

Agenda Item 24.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
161191	10/12	Shinfield	Shinfield South	Major Development

Applicant

Location Great Lea Farm, Great Lea, Pingewood, Three Mile Cross **Postcode** RG7 1JL

Proposal Conversion of Unit A to provide a single storey building; demolition and redevelopment of Unit B to provide a two storey building; demolition and redevelopment of Unit C to provide a two storey building ; conversion and extension to Units D and E to provide single storey buildings and single storey extensions to form new court yard; conversion of Unit F to provide a single storey building; demolition and redevelopment of Unit G to provide a two storey building ; conversion of Unit H to provide a two storey building; conversion of Unit J to provide a single storey building; part demolition and conversion of Unit K to provide a single storey building; conversion of Unit L to provide a single storey building and part demolition and conversion of Unit M to provide a single storey building (with the inclusion of a mezzanine floor) to create 2,335 sqm (measured internally) of B1(a) floorspace . Creation of on-site vehicle and cycle parking areas (including provision of disabled parking) and internal site roads; provision of new vehicle, pedestrian and cycle access to Great Lea; provision of detailed on and off-site landscaping, boundary treatments and other associated works

Type Major
PS Category 2
Officer Laura Callan

FOR CONSIDERATION BY Planning Committee on 20 July 2016
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The development proposes the conversion of a group of redundant farm buildings (part of which is in use at present as a fencing and joinery business to create 2,335sqm of B1 a Office Space. A number of the farm buildings are dilapidated and in need of demolition and the overall increase in floorspace measures 210sqm. However a large proportion of the development is considered to be new build/replacement floorspace given that some of the buildings are not suitable for conversion or are tantamount to new buildings given the level of structural development required.

The proposal seeks to retain a number of the existing structures (mostly the brick and tile structures) and proposes to retain parts of some of the existing barn buildings proposing substantial redevelopment and conversion to make the buildings fit for purpose.

The conversion and redevelopment of the site was allowed at Appeal dated 24 July

2013 however the approved development has not been implemented. This permission seeks approval of an almost identical scheme, with the exception of there no longer being a requirement to implement a footpath on MereOak Lane as this has already been constructed to serve the nearby MereOak Park and Ride and a legal agreement is no longer required to secure contributions to transport infrastructure improvements, given that Office development is not CIL liable.

The appeal decision carries significant weight in the determination of this application given that national and local planning policies have not changed substantially since the appeal was allowed in line with the appeals decision. It is therefore considered that the development would not unacceptably harm the character of the countryside, would not result in unacceptable impacts upon the highway network and would preserve the character and special qualities of the listed building adjacent to the site.

Accordingly the recommendation is that planning permission be granted subject to conditions to secure an acceptable planting scheme to integrate and enhance the development, the provision of a new access and parking, submission of a travel plan and implementation of ecological enhancements (as per the appeal decision).

PLANNING STATUS

- Adjacent to Great Lea Farm House Grade II Listed Building
- Within South of M4 Strategic Development Location
- Countryside (outside of development limits)

RECOMMENDATION

That the committee authorise the **Grant Planning Permission** subject to the following conditions and informatives:

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. This permission is in respect of the submitted application plans and drawings numbered ENG/L02 rev A, ENG S01, ENK P01 – P09 inclusive, P10 rev C, P11 rev A, ASA-368-DR-001, ASA – 368-DR-002A & ASA-368-DR-003 received by the Local Planning Authority on 11 May 2016. 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. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s (including cladding, rainwater goods doors and windows and materials for any

reinstatement works) 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.

4. No development, including any works of demolition or ground preparation, shall commence until a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation has first have been submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with agreed details. .

Reason: In the interests of archaeology and in accordance with Policy TB25 of the Managing Development Delivery Local Plan 2014.

5. No development shall take place until a phasing programme has been submitted to and approved in writing by the local planning authority. The phasing programme shall cover the following matters:

- i) Implementation of measures to protect those trees and hedges to be retained, in accordance with the approved plans and an arboricultural report and method statement to be submitted to and approved by the Local Planning Authority in writing
- ii) provision of the new vehicular access and driveway, alterations to the existing access driveway and associated works;
- iii) sequence of demolition, conversion/redevelopment and new building works;
- iv) provision of car parking spaces and cycle/motorcycle parking facilities;
- v) provision of hard and soft landscaping, in accordance with the approved plans and the additional details approved

Development shall be carried out in accordance with the approved phasing programme.

Reason: In the interests of the amenities and character of the countryside in accordance with Core Strategy Policy CP3.

6. Prior to commencement of the development a detailed scheme to provide the following compensation and wildlife enhancements measures:

- a) At least eight bat roost features – woodcrete boxes or appropriate features integrated into the buildings – in suitable locations that will not be subject to artificial lighting or disturbance,
- b) At least six artificial barn swallow nests, and
- c) At least ten other woodcrete bird boxes for a variety of species,

shall be submitted to and approved in writing by the local planning authority. The measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To maintain favourable conservation status of the site for protected species and secure wildlife enhancements within the course of the development, as appropriate under the NPPF.

7. No development shall take place until additional details have been submitted to and approved in writing by the local planning authority, to supplement the landscaping scheme indicated on the approved plans drawing no.s ASA-386-DR-002A, 001 and 003. The details shall include the numbers and positions of new trees, shrubs and hedging plants, and the materials to be used for paved/hard-surfaced areas (including parking spaces).

Reason: In the interests of visual amenity and character of the countryside in accordance with Policy CCO3 and TB21 of the Managing Development Delivery Local Plan 2014.

8. a) Notwithstanding the submitted Arboricultural Method Statement or approved plans, no development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: In the interests of visual amenity and character of the countryside in accordance with the NPPF, Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policy CC03.

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

Reason: In the interests of visual amenity and character of the countryside in accordance with the NPPF, Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policy CC03.

10. No works including any works of demolition to existing 'building g' (as identified on drawing no. ENG/S07) shall take place until a detailed record has been made of the building in the form of 1:50 survey plans and elevations together with black and white photographs of all elevations and of typical interior details, and this record has been submitted to the local planning authority.

Reason: In the interests of preserving the historic significance of the building in accordance with the NPPF, Core Strategy Policy CP3 and Policy TB24 of the Managing Development Delivery Local Plan.

11. Prior to the commencement of the development, details of vehicle parking and

turning spaces within the site (allowing vehicles to turn so that they may enter and leave the site in a forward gear) shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the turning space has been provided in full accordance with the approved details. The parking and turning spaces shall thereafter be so-retained and shall be used for no other purpose.

Reason: In the interests of highway safety in accordance with Policy CC07 of the Managing Development Delivery Local Plan 2014.

12. Prior to occupation of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: 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 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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

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

14. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

15. No other development of the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.

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.

16. The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

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

17. Prior to the commencement of development, full details of the construction of roads

and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless 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.

18. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel 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 plan shall be fully implemented, maintained and reviewed as so-approved.

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

19. No walls, fences or other means of enclosure shall be erected on the site other than in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity and character of the countryside in accordance with Core Strategy Policy CP3.

20. No external lighting shall be installed on the site or buildings other than in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenities and character of the area in accordance with Core Strategy Policy CP3.

21. :Prior to the commencement of development details of BRE 365 soakage test results and greenfield or existing runoff rates have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the protection from flood risk on or off site in accordance with the National Planning Policy Framework (2012).

22. Prior to occupation of the development hereby approved, details of how the proposed maintenance of the SuDS will be carried out throughout the lifetime of the development and who will be responsible for it shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the protection from flood risk in accordance with the National Planning Policy Framework (2012).

23. Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of contamination remediation must not commence until conditions A – D (below) have been complied with. If unexpected contamination is found after development has commenced, development must be halted on that part of the site affected by the unexpected

contamination, to the extent specified in writing by the Local Planning Authority, until there is compliance with condition D (below)

A Site Characterisation

An up-to-date investigation and risk assessment shall be completed in accordance with a scheme that has been submitted and approved in writing by the local planning authority to assess the nature and extent of contamination on the site, whether or not it originates at the site. (This is in addition to any assessment that may have been provided with the planning application) The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to the local planning authority for approval. The report of the findings must include:

- (i) An up-to-date survey of the extent, scale and nature of the contamination;
- (ii) an assessment of the potential risks to:
 - a) human health;
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and services and pipework;
 - c) adjoining land;
 - d) groundwater and surface waters;
 - e) ecological systems;
 - f) archaeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option

(N.B.. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11.)

B Submission of a remediation scheme

A detailed remediation scheme that describes how the site will be made suitable for the intended use must be submitted to the local planning authority for written approval. The remediation scheme shall include, the proposed remediation objectives and remediation criteria, details of all works to be undertaken, the timetable of works and site management procedures. The remediation scheme shall ensure that the site cannot be declared as being contaminated under Part 2A of the Environmental Protection Act 1990, in relation to the intended use, after remediation works are completed.

C Implementation of the approved remediation scheme

The approved remediation scheme shall be implemented before other groundworks or construction works commence unless a phased approach has been agreed as part of the approved remediation scheme or unless written approval is given by the Local Planning Authority. The applicant or contractor must give at least two weeks written notice before remediation works commence. Following completion of remediation works at the site, or upon completion of each phase a verification report shall be submitted to the Local Planning Authority for written approval.

D Reporting of Unexpected Contamination

If unexpected contamination is found at any time during development this shall be reported in writing as soon as possible to the Local Planning Authority. An investigation and risk assessment shall be carried out in accordance with the requirements of condition A (above), and where remediation work is necessary a remediation scheme must be prepared and submitted for written approval to the local planning authority, in accordance with condition B (above) Following the completion of measures set out in

the approved remediation scheme a verification report shall be submitted to the local planning authority in accordance with condition C.

Reason: To ensure that future users of the site are protected from the harmful effects of contamination.

Informatives

1. The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 4 (Sustainable Transport)
 - 2) The Essential Guide to Travel Planning (DfT, March 2008)
 - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - 4) A Guide on Travel Plans for Developers (DfT)
 - 5) Making Residential Travel Plans Work (DfT, June 2007)
- All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

2. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. Thames Water advises that it 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.

PLANNING HISTORY

F/2012/0998	Proposed Conversion and redevelopment to create 2,335sqm of B1 (a) floorspace. Refused and Appeal Allowed (appeal decision appended to this report)
F/2011/0462	Proposed conversion and redevelopment to create 2,381sqm of B1 (a) floorspace. Refused 27.5.2011
F/2003/0324	Proposed change of use from agricultural land to store 2 lorries. Retrospective. Refused 28.5.2004
F/2003/0669	Proposed change of use of part of farm buildings (630sqm) for agricultural fencing and joinery business (B1 (c) and B8) retrospective. Proposed new highway entrance. Granted temporary consent until 30 September 2007.
42837	(Retrospective) Use of redundant farm buildings

SUMMARY INFORMATION

For Commercial

Site Area	3.1 ha
Previous land use(s) and floorspace(s)	2,215 sqm
Proposed floorspace of each use(s)	2,335 sqm
Change in floorspace (+/-)	+ 120 sqm
Number of jobs created	Estimated employment of 136-170
Existing parking spaces	N/A
Proposed parking spaces	80
Proposed Cycle Spaces	18

CONSULTATION RESPONSES

Conservation Area Officer:	No objection subject to conditions 3 and 10
Ecologist	No objection subject to a condition 6.
Landscape and Trees	No objection subject to conditions 7, 8 and 9.
Environmental Health	No objection subject to condition 23.
Highways	No objection subject to conditions 11-18 and informatives 1 and 2.
Drainage	No objection subject to conditions 21 and 22.
Archaeology	No objection subject to condition 4.
Environment Agency	No comment received.
Office For Nuclear Regulation	No objection.
Royal Berks Fire & Rescue	Details of suitable private fire hydrants should be provided and detailed plans to be considered at Building Regulation stage. .
Thames Water Utilities Ltd	No objection subject to an informative regarding water pressure informative no. 3.

REPRESENTATIONS

Shinfield Parish Council	‘Shinfield Parish Council supports this application to provide a range of employment sites within the parish’
Local Members	No comment received

APPLICANTS POINTS

The applicant considers that the development makes sustainable and efficient use of redundant land and dilapidated buildings creating flexible employment space and contributing to the Boroughs economy. There would be visual and ecological benefits arising from the proposed re-development through the proposed planting enhancements and would preserve the historic significance of the farm buildings and the adjacent designated heritage asset of Great Lea Farm House.

PLANNING POLICY

Policy Document	Policy Number	Policy Name
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National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy Development Plan Document 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP11	Proposals outside development limits (including countryside)
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
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide 2012

PLANNING ISSUES

Policy and Principle

1. There is an extant permission for conversion and redevelopment of the site as proposed under this application which carries considerable weight in the determination of this application. A copy of the appeal decision is appended to this report.

2. The Appeal Inspector found the development would not result in appreciable harm to the rural character of the countryside and would offer benefits in terms of re-use of existing buildings and providing a more certain future for buildings that form part of the setting of a listed building which would contribute to the significance of the farmstead as a whole. The creation of flexible employment space within a reasonably accessible location was also considered to be a significant economic benefit and the Inspector considered that there would be no conflict with Core Strategy Policies CP1, CP3 or CP11 in these respects.

3. Since the Appeal was allowed, there have not been any significant local or national planning policy changes and given that the the scheme is very similar to the appeal scheme, the development is considered to be acceptable in principle.

Impact upon the character of the area/countryside

4. The current proposal is almost identical to the proposal allowed at appeal. It comprises of the replacement, conversion and reconstruction of some of the buildings

with extensions and alterations. In summary:

- Building A is to be part retained and reconstructed
- Building B is to be demolished and replaced
- Building C is to be demolished and replaced
- Unit D is to be retained and extended to join unit E and F
- Unit G demolished and replaced
- Unit H to be retained and converted
- Unit J to be retained and converted
- Unit K to be part demolished and part converted and extended
- Unit L to be retained and converted
- Unit M frame to be retained where possible but likely that significant alterations and new build would be required to achieve a new building

5. Since the appeal decision unit G has further deteriorated and it is recommended that it be demolished as soon as possible as any collapse or partial collapse could affect users of the access to the site, however Unit G was always intended to be completely demolished and replaced. Some of the other buildings have also deteriorated since the appeal, but a structural survey has shown that those identified as being able to be part retained and converted can still be achieved.

6. The applicant has submitted an updated landscape and visual impact assessment which identifies the area as being of low to medium sensitivity. The site is considered to be part of a transitional landscape bordering between the urban and rural.

7 in line with the Planning Inspector's conclusions, the conversion and re-development, although large scale, is considered to be sensitive to the historic agricultural use of the site and there are no in-principle objections to the scheme subject to achieving a suitable planting plan of native species in appropriate locations, to be approved by conditions (no.s 7,8 and 9).

Impact upon Heritage Assets

8. Great Lea Farmhouse is a Grade II Listed building. The conversions would retain the character of the traditional farmstead group of buildings and would not harm the character or setting of the adjacent Farmhouse. The loss of building G is regrettable but it is beyond repair and conversion. A condition (no.10) is recommended to ensure a record of the building is taken and submitted to the Local Planning Authority.

Impact upon Ecology and Protected Species

9. The applicant has submitted recent survey work on the existing buildings which indicates that the number of buildings used by bats has increased from two to five and the Council's Ecologist has commented that this quantitative difference should be acknowledged in the mitigation compensation and enhancement strategy for bats. The submitted ecological information is limited in quality and ability to inform the ecological interpretation of the site, however the Council's Ecologist is minded to agree that there is a more substantial bat roost off-site in the farmhouse. From the submitted evidence the likely use of the existing buildings are to be considered of low conservation significance.

10. None of the identified roosts are to be retained and therefore in considering whether favourable conservation significance will be maintained it is necessary to consider the level of compensation proposed. The applicant has not submitted detailed compensation measures which would normally be a requirement for this circumstance. However, given the site history and the extant planning consent it is considered that on this occasion it is reasonable and necessary for a condition (no. 6) to be imposed detailing the amount of the expected mitigation and ecological enhancement measures.

11. Subject to this condition, it is considered that the favourable conservation status of a protected species can be maintained and appropriate wildlife enhancements carried out in accordance with the NPPF and Policy TB23 of the Managing Development Delivery Local Plan.

Traffic, Movement and Highway Safety

12. The Highway Officer is satisfied that the development would not unacceptably impact upon traffic within the area. Since the previous application the MereOak Park and Ride Scheme is operational and is within walking distance of the site. The improvements relating to the park and ride scheme result in an attractive walking route to bus services that could serve the development. There are 4-5 buses an hour Monday to Friday from the park and ride to Reading train station.

13. The enhancements proposed to the pedestrian network under the scheme allowed at appeal (to be secured via condition 7 of the appeal decision) are no longer required as new footpaths and road layout is already in place.

14. The proposed parking is below the maximum standards but the Appeal Inspector considered that the parking provision was acceptable. However, a condition (no.11) is recommended to secure revisions to the layout to provide a better distribution of parking spaces throughout the site.

15. It is proposed to relocate the access road away from the junction of Great Lea and MereOak Lane which is welcomed. The Highway Officer is satisfied that a new access could be achieved and must be delivered through a s278 agreement to council standards. The new access would need to be stopped up and full details of tracking and visibility spays for the new junction would need to be submitted and are to be secured by conditions (no.s 13, 14, 15, 16 and 17).

16. The Highway Officer has also recommended conditions to secure further details of cycle parking (no.12) and a travel plan (condition no. 18) in the interests of promoting sustainable transport measures.

Impact upon Neighbouring Amenity

17. The site is situated immediately adjoining the residential dwelling and curtilage of Great Lea Farmhouse. The character of the land would significantly alter as a result of the re-development however the site proposes office use which is compatible with a neighbouring residential use. The demolition and replacement of unit G which is closest to the dwelling would not result in an increase in height overall but would result in some

small windows in the end elevations resulting in some increased visibility toward the farmhouse. It is considered that this would not result in an unacceptable loss of amenity to this dwelling and the Appeal Inspector also found there to be no conflicts with neighbouring amenity as a result of the rest of the proposal. There are other dwellings within the vicinity but given the distance from these units there would be no unacceptable impacts.

Atomic Weapons Establishment Burghfield

18. The Office for Nuclear Regulation has confirmed that the development can be adequately accommodated within the off-site emergency planning arrangements in the unlikely event that a nuclear emergency should occur. The proposal would therefore accord with Policy TB04 of the Managing Development Delivery Local Plan Document.

Archaeology

19. To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ a condition (no. 4) is recommended to secure a programme of archaeological work.

Drainage

20. The site is situated within Flood Zone 1 and an acceptable flood risk assessment has been submitted. Conditions 21 and 22 are recommended to secure further details regarding soakage test results and greenfield existing run off rates are submitted to the local planning authority for approval along with a statement detailing how maintenance of the sustainable urban drainage system will be carried out throughout the lifetime of the development and who will be responsible for it.

Contamination

21. An assessment of the land for contamination has been carried out and has identified potential sources of contamination. The submitted report is comprehensive but relatively dated being nearly 6 years old and it is considered possible that other potentially contaminative activities could have taken place on the site in the last 6 years since the report was written, which may affect the specific proposals outlined for the Phase 2 investigation. Therefore the Environmental Health Team has recommended a condition (no.23) to secure updated and further investigation to be submitted to the local planning authority for approval.

Community Infrastructure Levy (CIL)

22. The development allowed at appeal also secured a contribution to transportation infrastructure improvements in the vicinity of the application site through a unilateral undertaking. Since this time the community infrastructure levy has been implemented by the Council (2015). Under the CIL charging schedule, the creation of office space does not attract a charge.

CONCLUSION

23. The development is very similar to that allowed at appeal in 2012 and there have been no significant material change in circumstances or the policy position since this decision. In line with the Planning Inspector's decision, it is considered that the development would not result in appreciable harm to the rural character of the countryside and there would be no conflict with Core Strategy Policies CP1, CP3 or CP11 in these respects. The development would offer benefits in terms of re-use of existing buildings, a more certain future for buildings that form part of the setting of a listed building and the creation of flexible employment space within a reasonably accessible location that would contribute positively to the Boroughs economy. The development is therefore considered to represent sustainable development in accordance with Local Plan Policies and the NPPF and the development is recommended for approval subject to conditions.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk