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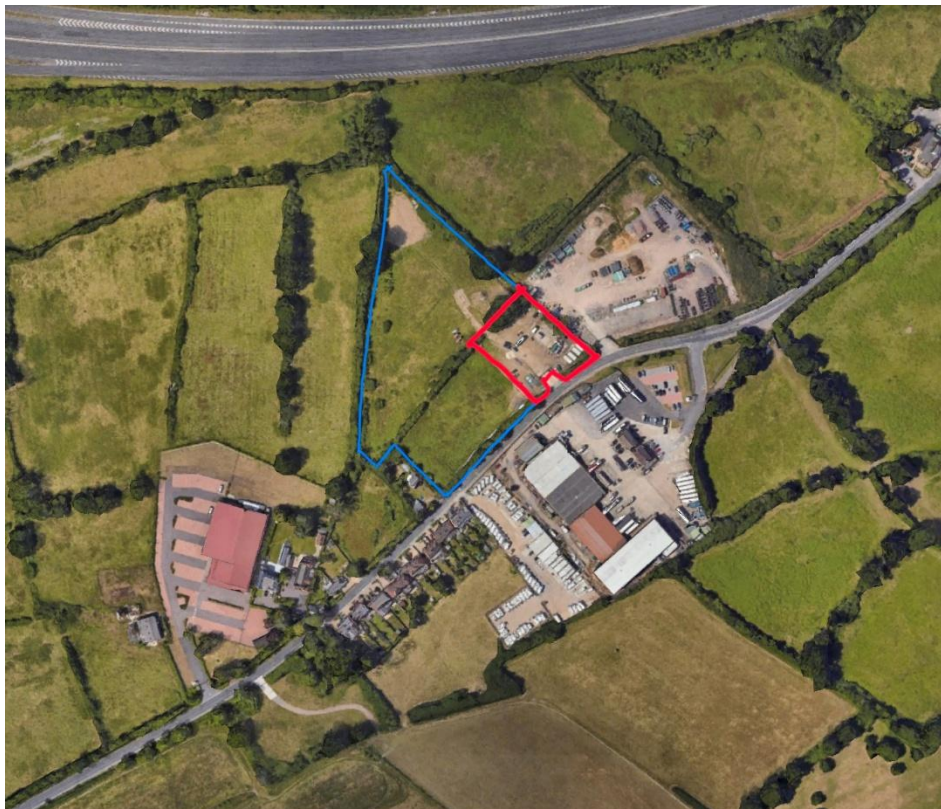
PLANNING DESIGN AND ACCESS STATEMENT

for

Erection of Store Outbuilding

At

**Land to the North of Pulleyn Transport Yard,
Church Lane, Three Mile Cross
Reading
RG7 1HB**



June 2026

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Introduction

This Planning Statement has been prepared in support of a planning application submitted to Wokingham Borough Council for the erection of a detached store building at Carney's Yard, Church Lane, Reading, RG7 1HB.

The purpose of this statement is to describe the proposed development and demonstrate that it represents an appropriate form of development within its rural setting. The statement considers the characteristics of the site, the nature of the proposal and its potential effects on the surrounding area.

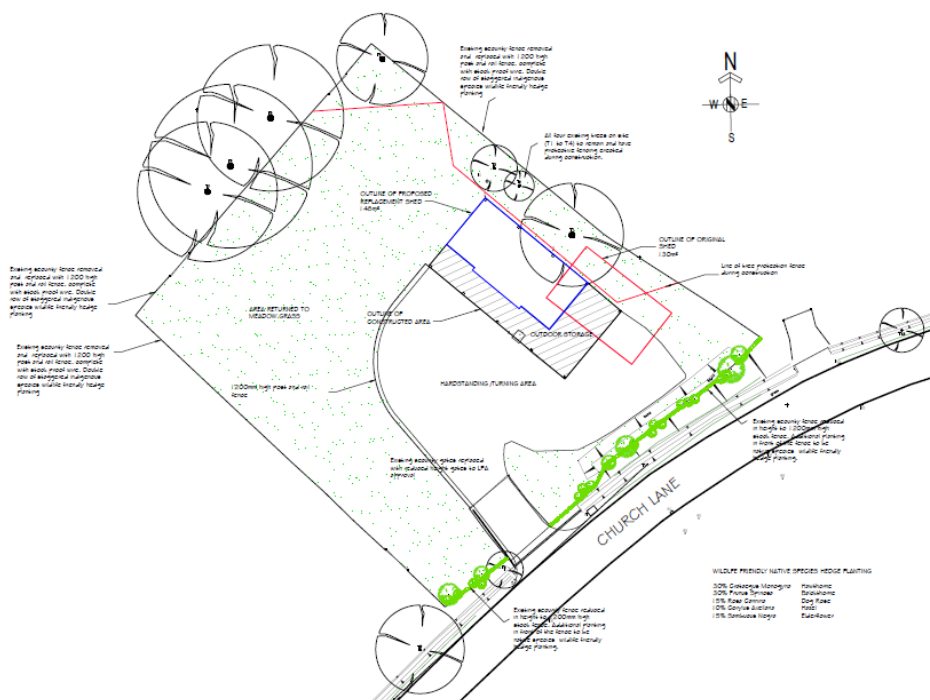


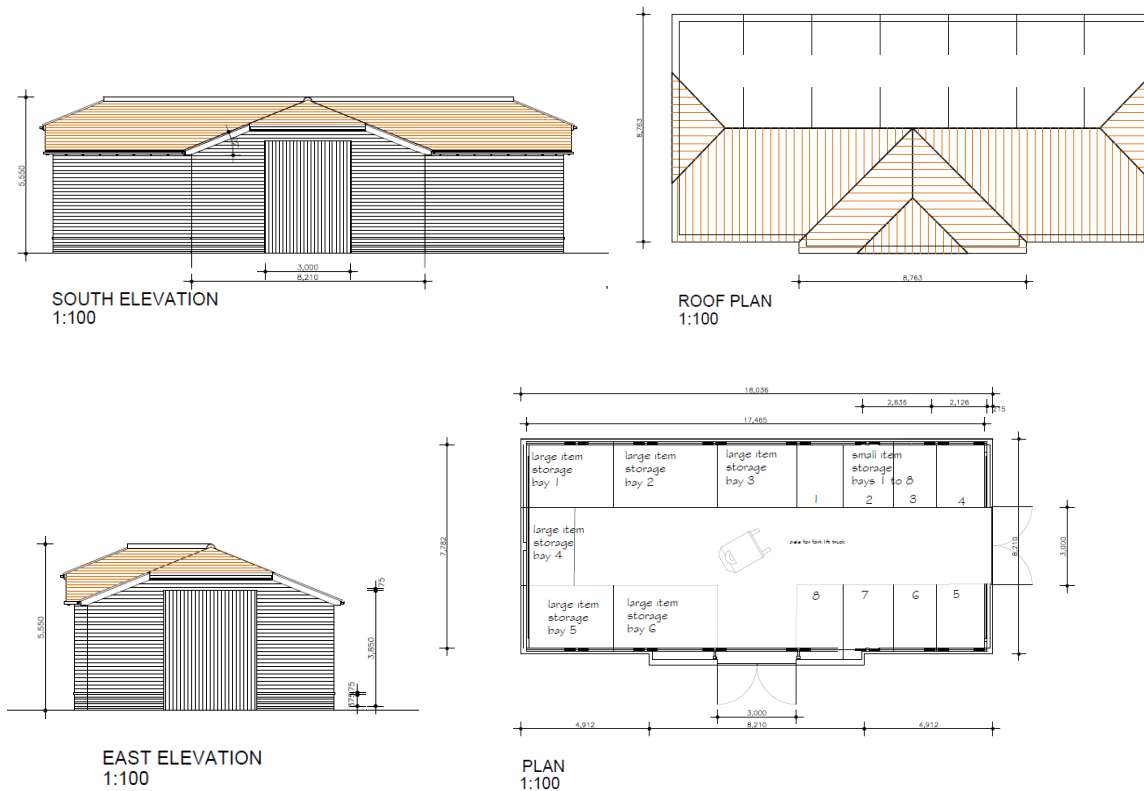
Planning History

- **App No. 032552** (2003 - CoL) – Application for certificate of existing lawful use of barn for storage of builders equipment & materials.



- **App No. 121352** (2012 - PD) – Application for agricultural prior determination for the erection of a replacement steel frame barn for the storage of farm equipment.
- **App No. 142185** (2015 - refused) – Proposed erection of storage unit following the demolition of existing building. (RETROSPECTIVE).
- **App No. 140719** (2014 - refused) – Application for the installation of new fence and widening of existing gate. (RETROSPECTIVE).
- **App No. 171477** (2017 - refused) – Full application for the proposed use of land for mixed agriculture, building contractor's yard and depot, with associated erection of a new storage building, means of enclosure to land and access gates to road plus retention of existing bund.
- **App No. 172941** (2017 - APPROVED) – Full planning application for the proposed mixed use of the land for agriculture and the storage of building equipment, and the associated erection of a storage building, means of enclosure to land and access gates to road plus retention of existing bund.





- **App No. 200596** (2020 - refused) – Full planning application for the proposed temporary use of land for the storage of building equipment for a 3 years period.
- **App No. 202842** (2020 - refused) – Application for non-material amendment to planning consent 172941 (30/11/2017) to allow amendment to increase height of fence.
- **App No. 223745** (2023 - refused) – Full planning approval for Temporary use of Land for storage, prefabrication and servicing depot to facilitate critical defence infrastructure works being undertaken at AWE, including hardstanding, parking, accommodation and storage units (temporary and personal permission) 18 month period o June 2024 (RETROSPECTIVE).



Site Description

The application site is located off Church Lane within a rural area of Wokingham Borough. The site is situated within an established yard setting surrounded by agricultural land, countryside uses and civil engineering depot.

The proposed building will be located within an existing developed part of the site and will sit comfortably within the established yard environment. The proposal does not extend development into undeveloped areas of the wider countryside and remains closely associated with the existing operational area.

The site benefits from an existing concrete slab and foundation structure, which will be utilised as part of the proposed development, reducing the need for additional ground disturbance and excavation works.





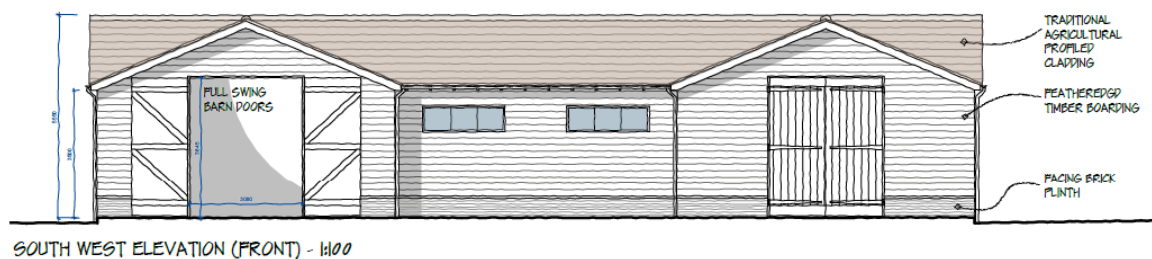
The Proposed Development

The proposed development comprises the erection of a detached store building to provide secure, enclosed and weatherproof storage space for equipment, materials and associated items used in connection with the ongoing operation and management of the site. The provision of dedicated storage accommodation will improve site organisation and operational efficiency whilst reducing reliance on external storage arrangements. The building will allow materials and equipment to be stored safely and securely, protecting them from weather damage and reducing visual clutter within the yard.

The scale of the building has been determined by the operational requirements of the site and reflects the need to accommodate a range of stored items within a single



purpose-built structure. The proposed building will measure approximately 24 metres in length and 12 metres in width, with an eaves height of 3.6 metres and a ridge height of 5.7 metres. The building will not extend beyond the extremities of the current hardstanding which form the current material store area.



The building has been designed as a simple and functional rural structure that integrates appropriately within its setting. External materials will comprise feather-edged timber boarding to the walls, a facing brick plinth and a roof finished in traditional agricultural profiled cladding. These traditional materials have been selected to reflect the character of rural and agricultural buildings commonly found within the surrounding area and to ensure that the development sits comfortably within the established landscape.

The proposal follows the principle of the approved building under application 172941 mentioned above, and its simple pitched roof form, together with the choice of materials, contributes to a design that is sympathetic to the character and appearance of the surrounding countryside. Given its location within an existing yard area, the proposal will not appear incongruous within the landscape and will not result in unacceptable harm to the visual amenity or rural character of the area.

The proposed building will be positioned on an existing concrete slab and foundation structure already present on the site. The reuse of this established footprint significantly reduces the extent of groundworks and site disturbance required to



facilitate the development, minimising excavation works, reducing construction impacts and limiting the consumption of new materials.



The development therefore makes efficient use of existing site infrastructure and represents a sustainable approach to development by reducing waste, maximising the use of existing resources and ensuring that development remains concentrated within an established developed area of the site.



Trees and Landscaping

As the proposed building will occupy an area covered by an existing slab with foundations, no significant excavation works are required, and the development is not anticipated to result in adverse impacts upon the Root Protection Areas (RPAs) of nearby trees.

As a precautionary measure, tree protection fencing will be installed prior to the commencement of any construction activities and retained throughout the construction period. This fencing will ensure that construction operations, vehicle movements and material storage are appropriately controlled and that nearby trees remain protected during the course of the works.

Accordingly, the proposal is not expected to have any detrimental impact upon the health, stability or longevity of adjacent trees.

Ecology and Biodiversity

This planning application is accompanied by an Ecological Appraisal and a Biodiversity Net Gain Assessment, both of which have been prepared to assess the potential ecological effects of the proposed development and to ensure compliance with relevant national and local planning policy requirements.

The submitted ecological information confirms that the proposal has been designed to minimise impacts on ecological receptors and biodiversity features. The development utilises an existing developed footprint within the site, thereby reducing the need for land disturbance and limiting effects on surrounding habitats.

Construction activities will be confined to the immediate development area, and appropriate mitigation and precautionary measures identified within the Ecological Appraisal will be implemented throughout the construction phase to minimise any temporary disturbance to wildlife.



The retention and protection of existing trees surrounding the site will help maintain the ecological value of the area and preserve existing habitat features. Tree protection fencing will be erected prior to the commencement of works and retained throughout construction to safeguard adjacent vegetation and associated ecological interests.

The accompanying Biodiversity Net Gain Assessment demonstrates that biodiversity considerations have been fully incorporated into the design process and that the development will deliver an appropriate outcome in accordance with current legislative and planning policy requirements.

Having regard to the findings of the Ecological Appraisal and Biodiversity Net Gain Assessment, it is concluded that the proposal will not result in unacceptable ecological impacts and is consistent with the objective of conserving and enhancing biodiversity.

Residential Amenity

The proposed building is intended solely for storage purposes and will not generate significant levels of noise, activity or disturbance.

Given the nature of the proposed use, together with its location within an established yard setting, the development is not expected to give rise to adverse impacts on neighbouring occupiers in respect of privacy, overlooking, loss of light, noise or general residential amenity.

Access and Highway Considerations

This application follows the approved layout under application 172941. However, a turning head has been introduced to create enough space to enter the building directly, as shown with vehicle tracking on plans.



The proposal does not involve any changes to the existing access arrangements serving the site and is not expected to generate a material increase in traffic movements.

The building will operate in conjunction with the existing use of the site and will not adversely affect highway safety or the operation of the local road network.

Summary

The proposed store building represents an appropriate form of development within an established rural site. The building will provide much-needed storage accommodation to support the lawful and ongoing operation of Carney's Yard whilst remaining proportionate in scale and sympathetic in design.

The proposal makes efficient use of an existing slab and foundation structure, reducing the need for new groundworks and limiting impacts on the surrounding environment. Appropriate tree protection measures will be implemented during construction, ensuring that nearby trees are safeguarded throughout the development process.

The application is supported by an Ecological Appraisal and Biodiversity Net Gain Assessment, which demonstrate that ecological considerations have been fully assessed and incorporated into the design of the development.

The development will not result in unacceptable impacts on the character of the area, the surrounding countryside, neighbouring amenity, highway safety, biodiversity interests or existing landscape features. It is therefore considered to constitute a sustainable and appropriate form of development, and planning permission is respectfully sought.