

ET Planning

Planning Design and Access Statement

Client:

Bilyana Marcheva

Site Details

Ready Power & Brook House, Molly Millars Lane,
Wokingham, RG41 2RZ

*Erection of an electricity transformer to the rear
of Crane House*

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1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of an electricity transformer to the rear of Crane House at Ready Power & Brook House, Molly Millars Lane, Wokingham, RG41 2RZ.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Bonney Architecture and Infrastruct CS Ltd:
- 1:1250 Site Location Plan, drawing number BA 0270 50/04
 - 1:500 Site Plan, drawing number BA 0270 50/04
 - 1:100 Existing Floor Plan, drawing number BA 0270 50/01
 - 1:200, 1:500 and 1:1250 Existing Elevations & Site Plans, drawing number BA 0270 50/02
 - 1:200 Proposed Plans & Elevations, drawing number BA 0270 50/03
 - Flood Risk Assessment
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The application site is located within the Molly Millar's Industrial Estate, accessed via Molly Millar's Bridge and is to the north of Molly Millar's Lane.
- 2.2 Crane House hosts the main headquarters of Intersurgical, a respiratory devices manufacturing company housed within a cluster of industrial buildings on Molly Millar's.
- 2.3 The site lies within the defined settlement Wokingham and more specifically the Molly Millar's Industrial Area.
- 2.4 Part of the site is located within Flood Zones 2 and 3 and a Surface Water Flood zone. The Emm Brook is located to the south of the site.

3. Planning History

- 3.1 Application Ref. 981253 'application for temporary permission for siting of a silo for storage of lime'. (Approved 26/08/1998).
- 3.2 Application Ref. 142317 'proposed erection of link building between Crane House and Remeha House with new front entrance. Revised access detail from highway and new visitor parking to front'. (Approved 05/06/2015).
- 3.3 Application Ref. 152268 'application for submission of details to comply with the following conditions of planning consent F/2014/1760 (05/05/2015). 5. Landscaping. 7. Protection of Trees etc'. (Approved 02/11/2015).
- 3.4 Application Ref. 183208 'full application for the proposed change of use from existing mixed use to Sui Generis mixed use (B1c/B2/B8) to include erection of extension to Brook House, installation of solar

panels and two silos, engineering excavation work, ancillary parking and demolition of existing Ready Power building'. (Approved 13/09/2019).

- 3.5 Application Ref. 203636 'full application for the proposed change of use of land from plant hire (Sui Generis) to manufacturing and storage (Use Classes B2 and B8) with ancillary facilities, new external ramp, changes to fenestration and associated parking'. (Withdrawn 12/02/2021).
- 3.6 Application Ref. 210583 'full application for the change of use of land from Ready Power plant hire (Sui Generis) to manufacturing, storage & distribution with ancillary facilities and parking to include changes to fenestration and external ducting'. (Approved 06/05/2021).
- 3.7 Application Ref. 212847 'application for submission of details to comply with the following condition of planning consent 210583 dated 06/05/2021. Condition 5 relates to the submission of details of noise mitigation measures'. (Approved 15/10/2021).
- 3.8 Application Ref. 241745 'Full application for the erection of a link extension; erection of warehouse extension; erection of 3 silos; reconfiguration of entrance path; external alterations to existing buildings and associated parking'. (Awaiting Decision).

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that "well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural

differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).

- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** It is proposed to install one electricity transformer to support the business operations of Intersurgical Ltd.
- 4.4 **Layout, Scale and Massing:** The proposed SSE Electrical Transformer will be located within a GRP Enclosure, replacing the existing smoking shed to the rear of crane house.
- 4.5 The GRP enclosure is set to measure 3 x 3.3m, with double doors to the front. It is set to be circa 2.5m high.
- 4.6 Multiple new bollards are proposed to be located along the existing block paving court where the transformer will be placed.
- 4.7 **Landscaping:** The existing tree adjacent to the GRP Enclosure is set to be retained.
- 4.8 **Appearance:** The transformer itself will not be visible as it will be located within sub-station housing of green colouring to match the existing green elements along the frontages of crane house.
- 4.9 **Access & Parking:** The proposal is not set to affect the access and parking arrangements of the business.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 124 of the NPPF comments that planning should "promote an effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 5.3 Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."
- 5.5 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in the determination of all planning applications.

5.6 The relevant documents for this application are as follows:

- Wokingham Core Strategy adopted January 2010 (CS)
- Managing Development Delivery adopted February 2014 (MDD)

5.7 Paragraph 85 of the NPPF seeks to ensure planning policies and decisions create conditions in which businesses can invest, expand and adapt. In particular, the paragraph highlights the need for planning policies and decisions to take into account the needs of businesses.

5.8 Paragraph 87 highlights the need for planning policies and decisions to recognise and address the specific locational requirements of different sectors.

5.9 Core strategy policy CP15 seeks to promote development for businesses, including the expansion or intensification of existing employment uses, subject to these being located within the outlined Core Employment Areas, including Molly Millars Industrial Estate, where the site is located.

5.10 The transformer subject to this application is being proposed to support the growth of Intersurgical LTD.

5.11 A transformer is a vital piece of electrical infrastructure that enables the safe and efficient distribution of power at the correct voltage for site operations. In this case, the proposed transformer is crucial to support the significantly increased power demands resulting from expanded activities at the site. It is needed to ensure continuous and sustainable power delivery, avoiding potential blackouts or service interruptions.

- 5.12 As such, the transformer subject to this application is crucial to promote the development of the business. The proposal directly supports the operational growth of an established business located within a designated Core Employment Area, thereby aligning with the objectives of Core Strategy Policy CP15.
- 5.13 The transformer ensures that essential infrastructure is in place to meet current and future power requirements of the business, which is a key consideration for supporting business continuity and growth.
- 5.14 As a medical device manufacturer, Intersurgical LTD has unique operational requirements, including high energy consumption to support manufacturing and ancillary facilities.
- 5.15 The development will provide critical infrastructure to enable ongoing and future business activity. It is necessary to support the expansion of the existing businesses within the defined employment area.
- 5.16 NPPF Paragraph 8 outlines the three interdependent aims of the planning system. 8a) relates to the economic objectives of the planning system and discusses role of infrastructure in supporting innovation. As has been discussed above, the transformer will allow for increased intensification of business activities on site.
- 5.17 NPPF Paragraph 8.b) discusses the social objectives of the planning system. Linked to the economic benefits of the proposal, by direct consequence, the transformer will allow the applicant to invest in new machinery, providing high quality jobs in an important economic area. This will facilitate the creation of new jobs – the social role of job creation and the positive multipliers it can have in people’s lives should not be understated.
- 5.18 NPPF Paragraph 8.c) outlines the environmental objectives of the planning system and discusses making effective use of land. The site

is located within a designated employment area and so accords with this aim.

- 5.19 **Character and Appearance of the Area:** Policy CP3 of the CS requires development to be appropriate in terms of its scale, activity, mass, layout, built form, height, materials and character to the area which it is located in. Development must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.
- 5.20 The site is located within an established Core Employment Area and as a result is surrounded by a range of industrial and commercial units.
- 5.21 As previously mentioned, the proposed transformer is set to be located within sub station housing which is set to be green in order to match the colouring of the frontages of Crane House.
- 5.22 The transformer and its housing will be located to the rear of Crane House being strategically located away from the main road and streetscape, ensuring it will not result in negative impact on the local character.
- 5.23 The transformer will not project further than the side elevations of the property. It will also not be taller than the existing Crane House structure, further ensuring it will not be visible to those outside of the Intersurgical Ltd Complex.
- 5.24 Moreover, the surrounding buildings which would have an immediate view of the transformer are all industrial/ commercial structures, and a part of the Intersurgical complex, ensuring the proposed transformer would be in keeping with the character.
- 5.25 Overall, it is deemed that the proposal is sympathetic to the surrounding character, according with Policy CP3.

- 5.26 **Amenity:** There are no residential dwellings in the immediate vicinity of the site, with the surrounding uses being of a similar nature to that of the Intersurgical complex.
- 5.27 As such, the proposed installation of the transformer is not expected to give rise to any adverse amenity impacts in terms of noise, visual intrusion, or disturbance.
- 5.28 The site is located within an established industrial estate where plant and service equipment are commonplace, and the proposed development is consistent with the character and function of the surrounding area.
- 5.29 **Trees and Landscaping:** Existing trees and landscaping on site is to be retained.
- 5.30 **Transport and Parking:** The existing transport and parking arrangements on site will remain unaffected by the proposal.
- 5.31 **Refuse Provision:** The existing refuse provision on site will remain on site.
- 5.32 **Drainage and SuDS:** Policy CC09 of the Managing Development Delivery local plan requires all sources of flood risk to be considered at all stages.
- 5.33 New development in areas of flood risk will be supported where it can be demonstrated that a development is safe and will not result in increased flood risk elsewhere.
- 5.34 Policy CP1 of the Core Strategy expects development proposals to avoid increasing (and, where possible, reduce) risks of or from all forms of flooding (including from groundwater).
- 5.35 To support this application, a Flood Risk Assessment prepared by Infrastruct CS Ltd has been submitted alongside the application.

- 5.36 As highlighted within the report, the site is located within Flood Zone 2, which is classified to have a medium probability of flooding.
- 5.37 It was identified that the site has a low risk of overland flooding, groundwater flooding, sewerage flooding, and artificial flooding, but a medium risk of fluvial flooding.
- 5.38 To address and mitigate any potential impacts, the flood risk assessment has set out relevant mitigation measures which can be found within the full report.
- 5.39 The report concludes by stating that in line with the recommendations of the National Planning Policy Framework, the development site lies within land classified as Flood Zone 2, which is considered at a medium risk of flooding, and therefore appropriate for a development of this nature.
- 5.40 As such, the proposal complies with both the national and local policy requirements which concern flood risk and should therefore be deemed acceptable.
- 5.41 **Contamination:** The site is not known to be contaminated. If any contamination concerns arise, these can be addressed via planning condition in the event of granting of planning permission.
- 5.42 **Archaeology:** The site is not known to have any archaeological value. If any concerns arise, these can be addressed via planning condition in the event of a grant of planning permission.
- 5.43 **Ecology:** it is not considered that the proposal will have any detrimental impact on the ecological integrity of the area. The site is located within an existing designated employment area, distanced away from any known protected habitats.

6. Conclusion

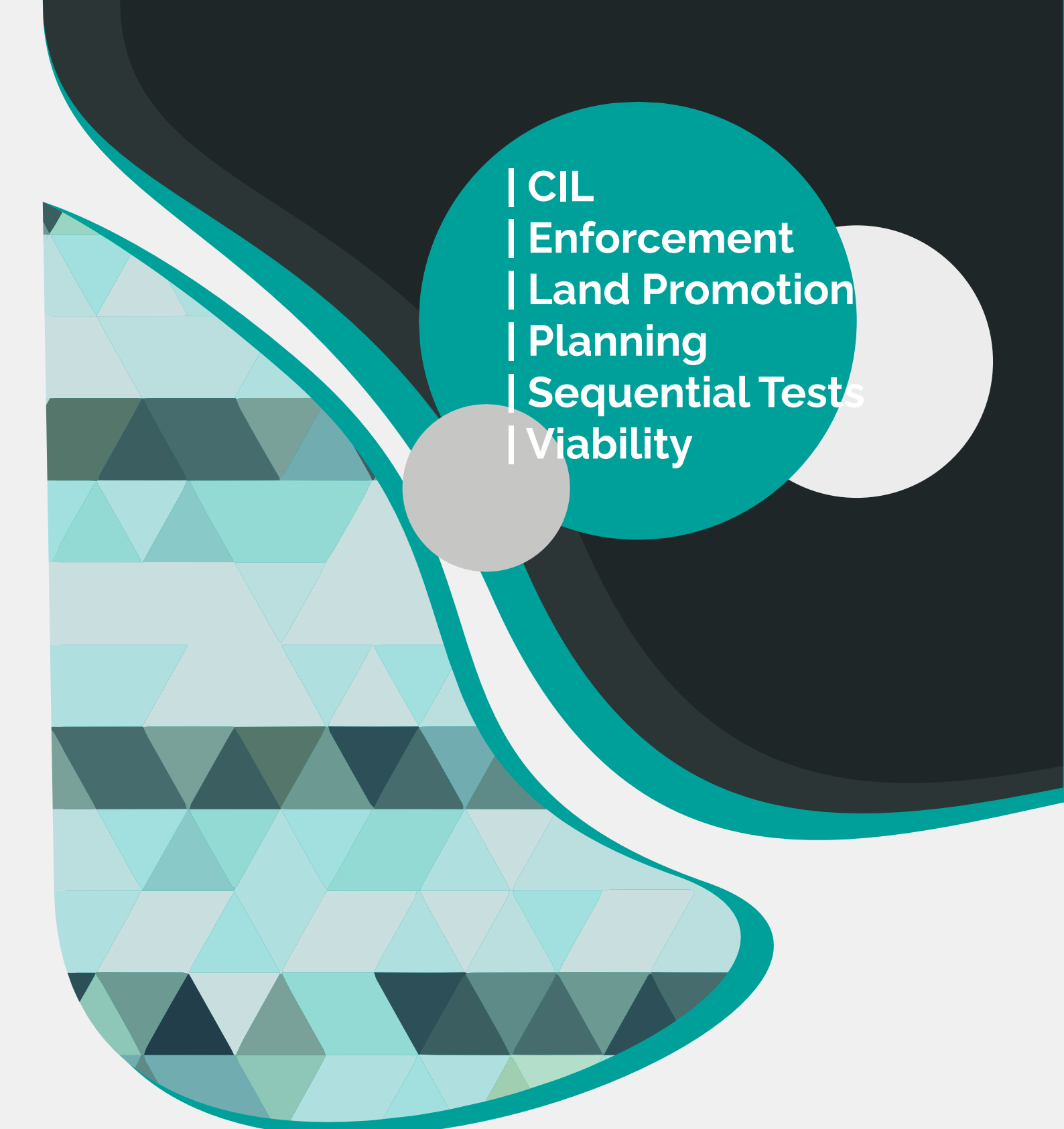
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would provide a vital contribution to support the growth of a local business without resulting in a detrimental impact on the amenity and character of the area.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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