

# Agenda Item 31.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
171496	11/13	Earley	Bulmershe and Whitegates	Major

<b>Applicant</b>	Standard Life Assurance Ltd.		
<b>Location</b>	Units 27 - 28, Suttons Business Park, Earley	<b>Postcode</b>	RG6 1AZ
<b>Proposal</b>	Full planning application for proposed development of site to provide a new Class B2/B8 industrial unit with ancillary office space and associated car parking and landscaping, following demolition of the original buildings.		
<b>Type</b>	Major		
<b>PS Category</b>	3		
<b>Officer</b>	Katie Herrington		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 9 August 2017
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application site is within a major development location in the settlement of Earley and on Suttons Business Park. The park is well established and is designated a Core Employment Area in the development plan. The site comprises of unit 27 - 28 which was formerly used for general industrial (B8) purposes with associated parking provision and landscaping.

This application is for full permission for the redevelopment of the site that would demolish unit 27 – 28 and erect a new building that would be used as general industrial (B2) and storage (B8) with ancillary offices. Parking provision would be provided and the accesses would remain. The landscaping along the front of the site would be enhanced.

The site is in a Core Employment Area and would result in a small decrease in the amount of B use floor space on the site, however, given the issues of marketing the current building, and that it is designed with a specific local employer in mind, the proposal would not be harmful. The new building would be taller than the existing building but would have a smaller footprint, and its forms, proportions, and materials consistent with the character of the business park.

With regards to other aspects, parking would be in accordance with the parking standards and no harmful impact on residential amenity would occur. There would be no harm in ecology terms with the site having low ecological value and any impacts with regards to Environmental Health would be controlled through conditions. As such, the scheme is compliant with the development plan and is recommended for conditional approval.

## PLANNING STATUS

- Major development location
- Contaminated land consultation zone
- Core Employment Area
- Sand and gravel extraction

## RECOMMENDATION

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

**A. Conditions and informatives:**

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 Plans

This permission is in respect of the submitted application plans and drawings numbered '30906-PL-201, 30906-PL-202A, 30906-PL-203B' received by the local planning authority on 17/05/2017 and the revised plans 1790 04 B 14/07/2017. 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. Materials

The buildings hereby permitted shall be erected in accordance with the 'Schedule of External Facing Materials' as set out on plan number '30906-PL-203B' unless otherwise agreed in writing 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. Archaeology

No development (except demolition) shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with the submitted Project Specification (TVAS 17e69ev 7th April 2017), or an equivalent document which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

*Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.*

5. Construction Method Statement

No development shall take place, excluding any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) lorry routing and potential numbers
- iii) types of piling rig and earth moving machinery to be utilized
- iv) installation of temporary lighting
- v) loading and unloading of plant and materials,
- vi) storage of plant and materials used in constructing the development,

- vii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- viii) wheel washing facilities,
- ix) measures to control the emission of dust and dirt during construction,
- x) a scheme for recycling/disposing of waste resulting from construction works.

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

6. Bicycle storage

Secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be implemented in accordance with such details as set out on plan 30906-PL-201C 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.*

7. Travel plan

No building shall be occupied until a Travel Plan has been 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.*

8. Vehicle Management system

No building shall be occupied until a management system has been submitted to and approved in writing by the local planning authority. The management system shall ensure that there are no vehicle conflicts, including lorries entering or exiting the site.

The management system shall be fully implemented, maintained and reviewed as so-approved.

*Reason: In the interest of highway safety. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core strategy policy CP6.*

9. Contamination

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. Works shall be carried out in accordance with the approved 'remediation method statement' 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 ensure that future users of the site are protected from the harmful effects of any contamination. Relevant Policy: Core Strategy Policy CP3*

10. Landscaping

The development hereby approved shall be carried out in accordance with the landscaping details as set out on plan '1790 04 B' received by the Local Planning Authority on 14/07/2017. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

#### 11. Vehicle parking and turning

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.*

#### 12. Employment and skills plan

No building shall be occupied until an Employment and Skills Plan shall be submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

*Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12*

#### 13. Tree protection

a) The development hereby approved shall be carried out in accordance with the tree protection details as agreed in Tree survey and Constraints plan DLA-1790-AREB-01 May 2017 on plan numbers '1790 01 A, 1790 02 B, 1790 03 B, (referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (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) shall commence until the local planning authority has been provided (by way of a written notice)

with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme 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 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*

#### 14. Energy

The development hereby approved shall be carried out in accordance with the details as agreed in 'Energy Statement – Dunwoody 3<sup>rd</sup> May 2017 received by the Local Planning Authority on 17/05/2017.

*Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*

#### 15. Ecology

Prior to commencement of the development a detailed scheme to provide wildlife enhancements for bats and birds 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 secure wildlife enhancements within the course of the development, as appropriate under the NPPF.*

#### 16. BREEAM

The new building shall achieve BREEAM level 'Very Good' in accordance with the requirements of BREEAM [or such national measure of sustainability for non-residential design that replaces that scheme].

*Reason: To ensure developments contribute to sustainable development. 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 policy CC04*

#### 17. Hours of construction

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.

*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.*

#### 18. Replacement landscaping

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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

#### 19. Ground and building levels

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

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

#### 20. Delivery times

No deliveries shall be taken in or dispatched from the site outside the hours of 06:00 to 22:00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.*

#### *Informatives*

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. 'Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant 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.'
  
3. 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.
  
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 and subsequently determining to recommend the grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

<b>PLANNING HISTORY</b>	
F/2014/1814	Proposed alterations to rear elevation and revised car park layout. Withdrawn. 8/10/2014
F/2015/0234	Proposed resurfacing and revision of existing front car park to increase car parking provision to 100 spaces plus demolition of 456m of rear warehouse and office space and the installation of 4no goods doors and 2no pedestrian fire escape doors. Withdrawn. 7/4/2015.
160551	Screening Opinion application for an Environmental Impact Assessment for the following proposed development: Application 1 - Demolition of existing Class B1 office buildings (units 68 and 69) and the erection of three Class B2/B8 industrial units with ancillary office space and car parking/landscaping; refurbishment of existing Class B8 storage and distribution building (unit 27-28) and reconfiguration of car parking area; the erection of a new Class B2/B8 industrial unit with ancillary office space together with new car parking and landscaping. Application 2 - Redevelopment of site comprising the demolition of an existing B2 industrial building (unit 21) and the erection of a discount food retail store and a drive-through coffee shop (A1/A3 use) and associated car parking and landscaping. Not EIA Development.

161066	Full application for the demolition of existing Class B1 office buildings (Units 68 and 69) and the erection of three Class B2/B8 industrial units with ancillary office space and car parking/ landscaping, refurbishment of existing Class B8 storage and distribution building (Unit 27-28) and reconfiguration of car parking area; the erection of a new Class B2/B8 industrial unit with ancillary office space together with new car parking and landscaping; erection of a new security hut. Approved. 29/6/2016
162914	Non-material amendment application to planning consent 161066 dated 29/6/2016 to allow the addition of new wording to selected planning conditions to allow the new Class B2/B8 industrial unit on the northern half of the site (identified on approved drawings as Unit 4) to be constructed in advance of, and in isolation from, the remainder of the approved development. Approved. 17/11/2016
171461	Application for prior approval notification of proposed demolition. Approved. 15/6/2017

### SUMMARY INFORMATION

Site Area	0.93 hectares
Existing units	1
Proposed units	1
Existing parking spaces	80
Proposed parking spaces	96
Existing floorspace	4,290 m <sup>2</sup>
Proposed floorspace	4,091 m <sup>2</sup> (-199m <sup>2</sup> )

### CONSULTATION RESPONSES

Berkshire Archaeology	No objection subject to condition (4)
Crime Prevention Design Officer	No comments received
Royal Berkshire Fire and Rescue	No objection
National Grid	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No comments received
Reading Borough Council	No comments received
WBC Biodiversity	No objection subject to condition (15).
WBC Community Infrastructure	No comments received
WBC Drainage	Requires further clarification
WBC Economic Sustainability Team (Employment Skills)	No objection subject to condition (12)
WBC Environmental Health	No objection subject to condition (9)
WBC Highways	No objection subject to conditions (11, 6, 5, 8, 7 )
WBC LUTT (Policy)	No objection subject to condition (16, 14)
WBC Tree & Landscape	No objection subject to conditions (13, 10, 18)
WBC Waste Services	No comments received

### REPRESENTATIONS

<b>Earley Town Council:</b> No objection.
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**Local Members:** No comments received

**Neighbours:** No comments received.

### APPLICANTS POINTS

- Planning permission was recently granted under application 161066 (amongst other uses) to refurbish the redundant Use Class B8 storage and distribution building (Unit 27-28) on the northern side of Suttons Park Avenue and to erect a new Class B2/B8 industrial unit. This current application will not affect the approved new unit and solely relates to Units 27 and 28.
- When planning application 161066 was submitted, negotiations with SAS International centred on the provision of a refurbished building elsewhere in the Park or risk the business having to relocate elsewhere. It has now transpired that the level of refurbishment required is cost prohibitive and that a new modern facility would be the best option. This in turn would help to retain SAS International at the Park.
- As a result, the applicant has developed a scheme to suit their requirements which necessitates the need to submit a fresh planning application
- The new development would employ 123 employees in the warehouse and office areas, along with 8 contract designers, giving a total of 131 heads. A positive outcome on this application will ensure that SAS International remains at the Park with built-in flexibility to allow the company to employ additional staff as the business develops. The unit to be vacated will be openly marketed and, therefore, there would be no loss of jobs at the Park.

### PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise

	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>TB11</b>	Core Employment Areas
	<b>TB12</b>	Employment Skills Plan
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use
	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 7

## PLANNING ISSUES

### Description of Development:

1. The scheme is for the redevelopment of part of Suttons Business Park. The proposal would involve the redevelopment of units 27 – 28 which have a designated B8 use and the construction of a new building for a mixed B2/B8 use. Prior approval has been granted for the demolition of the existing building. The dimensions of the building and other aspects are summarised below including a comparison to the existing building:

	Existing	Proposed	Percentage change
Width (m)	71.8m	73m	1.6%
Depth (m)	46m and 59.6m at the rear projection	50m	8.7 (+ 4m) - - 16% (-9.6 when including the existing rear projection)
Ridge height (m)	8.1m	16m	95% (+ 7.8m)
Footprint (m <sup>2</sup> measured externally)	3,734m <sup>2</sup>	3,291sqm	-11.8%
Floor space (m <sup>2</sup> measured internally)	4,290m <sup>2</sup>	4, 091m (Offices to the second and third floor)	-4.6%

2. Planning permission was granted under application 161066 to, in part, sought to refurbish the existing building which was proposed to remain as a B8 use. That application (161066) made minor changes to the building including its recladding.
3. However, the refurbishment of that building was found to be cost prohibitive and that a new modern facility would be the better option.
4. Parking provision would be provided to the south and east of the building, and to the north of the building would be the service area similar to existing. The southern side of the site, fronting the access road, contains landscaping and enhancements to this are proposed.

Principle of Development:

5. 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.
6. The site is located within a major development location and as such the development is acceptable in principle providing that it complies with the policies within the Core Strategy. The site is within a Core Employment Area as stated in Policy CP15 and TB11 of the MDD Local Plan and therefore the proposal should demonstrate how it accords with these policies.
7. Policy CP15 aims to promote development for business, industry or warehousing and states that any changes of use from B1, B2 or B8 uses should not lead to a net loss of B use floor space across the Borough.
8. The site currently consists of 4,290sqm of B8 Use the proposal would provide 4,091sqm of floorspace between Use Class B2 and B8. This means that there will be a net loss of 199sqm of B Use floorspace as a result of the proposed development. The submitted marketing evidence states that the units have been marketed since it became vacant in early 2011, the marketed value was comparable to the VOA website, and whilst there were viewings of the units, none of the prospective occupiers could make the unit work for them, the reasons mainly relating to the limited eaves height and the high site coverage resulting in a restrictive yard area. It is noted that the 199sqm net loss of floorspace is relatively small, and the proposed units have been specifically designed to suit the needs of and retain an existing firm within the Borough. Taking the above evidence into consideration, the loss of floorspace in use class 'B' use would not be unduly harmful. As such, the proposal would comply with policy CP15 of the Core Strategy.

Character of the Area:

9. The application site is located within Sutton Business Park. Towards the entrance of the Business Park are two sites currently under construction. That opposite the site is a large rectangular unit approved under 162736. To the east and south of the site of the site is the site approved under 161066, consisting of 4 industrial units and security hut.
10. The existing building is a rectangular shaped building with a mixture of brick and glazing panels. Whilst the replacement building would be a similar depth and width of the existing building, the replacement building would be 7.8m taller than the existing building on the site with a total height of 16m. However, the business park is characterised by buildings of differing heights. Unit 1 and 2 to the south would be 12m high to the ridge, unit 4 to the east would be 10 metres to the ridge, and the larger unit to the south of the site (approved under 162736) would be around 16.5 metres high to the ridge. Views of the building could be glimpsed between the buildings along London Road, however such views would be limited. The proposed

building would be set further within the site than the perimeter buildings, and would also be located on a land level lower than that of the road to the front of the site, which would have an effect of reducing its impact in terms of its height. The exact reduction in height is to be clarified through a levels condition (**condition 19**). Taking these factors together, the building would not appear out of character within the business park and would not harm the wider character of the area.

11. The materials prevailing in the business park consist of cladding, in silver, brown, green, glazing panels to the more recent buildings, and brick, glazing and clay tiles for the existing established buildings. The proposed elevations would consist of a mixture of glass and flat cladding. The front elevation glazing would be housed in powder coated aluminium frames with clear glass, with horizontal sections of silver and grey cladding above and between the windows. The side and the rear elevations would be clad in light silvery and blue metallic panels. The pitched roofs are also clad in light grey and overhang the units around the perimeter via a silver fascia.
12. The scale and detailing of the building would not be out of keeping within the business park. As such, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

#### Residential Amenities:

13. The closest residential properties to the application site are 110m away (to the east) and around 235 metres to the south. The traffic movements associated with the proposal would also not be significantly different from that of the existing unit, given the similarities in floor space and servicing arrangements. There would also be a limited impact from plant given the distance between the site and the residential dwellings. As such, there would be a limited impact upon residential amenity as a result of the proposal.

#### Access and Movement:

14. **Access and highway safety:** The access does not vary from that which exists of what was approved under application 161066. A Transport Statement has been submitted with the application and it demonstrates that there will be no significant traffic impact associated with the proposal. The Highways Authority has considered this statement and agrees with its conclusions. However, a framework Travel Plan is recommended in order to promote sustainable modes of travel to and from the site by condition (**Condition 7**). Secure, covered cycle storage has been proposed (**Condition 6**). Suitable servicing and turning areas for lorries within the site are proposed and these are considered acceptable (**Condition 8**). As such, the Highways Officer has requested a Construction Management Statement be controlled by condition (**Condition 5**).
15. **Parking:** The proposal would provide 90 parking spaces for the new building which would meet the council's parking standards. The Highways Officer has confirmed that the provision is acceptable and does not raise any objection. This is secured by **condition 11**.
16. **Sustainability:** Secure, covered cycle storage is indicated and a Travel Plan would also help ensure other transport modes than the private car would be used.

The site is already well served by public transport and is within suitable distance to rail and road links and as such, no objection is raised. Cycle storage is secured by **condition 6**.

#### Flooding and Drainage:

17. The site is located in Flood Zone 1 but under 1 ha in size. The agents have submitted a FRA shows that the site is at low risk from flooding but to ensure flood risk would not increase as a result of the proposal, a surface water drainage strategy is required. The Council's drainage consultant has considered the FRA and has sought further clarification on some of the technical aspects of the drainage strategy. Given that the proposal is replacing a similar sized building, it is considered a suitable strategy can likely be agreed. As a result, additional information and a condition will be provided through the Members update.

#### Landscape and Trees:

18. The proposal has been revised to provide additional tree planting along the front of the unit, boosting the existing vegetation and replacing some of the trees that would be lost as a result of the proposal. This additional tree planting would reinforce the front of the building and landscape character.

19. Due to the scale of the works proposed, it is considered that suitable tree protection methods would be required and this can be controlled by condition. As such, the Tree and Landscape Officer does not object to the proposal (**Condition 10, 13, 18**).

#### Environmental Health

20. Due to the former uses, the land is potentially contaminated and a report into this has been submitted with the application. The Environmental Health Officer has considered this report and is satisfied with its conclusions. As a result, it is recommended that a condition is placed in case any unexpected contamination is found (**Condition 9**).

#### Ecology:

21. An Ecology Report has been submitted with the application and concludes that due to the dominance of hard standing and buildings the site is of low ecological value. The Ecology Officer has considered this report and raises no objection, subject to a condition for wildlife enhancements (**Condition 15**).

#### Sustainable Design/Construction:

22. In line with Policy CC04 of the MDD, proposals for non-residential development over 100 square metres should as a minimum achieve the mandatory BREEAM requirements but seek to achieve higher. The applicant has stated a 'Very Good' rating could be achieved and, as such, a condition requiring this is proposed (**Condition 16**).

23. Policy CC05 requires non-residential proposals of more than 1,000 square metres gross floor space to deliver a minimum 10% reduction in carbon emissions through

renewable energy or low carbon technology. An Energy Statement has been submitted which states how this would be achieved through the use of appropriate fixtures and fittings within the building and through PV solar panels outside the building. As such, it is considered necessary to condition that the development is carried out in accordance with this statement (**Condition 14**).

Community Infrastructure Levy:

24. As the proposal is for the construction of industrial and storage space, it would not be CIL liable development.

Archaeology:

25. Due to potential archaeological remains in the area, the Council's archaeological consultant has recommended a condition (**Condition 4**) be placed requiring the approval of a programme of archaeological work prior to development (except demolition) occurring on site. Subject to this condition, no harmful impact is considered to occur.

Employment Skills:

26. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. A condition has been included requiring a plan to be submitted and approved prior to commencement of development (See **condition 12**).

**CONCLUSION**

The proposal would replace an existing B8 unit with a new B2/B8 unit. The proposed building would have 199sqm less floor space than the existing building, but given the marketing evidence, that the building is intended for an existing business, and that the reduction would be relatively small, it is considered by officers that, the proposal would not be harmful. The proposal would be taller than the existing building, but given the variation in building heights in the business park, would not appear out of character in this location. The proposal would not result in harm to residential amenity and would not result in issues of highway safety. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

**CONTACT DETAILS**

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