

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                         |                                                  |
|-----------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Application Number:</b>                                                              | 252799                                           |
| <b>Site Address:</b>                                                                    | Green Park, Longwater Avenue, Reading, Berkshire |
| <b>Expiry Date:</b>                                                                     | 31 March 2026                                    |
| <b>Site Visit Date:</b>                                                                 | 9 March 2026                                     |
| <b>Proposal:</b> Full application for the proposed installation of 28 no. streetlights. |                                                  |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                             |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP4 – Infrastructure Requirements<br>CP7 – Biodiversity<br>CP15 – Employment Development                                                                                                                                                                              |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>TB11 – Core Employment Areas<br>TB23 – Biodiversity and Development                                                                                                                   |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>CE1 – Design principles for efficient buildings<br>C8 – Utilities<br>NE1 – Biodiversity and geodiversity<br>NE2 – Biodiversity net gain<br>DH1 – Place making and quality design<br>HC5 – Environmental protection<br>HC6 – Air pollution and air quality<br>HC7 – Light pollution |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                                                   |

### **PLANNING HISTORY**

| Application No. | Description | Decision & Date |
|-----------------|-------------|-----------------|
|-----------------|-------------|-----------------|

|               |
|---------------|
| None Relevant |
|---------------|

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection  
WBC Landscape and Trees – No objection  
WBC Drainage – No comment

### External

Shinefield Parish Council – No comment  
Reading Borough Council – No objection  
National Highways – No objection

## REPRESENTATIONS

|                     |                      |
|---------------------|----------------------|
| Parish/Town Council | No objection         |
| Ward Member(s)      | No comments received |
| Neighbours          | No comments received |

## APPRAISAL

**Site Description:** The application site refers to Green Park an existing business park with various office uses and buildings.

**Principle of Development:** 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.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

### Character of the Area:

The proposed street lights are set back from the public footpath and would be an element which is reasonably expected along such a footpath. Given this, it is considered that the proposed streetlighting would not result in harms to the character of the area. As such, no objections are raised in this regard.

### Neighbouring Amenity:

It is not considered that the proposed streetlighting would result in any adverse harms to neighbouring amenity. The lights are automatic and would only be on when the adjacent footpath is being used. Again, it is not considered that the proposal would result in harms in this regard, rather the streetlights would result in a more pleasant environment for walking within Green Park.

#### **Highways:**

No objection has been raised by the highway officer or National Highways. As above, the proposed streetlights are set back from the footpath and would not cause an obstruction. Furthermore, the lights are not considered to result in an unusual environment wherein streetlights are reasonably expected.

#### **Ecology:**

Whilst the lights would be in close proximity to boundary/site trees they are on automatic switches and would likely for large parts of the evening hours be off or only providing a low level of ambient lighting. In addition, there is a level of lighting and activity within the area already. It isn't considered the proposal would exacerbate this situation. Given this, no objections are raised in this regard.

#### **Other:**

**Community Infrastructure Levy (CIL):** When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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

#### **RECOMMENDATION**

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 2 March 2026     |
| <b>Earliest date for decision:</b> | 24 February 2026 |

|                                                               |                 |
|---------------------------------------------------------------|-----------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                                  | <b>11.03.26</b> |