

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 April 2025

Application Number: 250368

Location: British Museum Archaeological Research Collection (Arc) Facility, Land Off Cutbush Lane, Shinfield, RG2 9AA

Proposal: Full application for the proposed creation of a secondary vehicular access with associated landscaping, gates and fencing, plus removal of existing hardstanding and relocation of a shelter.

Recommendation: Approve

Conditions and/or Reasons

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 details

This permission is in respect of the submitted application plans and drawings numbered:

- Demolition Plan (ref. 393293-JMP-XX-00-DR-L-P-5003)
- Proposed Site Plan (ref. 393293-JMP-XX-00-DR-L-P-5004)
- Sections and Elevations Plan (ref. 393293-JMP-XX-00-DR-L-P-5005)

received by the local planning authority on 17-02-2025. The development shall be carried out in accordance with the approved details.

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. External materials The gates and fencing shall be erected in accordance with the approved image and drawing ref:

393293-JMP-XX-00-DR-L-P-5005 received on the 17-02-2025 In the event that the contractor is unable to source these materials, further details for the gates and fencing shall be submitted to and approved in writing by the local planning authority. In either case, development shall not be carried out other than in accordance with the so- approved details.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Planting shall be carried out in accordance with the approved details as shown on the Proposed Site Plan (393293-JMP-XX-00-DR-L-P-5004) in the first planting and seeding season following construction of the new access road.

Any trees or plants which, within a period of 5 years from the date of the planting (and in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

5. The proposed drainage system for the site shall be undertaken in accordance with the Allen Baxter 'BM ARC Second Access Drainage Note' reference 1910/911/MBr - dated 03.02.2025 together with the site wide drainage that has been delivered for phase 1. The approved scheme shall be implemented prior to the first use of the access (other than use for construction activities linked to the delivery of the gates and access subject to this planning approval) and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

6. A habitat management and monitoring plan (HMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the first use of the gates for the operation of the British Museum (other than use for construction activities linked to the delivery of the gates and access subject to this planning approval). The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – including but not limited to delivery of mandatory biodiversity net gain for a minimum of 30 years.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out the monitoring regime, including reporting to the local planning authority, and how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To help secure the mandatory biodiversity net gain target and biodiversity enhancement as per local plan policy TB23

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2015 that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework

Wokingham Borough Core Strategy

Managing Development Delivery Local Plan

Wokingham Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Wokingham Draft Local Plan Update

3. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

4. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 could be required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

5. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.

Recommendation and conditions/reasons agreed:



Date: 25/04/2025

REMEMBER - The earliest date for a decision on this application is: **13 March 2025**