

Agenda Item 81.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
162818	8	Shinfield	Shinfield South	Major

Applicant University of Reading (UoR)
Location Thames Valley Science Park, Land North of Lane End Farm, Cutbush Lane, Shinfield
Proposal Application for approval of Reserved Matters in relation to the construction of a permanent car park to serve phase 1 of the Thames Valley Science Park. Application made pursuant to Outline Planning Permission 152330 (Outline Permission for Phase 1 of a Science and Innovation Park).
Type Reserved Matters Application
PS Category PS2
Officer David Smith

FOR CONSIDERATION BY Planning Committee on 7th December 2016
REPORT PREPARED BY Delivery Programme Director

SUMMARY

The application site is situated to the south of the M4 motorway, between junctions 10 and 11 and to the north east of the village of Shinfield.

The site is allocated in the development plan for the Thames Valley Science Park (TVSP) and Wokingham Borough Council (WBC) has granted outline planning permission for phase 1 of the TVSP (18,580 sqm of floorspace). Reserved Matters for phase 1a (the first 'gateway' building) has already been approved and WBC are also currently in receipt of an application for phase 1b (a cancer treatment centre) – application 162841, see separate report on this committee agenda.

The Outline Planning Permission for the TVSP itself set out the parameters for the development of the Reserved Matters planning applications. In particular, it approved the 'First Phase Parameter Plan', which showed the parking for the development located between the new buildings and the M4.

Reserved Matters planning permission is sought here for the construction of the car park. The car park provides a total of 544 spaces in the northern area of the site which reflects the proposals on the Outline Indicative Masterplan. This equates to a parking ratio of 1 space per 35sqm. No accessible 'blue badge' parking spaces, bicycle or motor cycle parking spaces are shown, as these are being provided in addition to the north parking area within the central areas of the TVSP itself near the buildings.

The dimensions of the parking spaces are in line with Borough Standards and there is sufficient space between the parking rows for vehicles to manoeuvre safely. In terms of landscaping, emphasis has been placed on the use of native plant species across the site in order to respond to the current character of the site and encourage local biodiversity. Swales have also been incorporated to regulate surface water drainage.

The ongoing provision and management of the car parking, including provision of visitor parking, will be monitored and reviewed throughout the build out of the Science Park.

The processes for this will be set out within the Travel Plan and Parking Management Strategy which will be submitted and agreed with Wokingham Borough Council prior to any occupation of the Science Park.

For the reasons set out herein Officers are recommending approval of the application, subject to the listed conditions.

PLANNING STATUS

- Strategic Development Location (SDL)
- Thames Basin Heaths Special Protection Area 7km Zone
- Modest Development Location
- Proposed Site for Employment/Commercial Use
- Area of High Archaeological Potential

RECOMMENDATION

Approve, subject to the following conditions:

Approved Drawings

1. The development hereby permitted shall be carried out in accordance with the following approved plans, other than where those details are altered pursuant to the requirements of the conditions of this planning permission or the conditions of the parent outline planning permission:

- RYD1125.GA.001 PL05 Site Location
- RYD1125.GA.002 PL08 General Arrangement Overview
- RYD1125.GA.003 PL07 Circulation Strategy
- RYD1125.GA.004 PL06 General Arrangement Overview (wider context)
- RYD1125.GA.005 PL02 Hardworks and Materials Strategy
- RYD1125.L.300 PL07 Levels
- RYD1125.L.301 PL0 Sections
- RYD1125.PP.400 PL07 Planting Strategy
- RYD1125.D.500 PL02 Detail Location Plan
- RYD1125.D.501 PL0 Standard Hardworks Details
- RYD1125.D.502 PL01 Standard Softwork Details
- RYD1125.SPEC.700 PL0 NBS Specification
- RYD1125.MP.701 PL01 Management Plan and Visit Schedule
- RYD1125.DAS.702 PL02 Design and Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

2. No part of the Thames Valley Science Park Development other than the gateway building shall be occupied until the on-site parking and turning space has been provided in accordance with the details hereby approved. The vehicle parking shall not thereafter be used for any other purpose other than parking and the turning space shall not be used for any other purpose other than turning.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on

the public highway in the interests of highway safety – Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policy CC07.

3. The use of the car park shall not commence until such time as a Parking Management Plan for the area has been submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of the access arrangements into the parking areas; details of signage; provisions for visitor parking; enforcement arrangements and responsibilities; details of the provision and operational management of Electric Vehicle Charing Points (EVCPs); and a mechanism to ensure that the supply and demand of the blue badge bays are regularly monitored and the provision reviewed to ensure that provision equates to the demand from disabled visitors. Thereafter, the car parking of the development shall only be operated in accordance with the details set out in the approved parking management plan.

Reason: To ensure appropriate management of the car parking at the site - Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policy CC07.

4. The use of the car park shall not commence until such time as safe level pedestrian access from the parking area to the buildings of the Science Park has been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of appropriate access from the car park to the TVSP buildings - Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policy CC07.

5. The details of hard and soft landscaping hereby approved shall be carried out in accordance with the approved details by the end of the first planting season following the commencement of use of the car park or in accordance with an alternative timetable as may otherwise be agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved.

Reason: In the interests of visual amenity. Relevant Policies: Core Strategy Policies CP1, CP7 and CP16 and Managing Development Delivery Development Plan Document Policies CC03, TB13 and TB21.

6. No signage shall be provided at the site other than in accordance with a Signage Strategy which has first been submitted to and approved in writing by the Local Planning Authority. The Signage Strategy should be developed across the Science Park site and assist with wayfinding in a way that is legible to all, provide detailing on aesthetics, and provide for an uncluttered environment.

Reason: In the interests of visual amenity. Relevant Policies: Core Strategy Policies CP1, CP7 and CP16 and Managing Development Delivery Development Plan Document Policies CC03, TB13 and TB21.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the reasonable satisfaction of the Local Planning Authority. If no contamination is encountered during the development correspondence confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that the development does not impact unacceptably upon existing ground conditions, geology, hydrology and hydrogeology of the site and surrounding area – Core Strategy Policies CP1 and CP3.

8. Upon commencement of use of the car park hereby approved, the use of the temporary car park serving the gateway building (as approved under application RM/2015/0630 and shown on drawing RYD1125-GA-003 rev PL04) shall cease, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive planning of the site - Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policy CC07.

Recommended Informatives:

1. This permission should be read in conjunction with the outline planning permission (reference: 152330) and the associated legal agreement under Section 106 of the Town and Country Planning Act the contents of which relate to this development. It should also be read in conjunction with the details approved under the other reserved matters planning application for the site.
2. This decision letter grants planning permission the Reserved Matters in relation to the Car Park only. It is issued pursuant to condition 2b of outline planning permission 152330. Moreover, it does not convey written approval for any details required for submission under any other of the conditions listed against outline planning permission 152330 or related S106 obligations; details of which will need to be submitted separately for the LPA's consideration/approval.
3. The application the subject of this permission was accompanied by a Design Statement which explains how the proposals conform to the requirements of the Design Code approved at the outline stage. This document helped inform the LPA's decision. It is therefore hereby confirmed that the submission requirements of condition 4 of outline planning permission 152330 have been satisfied in as far as that relates to this Reserved Matters Planning Application.
4. The application the subject of this permission was accompanied by a plan showing details of existing and proposed finished ground levels and finished floor levels. This plan helped inform the LPA's decision and is listed under condition 1 above. It is therefore hereby confirmed that the submission requirements of condition 8 of outline planning permission 152330 have been satisfied in as far as that relates to this Reserved Matters Planning Application.

5. The landscaping details hereby approved are acceptable and satisfy the submission requirements of condition 13 of outline planning permission 152330 in as far as that relates to this Reserved Matters Planning Application.
6. Condition 21 of the outline permission required the submission, with the Reserved Matters applications, of details of a scheme to deal with potential contamination at the site. In this regard the application was accompanied by a Ground Generic Quantitative Risk Assessment Report and a Ground Gas Risk Assessment. The Reserved Matters submission requirement set out in condition 21 has therefore been satisfied in respect to this Reserved Matters Planning Application.
7. There is a high pressure gas pipeline in the vicinity of the application. SGN advise that pipelines laid in private land are protected by a Deed of grant, which prohibits certain activities within the easement strip like no addition to or removal of surface levels, no structures over or within the specified distance of the pipeline. This pipeline is of prime importance to the gas supplies of this area. Should any work be contemplated in the vicinity of the pipeline it is essential that they comply with the restrictions set out in the SGN planning consultation response (a copy of which can be viewed on the planning pages of the Council's website) and in the document SGN/WI/SW/2 in order to protect SGN's plant and equipment and for the safety of development operatives. The applicant should liaise with SGN directly to ascertain what, if any, consents are required.

RELEVANT PLANNING HISTORY

O/2009/1027	Outline Planning Permission for phase 1 of the development of Science & Innovation Park (all matters except Access were reserved) plus Full Planning Permission for the construction of access road, foot and cycle ways, M4 overbridge and associated works - APPROVED on 27 th May 2010.
RM/2015/0630 151988	/ Reserved Matters for the development of phase 1A of the Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – APPROVED 26 th August 2015
152330	Application to extend the implementation date of planning consent O/2009/1027 (dated 27/05/2010) for a further 5 years – APPROVED 22 nd October 2015. [Officer Note: The grant of permission 152330 had the effect of granting a new planning permission for the development – the 'extant outline consent', under which this RM application is submitted].
162841	Reserved Matters application in relation to Phase 1b for a new cancer treatment centre, all associated landscaping, access and ancillary works – PENDING CONSIDERATION – Please see additional report/recommendation on this Committee Agenda

160011

Full planning permission for the Eastern Relief Road.

[Officer Note: The Eastern Relief Road is being constructed pursuant to planning permission 160011, with opening expected December 2016. This planning permission and the Eastern Relief Road being constructed pursuant to it supersedes the full planning permission for the access road, M4 overbridge etc. approved under hybrid application O/2009/1027.]

SUMMARY INFORMATION

Site Area	2.15ha
Proposed parking spaces	544

CONSULTATION RESPONSES

WBC Public Rights of Way	No Comment
WBC Environmental Health	No objection
WBC Landscape and Trees	No objection, subject to securing hedgerow screening along northern boundary
WBC Highways	No objection
WBC Drainage	No objection
Natural England	No comments
Historic England	No specific comments
SGN	No in principle objection, but advise that work in the vicinity of the high pressure gas pipeline will require formal consent with SGN – see recommended informative
Environment Agency	Unable to provide comments. They are not a Statutory Consultee on RM applications.
Highways England	<p>Are unclear what mitigation is being provided to screen the parking from the M4. Options for screening the site need to be considered to mitigate potential visual impacts to the M4 primarily to reduce the dazzle from HGVs on the site to users of the M4.</p> <p>[Officer Comment: Screening will be provided in the form of hedgerow planting which has now been included in the landscaping arrangements in response to comments from both Highways England and WBC Landscaping. HGVs will not use the car park, as servicing to the buildings would be taken via dedicated service roads/areas secured under the relevant RMs applications for the individual buildings.]</p>

REPRESENTATIONS

Letters of notification were sent to 15 neighbouring properties in the vicinity of the site. The application was also advertised by way of site notice and press advert.

No letters of representation have been received from local residents.

Shinfield Parish Council: No comment

RELEVANT PLANNING POLICY

National Planning Policy Framework 2012

Wokingham Borough Core Strategy policies:

CP1, CP3, CP4, CP6, CP7, CP9, CP10, CP11, CP15, CP16, CP19, and Appendix 7.

Managing Development Delivery Document (Local Plan) (adopted February 2014)
Policies:

CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC09, CC10, TB12, TB13, TB20, TB21, TB23, TB24, TB25, and SAL07

Supplementary Planning Documents

South of M4 Strategic Development Location Supplementary Planning Document

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

PLANNING ISSUES

Site and Surrounds

1. The application site is situated to the south of the M4 motorway, between junctions 10 and 11. The village of Shinfield is located approximately 0.5km to the south west. The north of the site is bounded by the M4 motorway and the south east of the site by Cutbush Lane.
2. The site is allocated in the development plan for the delivery of the Thames Valley Science Park (TVSP). The application site for this car park part of the development covers an area of approximately 2.15Ha.

Principle of Development and the Outline Consent

3. Wokingham Borough Council (WBC) granted outline planning permission for phase 1 of the TVSP (18,580 sqm of floorspace) in May 2010. Reserved Matters for phase 1a (the first 'gateway' building) has already been approved under application RM/2015/0630; comprising 6,948 sqm of floorspace, located at the entrance to the Science Park site. Planning permission is also currently sought for phase 1b (a cancer treatment centre) under application 162841; see separate report on this committee agenda.
4. The Outline Planning Permission for the TVSP itself set out the parameters for the development of the Reserved Matters planning applications. In particular, it approved the 'First Phase Parameter Plan' (Drawing TP102), which showed the parking for the development located between the new buildings and the M4.

Proposed Reserved Matters Development

5. Reserved Matters planning permission is sought here for the construction of the car park to serve the phase 1 development. The layout of the Proposed Phase 1 Car Park would provide a total of 544 spaces in the northern area of the site which reflects the proposals on the Outline Indicative Masterplan. This equates to a parking ratio of 1 space per 35sqm.
6. In addition to this (but not part of this specific RM application) 3 blue badge bays and 6 blue badge bays would be provided in phases 1a and 1b respectively; together with additional blue badge parking in connection with other subsequent buildings of phase 1 which have not been worked up in detail yet.
7. The approach being taken to parking provision within the TVSP is to provide the accessible 'blue badge' parking spaces, as well as the bicycle and motor cycle parking spaces, within the central areas of the site so that they are very accessible to the buildings. The initial tranche of this ancillary parking, which includes accessible parking bays as well as 60 covered bicycle spaces and a further 9 motor cycle parking bays, was secured as part of the Reserved Matters Application for the Phase 1 A Gateway Building. Further blue badge, bicycle and motor cycle parking will be provided in a similar manner as the detailed layouts for the remaining buildings within Phase 1 progress through subsequent Reserved Matters applications.
8. Wokingham's Parking Standards are set out in the adopted MDD DPD. These standards suggest the need for 619 parking spaces for 18,580 sqm of B1 office floorspace (1 space per 30sqm); of which 20-35 should be blue badge bays. The TVSP however is not a conventional business park inclusive of conventional B1 business park uses. For example, the gateway building of phase 1a is inclusive of extensive laboratory space and the cancer treatment centre in phase 1b, whilst high tech and employment generating, is actually a D1 use. Given the bespoke nature of the TVSP, Officers are accepting of the proposed levels of parking; especially given the TVSP wide travel plan (inclusive of the provision of shuttle buses between the TVSP and the UoR and Reading Town Centre) and the SDL wide sustainable transport measures being delivered (pedestrian and cycle paths and bus services) which will promote and facilitate the use of walking, cycling, car sharing and public transport from the very first occupation of the development.
9. The car park layout has been reviewed by WBC's Highways Officers, who confirm that the dimensions of the parking spaces are in line with Borough Standards and that there is sufficient space between the parking rows for vehicles to manoeuvre safely.
10. The ongoing provision and management of the car parking, including provision of visitor parking, will be monitored and reviewed throughout the build out of the Science Park. The processes for this will be set out within the Travel Plan and Parking Management Strategy which will be submitted and agreed with Wokingham Borough Council prior to any occupation of the Science Park, as is secured by planning condition.

11.Planting proposals have been developed in conjunction with an ecologist to support and enhance existing habitats. An emphasis has been placed on the use of native plant species across the site in order to respond to the current character of the site and encourage local biodiversity in plant communities as well as wildlife. Within the car park, low maintenance ornamental species have been chosen to enhance the overall native character whilst providing a more formal design. In addition, since initial submission and in direct response to comments received from Highways England and WBC Landscaping, a hedge has been introduced to the northern boundary, providing screening from/to the M4 motorway. Swales has also been incorporated to regulate surface water discharge.

CONCLUSION

The proposals accord with adopted development plan policies and follow the parameters that were accepted/established through the grant of outline planning permission and the subsequent reserved matters for the first gateway building. There are no material considerations of sufficient weight to dictate that the application should nevertheless be refused.

Officers therefore recommend APPROVAL, subject to the conditions listed above.

CONTACT DETAILS

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

Appendix A: General Arrangement

Please see drawings appended to the report for application 162841 for location context plans.

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