development of a park and ride facility on the site to the north/rear. This permission was subject to a legal agreement for the Park and Ride.
4. F/1999/70438 then granted approval for a first-floor extension to the cinema complex, comprising of two additional screens with 42 additional car spaces. As part of the assessment of that application, the parking arrangement was acceptable with Condition 5 requiring sharing of the Park and Ride car park by the cinema and park and ride facility.
5. The cinema reopened in May following the Covid-19 lockdown period, but the Park and Ride is no longer in use, being replaced by the Winnersh Triangle Park and Ride at Winnersh Triangle railway station 220m to the south east.

Settlement Edge/Location with the Countryside

6. About 85% of the car park (1.25 hectares) is within the settlement limits of the major development location of Winnersh. Only the very northern end of the site (about 0.25

hectares) is designated countryside. The delineation arises because of the extension of the carpark, approved as part of F/1999/70438, came after the alignment of the settlement boundary in the Development Plan and it has not been changed since.

7. The principle of the proposed Class B8 use is acceptable within the settlement limits, and it satisfies the principles in the Core Strategy and the relevant policies in the MDD Local Plan, subject to consideration of other issues within the body of this report. It is also consistent with the intent of paragraph 118 of the NPPF, which gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
8. Policy CP11 of the Core Strategy does not normally permit development outside of development limits. Exceptions include where it involves a sustainable rural or recreational enterprise, does not lead to excessive expansion away from the original building and is contained within a building suitable for conversion.
9. Paragraph 80 of the NPPF seeks to create the conditions in which businesses can invest, expand, and adapt with significant weight placed on the need to support economic growth and productivity, taking account of local business needs and wider opportunities for development.
10. Paragraph 83 also aims to promote the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and the development and diversification of agricultural and other land-based rural businesses. It must, however, be read in the context of paragraph 84, which states that it is *'important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'*
11. A Class B use within this countryside site does not strictly comply with Policy CP11, but it would meet the purposes of the policy in terms of maintaining the quality of the environment and it would be consistent with the overriding intent of NPPF, which aims to sustain economic growth and to allow businesses to expand.
12. Only a small part of the site encroaches into the countryside, and it is already developed as a car park. The proposed use is acceptable within the settlement limits, allows for a suitable adaptive reuse of the site and is well contained by existing development such as the A329. On this basis and when subject to Condition 3 requiring landscape screening, no objection is raised.

Loss of Transport Facilities

13. Policy CP10 of the Core Strategy states that improvements to the Strategic Transport Network will be provided to ameliorate major environmental or safety problems and to support new development in partnership with other authorities. Policy CC08 of the MDD Local Plan then states that proposals which would compromise the implementation of the Strategic Transport Network and for other transport related schemes would not be supported.

14. The Park and Ride facility operated by Wokingham Council has since ceased to exist because it is prone to flooding and the redevelopment and expansion of Winnersh Triangle Park and Ride allows better connectivity with rail services. As such, the loss of the defunct park and ride facility at Showcase would not compromise the delivery of high-quality express bus services or mass rapid transit along the A4 and A3290 corridors as identified in the Development Plan and the principle of the proposed use is acceptable.

Core Employment Areas

15. Policy CP15 of the Core Strategy permits business/industry within Core Employment Areas and elsewhere within development limits where it involves redevelopment, refurbishment, or minor extension of buildings in employment use. Policy TB11 of the MDD Local Plan also aims to direct employment growth in Core Employment Areas.
16. The site is not nominated as a Core Employment Area, it involves the introduction of a new employment use (rather than redevelopment, refurbishment, or minor extension) and is partly outside of the development limits. However, it has good accessibility, involves adaptive reuse of an existing car park without modification or environmental harm and it is within walking distance of the Winnersh Triangle Core Employment Area. On this basis, no in principle objection is raised.

Sustainability

17. Policies CP1, CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials and this is reinforced in Paragraphs 102, 103, 108 and 110 of the NPPF. With good vehicular access to the A3290 and being within walking distance to facilities and services at Showcase Cinema, Winnersh Triangle, rail services at Winnersh Triangle Train Station as well as access to public rights of way and cycle infrastructure, the site is well suited for reducing car dependency for staff. It is also worth noting the the prospective client will serve the local area, reducing the length of trips made by vehicles being stored on the site.

Character of the Area

18. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, layout and character of the area and must be of high-quality design. NR1, NR2 and NR3 of the Borough Design Guide states development should have positive design features and respond to key characteristics of the site.
19. Most of the site is laid with hardstanding (comprising of in excess of 500 car spaces and aisles) with the remainder consisting of pockets of vegetation beds within and around the edges of the site softening the character of the area. The site itself is well contained along the west by trees lining the River Loddon and by roads - The Bader Way and the flyover to the eastern and southern boundaries.
20. The provision of the welfare building, site fencing and external storage all contribute to a minor cumulative change to the character of the area. Tree removal is discussed in paragraphs 40 and 41.



Looking north under the A3290 overpass, including the area of the welfare cabin

21. The welfare building measures 9.8m (l) x 3.0m (w) x 2.7m (h) and has a form not dissimilar to a shipping container albeit with windows to each elevation. Whilst contributing little in architectural appeal, it is sited in the south eastern corner underneath the flyover where it will not contribute to any significant impression on the streetscene. Against the backdrop of the road above, no objection is raised.
22. NR12 requires consideration of boundary treatments. The fencing is necessary to secure the site and would include close boarded fencing to the western boundary and steel palisade fencing to the rest of the boundary, all to a height of 2m. In the south eastern corner opposite the Wharfedale Road roundabout, the close boarded fencing is setback at least 5m from the kerb and positioned behind landscaping, where it will appear less prominent in views. Extending to the north, it is below the flyover and increasingly separated from the on ramp to the A3290 such that it does not pose an unreasonable streetscape imposition. The palisade fencing around the remainder of the site is acceptable on account of its open nature and because it does not present to any street frontage. Where it adjoins the right of way along the western boundary, it will be supplemented by landscaping as negotiated in Condition 3.
23. The type of storage includes temporary works equipment, groundwork equipment and materials, including concrete pipes, bracing, trench sheets, road plates, formwork panels, prefabricated structures, and smaller items for groundwork equipment that is stored in containers for security and safety purposes. It would not include mounds of spoil or materials.
24. The vehicles are estimated to a height of approximately 4m, but it was proposed that plant would extend to a height of 8m. This is viewed as excessive and to maintain a degree of orderliness and to restrict the impacts associated with large numbers of structures projecting above the site, Condition 6 limits the height of external storage to 5m. It would otherwise prove difficult to control/condition the management of storage within the site but because of there is no storage of aggregate and most of the items are larger, bulkier items, it is not envisaged that there would be a mismanaged or disorderly appearance to the storage of items within the site. Further, the site is at least 1m lower than the road level in the south eastern corner of the site,

increasing to 2.5m at the north eastern corner. Coupled with a 2m high fence around the site and existing and enhanced landscaping along the western boundary, the storage will not be apparent to a height of 5m and will project only marginally above the fence level.



Tree coverage to the west of the site and the change in level to the east of the site

25. Paragraph 180 of the NPPF aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. No new lighting is proposed and is controlled as such by Condition 7. This would protect the edge of settlement location.
26. Policy CC02 of the MDD Local Plan states that development at the edge of settlements is acceptable where it is demonstrated that it is within development limits and respects the transition to the open countryside and RD9 of the Borough Design Guide SPD requires an edge and incorporation of soft landscaping to integrate to the rural setting. There is a technical non-compliance with the above requirements because there would, in effect, be a hard edge. However, it is existing and otherwise well contained by natural and built features such that no objection is raised.

Residential Amenities

27. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
28. The site is relatively conducive to a Class B8 use, with the countryside to the east, Winnersh Triangle to the south east and a bank of trees lining the River Loddon on the west. The nearest residential properties are 80m to the west across the River Loddon on Colemans Moor Lane. A total of seven objections were received from properties in Colemans Moor Lane with two raising concern on noise disturbance grounds.
29. A Noise Assessment was not submitted with the application and the applicant has requested proposed hours of use are 7am-7pm, Monday to Saturday and 10am-5pm on Sundays. The Council's Environmental Health Officer has reviewed the proposed arrangements and raised no objection. During operating hours, the background noise level would be dominated by traffic on the A3290, Wokingham Road, the on and off

ramps and the nearby railway line. Further, the storage use is generally less susceptible to continued high noise levels that are usually associated with a more industrial Class B use. The proposed hours of use are therefore appropriate. 24 hours access was also sought for after-hours parking of vehicles but not for operational activities. It is noted that the Park and Ride permission is unrestricted in this sense but it is also noteworthy that that permission is generally confined to AM and PM peak movement of buses and even then, on an intermittent basis. The ramifications of allowing 24-hour access for a Class B8 use is unreasonable on account of the background noise level in the surrounding area being much lower during the evening and night and noise sources arising from reversing lorries and unenforceable movements. Condition 5 is therefore worded to reflect the above arrangements.

30. The application does not include any proposed lighting and because of the separation and tree cover to the west, headlight glare is not envisaged to pose a concern.

Access and Movement

Parking

31. F/1999/70438 was approved on the basis of the dual use of the Park and Ride car park as overflow car parking for the cinema use and so the loss of this car parking requires consideration. Policy CC07 and Appendix 2 of the MDD Local Plan requires a minimum of 662 spaces for the cinema and retail use of the Showcase building. There are 530 car spaces within the Reading Road car park and 152 spaces to the north of the building – a surplus of 20 spaces.
32. Policy CC07 requires 1.2 spaces for the storage use. More realistically, though, with ten full time staff and 30 other part time staff, it is anticipated that many more car spaces would be required. There is ample space within the site to accommodate parking (and it is within easy walking distance of Winnersh Triangle station). 30 spaces are to be retained for parking alongside the welfare building in the south eastern corner. This is considered adequate and there is no concern with the parking provision. As the parking is already marked out and there are no current restrictions on where storage is to occur, it is not necessary to condition the parking provision.
33. Cycle parking will be in the form of the five existing covered Sheffield stands for 10 bicycles under the flyover, This is in excess of the standard and whilst it is not enclosed, the site is securely fenced, and the proposed arrangement is acceptable.

Traffic

34. A Transport Statement (Stantec, January 2021) was submitted with the application indicating vehicle types, trip movements and access. The development will have three 3-tonne diesel forklifts permanently on site, and four articulated HGVs, ten 7.5-32-tonne rigid HGVs and 15 3.5-tonne LGVs parked on site.
35. It is estimated that there would be 140 daily movements to and from the site. Whilst this represents an increase against the vacant site, it is significantly fewer movements than generated by the Park and Ride when it was in operation (approximately 720 daily movements). Regardless of any comparison, the site is

conveniently located at the on ramp to the A3290, which minimises any potential impact upon existing traffic movements on local roads, and the likely traffic generation is appropriate within the surrounding roads.

Access

36. The application was submitted with swept path plans which show internal manoeuvrability for larger HGVs is achieved subject to some existing areas remaining open. Forward movement to and from the site is achieved, there is sufficient waiting area at the entrance to ensure that a 13.5m low loader would not affect existing highway movements at the entrance gate and there are adequate visibility sightlines at the existing entrance.

Public Rights of Way

37. Woodley Footpath 4 extends along the western and northern boundary along the eastern side of the River Loddon. There are no encroachments upon the right of way though Informative 1 notes that no materials being stored on the footpath.
38. Strategically, the Council is aiming to upgrade the footpath, including surface and width to accommodate cycle and horse riders as part of the Loddon Long Distance Path. The applicant has been in discussion with the Council on this aspect and nothing in this application would hinder this process. The design of the steel palisade fence along the boundary creates a somewhat industrial appearance but would be able to be mitigated with suitable planting in the future, as to be negotiated in Condition 3.

Landscaping and Trees

39. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees, and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
40. A Tree Survey and Arboricultural Method Statement (AMS) were submitted with the application. Some minor tree removal would be required along the western boundary to accommodate the fence alongside the right of way. The AMS is not entirely clear with the extent of tree removal as the trees are grouped rather than individually nominated. However, the extent of tree loss is minimal, being limited to lower undergrowth with none of the prominent trees affected. The tree removal is only necessary to accommodate the security of the site. Trees that are lost will be replaced and enhanced (additional planting will be required) in a Tree Planting Strategy and landscape plan in Condition 3. This would need to be undertaken in consultation with the Council's Rights of Way team, as noted in Informative 2.
41. Construction of the fence postholes within the root protection areas of trees are to be hand dug as required by the AMS and detailed in Condition 4. Given the existing vegetation is contained within planters and around the perimeter of the site, it is unlikely that the site operations will lead to a gradual degradation of the landscape quality of the site.

Ecology

42. 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. The site is within an area where bats have been found and is also adjacent to a Biodiversity Opportunity Area and Local Wildlife Site, with the River Loddon and Dinton Pastures Country Park to the north providing suitable habitat. However, given there are no physical works to the site and no external lighting forming part of the proposal, there are no adverse ecological impacts. Fencing around the western and southern boundaries is open in form and allows wildlife movement. Fencing along the eastern boundary is close boarded but given it adjoins the on ramp to the A3290, it is highly unlikely that wildlife would be impeded in their movements.

Waste Storage

43. Waste generation is limited to that from workers on site. A wheely bin adjacent to the welfare cabin is proposed, which is acceptable, and no specific conditioning is required.

Flooding and Drainage

44. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site is located alongside the River Loddon which accommodates flows from South Lake and Bearwood Lake. It is mostly within Flood Zone 3a and 3b (functional floodplain) with parts in the south eastern corner in Flood Zone 2. It has a high probability of flooding and is also surrounded by flood vulnerable areas. Environment Agency modelling indicates a 1 in 20-year probability of flooding (5%). There is also a high risk (1 in 30 year) of surface flooding concentrated in the southern end of the site.
45. Anecdotal evidence from residents suggests that flooding occurs more frequently, and this is recognised in the Flood Risk Assessment (Stantec, January 2021) that was submitted with the application. It refers to the design of the Park and Ride car park as being designed to flood from the River Loddon at relatively frequent intervals as part of local flood alleviation measures.
46. There is no change to the less vulnerable land classification and hence no increase in vulnerability associated with the change of use to Class B8 storage. There is no change to access points and full-time staff is limited to ten. The amount of hardstanding is also unchanged, ground levels are unaltered and new fencing along the River Loddon will be steel palisade, such that there is unlikely to be any additional impediment to floodwaters.
47. The only development on the site comprises the welfare cabin, which is not a permanent structure, and it is sited in the highest part of the site (39.30 AOD). It will be 300mm above the minimum 1 in 100-year flood level plus 20% climate change (38.97 AOD). Whilst it is a portacabin style building, it sits above flood level and is unlikely to be affected by floodwaters. Most of the plant and construction vehicles are weather proof but items that are vulnerable would need to be moved from the site to higher ground. It is envisaged that safe access could occur via the existing access

point on Bader Way with the aid of the EA flood warning system. There is no proposal to store aggregates or similar materials that would prove difficult to relocate or be washed away.

48. The existing car park drainage remains in place which involves discharge to the River Loddon. As there are no changes to the surfacing, the current infrastructure is sufficient to accommodate runoff and there is no requirement for additional works. The Council's Drainage Officer is satisfied with this approach. Bulk materials such as aggregates will not be stored on the site and so there is no risk of adverse discharge of materials into the River Loddon.
49. The Flood Risk Assessment makes no specific recommendations and so it is unnecessary for it to be conditioned. The Environment Agency were consulted but no response was received.

Contamination

50. There is no known contamination of the site.

Accessibility (including The Public Sector Equality Duty (Equality Act 2010))

51. The Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities.

Employment Skills

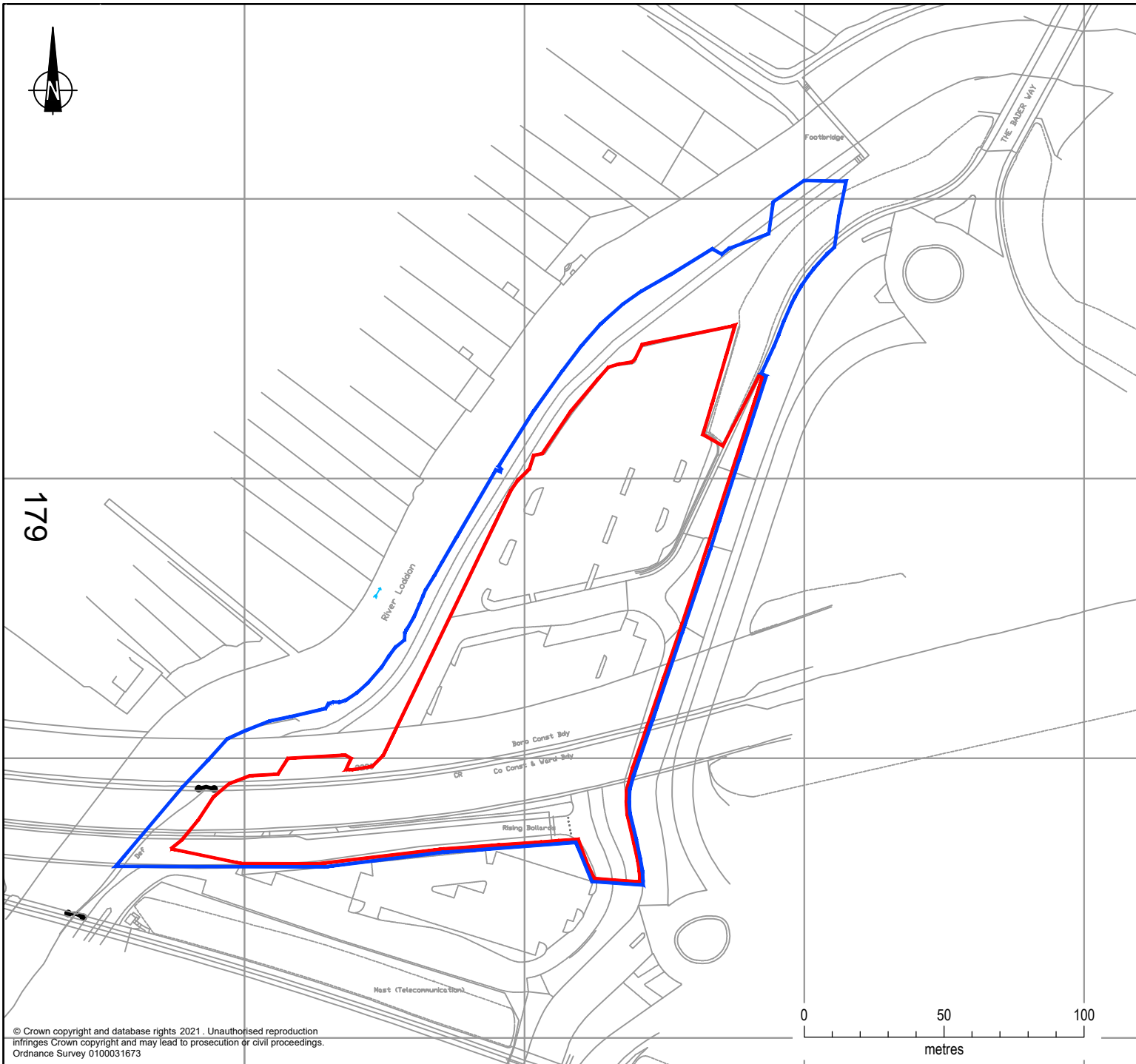
52. Policy TB12 of the MDD Local Plan states that major development should be accompanied by an Employment and Skills Plan to show how it accords opportunities for training, apprenticeship, or other vocational initiatives. However, when considering the very limited nature of the construction works and that it relates to an existing civil engineering business, there is insufficient justification for an employment skills plan.

Community Infrastructure Levy (CIL)

53. The application is not liable for CIL payments because the increase in floor area is less than 100m².

CONCLUSION

54. The existing Park and Ride site has remained redundant for several years and whilst it will result in additional clutter within the site and the loss of some landscaping, the proposal represents a positive adaptive reuse for the site. It is suitably located on acoustic amenity and traffic grounds, being located alongside the A3290, and despite its location within the floodplain, it does not pose any increase in flood risk or vulnerability. Subject to additional landscaping in Condition 3 and restrictions relating to hours of use and the height of external storage (Conditions 6 and 7), no objection is raised.



179

KEY

- APPLICATION BOUNDARY
- LAND OWNED BY APPLICANT

NOTE

1. APPLICATION AREA = 1.6ha

Mark	Revision	Date	Drawn	Chkd	Appd
B	LAND OWNERSHIP BOUNDARY AMENDED	04.05.21	NS	JNP	JNP
A	LAND OWNERSHIP BOUNDARY ADDED	26.03.21	CS	JNP	JNP

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status **FOR PLANNING**

WINNERSH PARK AND RIDE
SITE BOUNDARY

Client
HOCHSOLL PROPERTIES

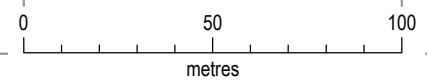


Date of 1st Issue	Designed	Drawn
05.03.21	-	CS
A4 Scale	Checked	Approved
1:2000	JNP	JNP

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Drawing Number
49583/4001/003

Revision
B



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IMAGE 1
NTS



IMAGE 2
NTS

KEY
 - CLOSE BOARDED FENCE (SEE IMAGE 1)
 - STEEL PALISADE FENCE (SEE IMAGE 2) - SEE NOTE 2

NOTES:
 1. TOPOGRAPHIC SURVEY PROVIDED BY WARNER SURVEYS DRAWING No. RT220407010001 DATED NOVEMBER 2020.
 2. LOCATION OF FENCE ON WESTERN BOUNDARY TO BE AGREED WITH WOKINGHAM BOROUGH COUNCIL TO SUIT PROW WIDTH REQUIRED.

Mark	Revision	Date	Drawn	Chkd	Appd
H		26.06.21			
G	SOUTHERN FENCE UPDATED	14.04.21	NS	JNP	JNP
F	BOUNDARY IN SOUTH WEST CORNER AMENDED	04.02.21	NS	JNP	JNP
E	MINOR AMENDMENTS	26.01.21	CS	JNP	JNP
D	MINOR AMENDMENTS	08.01.21	CS	JNP	JNP
C	FENCE TYPE 3 ADDED	05.01.21	CS	JNP	JNP
B	ADDITIONAL FENCE AND GATE DETAILS ADDED	24.11.20	NS	JNP	JNP
A	ISSUED FOR COMMENT	19.11.20	NS	JNP	JNP

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Drawing Issue Status: **FOR PLANNING**

WINNERSH PARK AND RIDE

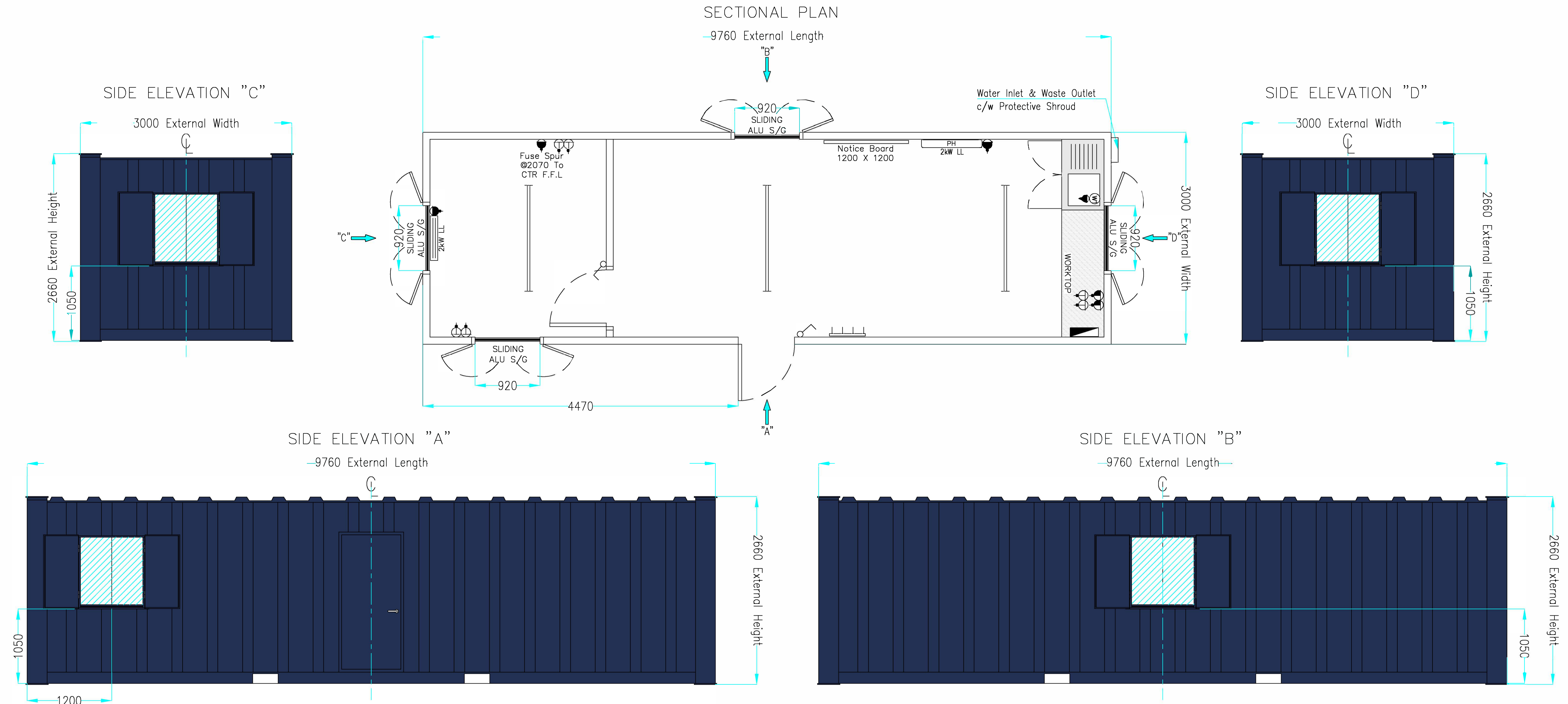
SITE PLAN

Client
HOCHSOLL PROPERTIES



Date of 1st Issue 10.11.20	Designed -	Drawn NS
As Scale 1:250	Checked JNP	Approved JNP
Drawing Number 49583/4001/001	Revision H	Reading READING Tel: 01189 500 761

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3	ISSUED FOR MANUFACTURE
4	AS BUILT

COLOUR: BLUE to RAL 5013

OVERALL CAPACITY (M3):	*
UNLADEN WEIGHT (KG)	*
MAXIMUM LADEN WEIGHT (KG)	*
MAXIMUM LIFT WEIGHT (KG)	*

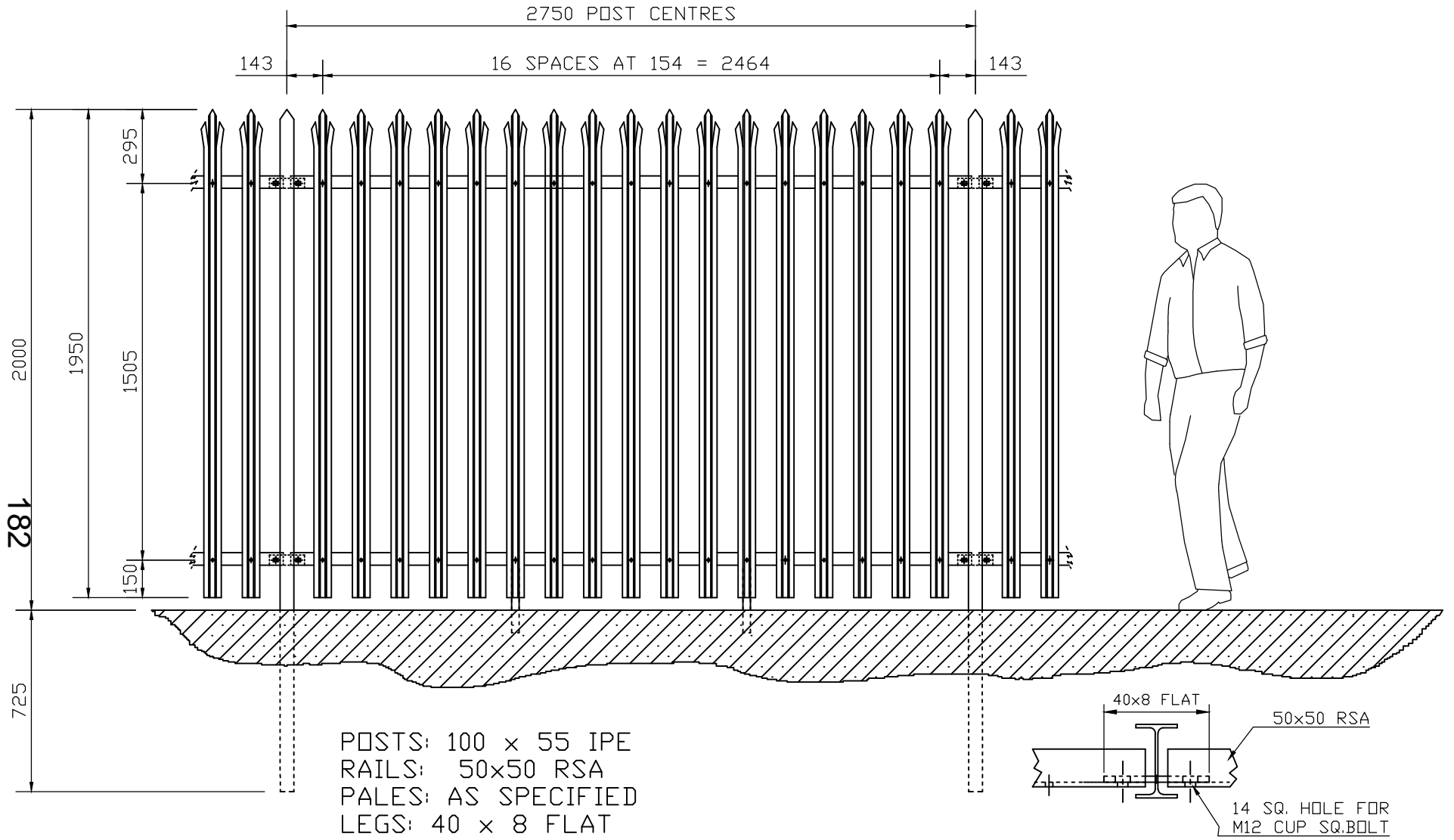
- DISTRIBUTION BOARD
- 2kW PANEL HEATER
- TUBULAR HEATER
- HIGH LEVEL FAN HEATER
- RED BULKHEAD 16W PLS
- 1500mm VAPOUR PROOF FLUORESCENT LIGHT
- BULKHEAD LIGHT
- WATER HEATER
- 13A TWIN SOCKET - LOW
- 13A TWIN SOCKET - HIGH

- SWITCH SPUR
- WALL LIGHT SWITCH
- PULL LIGHT SWITCH
- THERMOSTAT
- EXTRACTION FAN
- SHOWER HEATER
- FROST STAT
- VENT
- E.S. 12mm EARTHING STUD
- JACKLEG

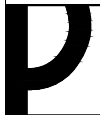
- OIL FILLED RADIATOR
- EMERGENCY EXIT LIGHT

Additional Details:

Title		
PORTABLE SPACE LTD: 32'X10' STEEL AV OFFICE/CANTEEN UNIT		
Unit Type 32'X10' STEEL ANTI-VANDAL CABIN		
Date	Scale	Drawn By
20-03-19	1:20	LG
Q No.	Drawing No.	Rev.
*	QF-095	0
<u>Revision Details:</u>		
*		



SECTION THRU. POST

 PARAMOUNT Steelfence FLORIDA CLOSE, HOT LANE IND EST, BURSLEM, STOKE ON TRENT, ST6 2DJ TEL 01782 833333	FINISH	TITLE	DRG No 010
		CUSTOMER	

PLANNING REF : 211398
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 19/05/2021

COMMENTS:
No objections.

PLANNING REF : 211398
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 17/05/2021

COMMENTS:

The flood risk assessment states that the site floods every 5 years, but lower parts of the site flood more frequently.

The Council would like to request that tree screening is provided along the highway and River Loddon side of the site.

From: [REDACTED]
To: [Simon Taylor2](mailto:Simon.Taylor2@wokingham.gov.uk)
Subject: RE: 211398 - Former Park and Ride, Winnersh ~[UNCLASSIFIED]~
Date: 29 June 2021 16:04:10

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Good afternoon

Thanks for letting us know. I'm not sure why the comment is not showing on your site, it would have submitted on the 9th of June, following the ETC meeting on 8th June. Our comment is as below

“No Objection - subject to conditions regarding the type and location of boundary treatments; landscaping details; controls over lighting; footpath and bridleway provisions; and hours of use.”

Kind regards

Richard Fryer
Democratic Services Officer

Disclaimer

The contents of this message and any attachments to it are confidential and may be legally privileged. If you have received this message in error, please delete it from your system and advise the sender. The information, attachments and opinions in this email are those of its author and do not necessarily represent those of Earley Town Council.

From: Simon Taylor2 [mailto:Simon.Taylor2@wokingham.gov.uk]
Sent: 29 June 2021 14:16
To: Richard Fryer
Subject: 211398 - Former Park and Ride, Winnersh ~[UNCLASSIFIED]~

Hi,

I note a request for an extension of time dated 6 May 2021 but I cannot find any final comment?

Regards,

Simon Taylor

Planning Specialist, Place and Growth
Wokingham Borough Council
Shute End, Wokingham, Berkshire, RG40 1BN
E: simon.taylor2@wokingham.gov.uk
P: 07 801 664 503

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