

14th February 2025

Benjamin Hindle
Development Management Compliance
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1BN

Dear Ben,

**PLANNING CONSENT 201573 201573 (as amended by 241658) - Bound Oak Industrial Estate,
Wokingham Lane, Arborfield, RG2 9PN**

DESCRIPTION: Application to vary conditions 15 and 31 of planning consent 201573 (as amended by 241658) for the erection of 4No buildings for B1c, B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium-Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings. Condition 15 refers to mix of uses and condition 31 to an energy statement, and the variation is to amend the wording of these conditions.

Further to our email correspondence of 14th February 2025 in relation to the wording of Condition 22 of planning consent 241658, we have been instructed to seek a change to the wording of this condition and to request that this additional condition wording change be linked to the current planning submission (LPA reference 243053).

Accordingly, we request that the above description is adjusted to include the changed wording to condition 22 as below:

“Application to vary conditions 15, 22 and 31 of planning consent 201573 (as amended by 241658) for the erection of 4No buildings for B1c, B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium-Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings. Condition 15 refers to mix of uses, condition 22 refers to contamination and condition 31 to an energy statement, and the variation is to amend the wording of these conditions.”

Cond.22 currently states:

“Contamination Public: Information that can be seen and used by everyone inside and outside the Council.

The development is to be carried out strictly in accordance with the details set out within the Clarke Bond documents reference Phase 2 Site Investigation, Report no. B05819-CLK-XX-XX-RP-GT- 0001, Issue P03, dated 26th January 2024 and Remedial Method Statement, Report no. B06454-CLK-XX-XX-RPGT-001, Issue P02, dated 28th March 2024.

Following completion of measures identified in the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted within 10 months of commencement and is subject to the approval in writing of the Local Planning Authority. Reporting of Unexpected Contamination.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to, and approved in writing by, the Local Planning Authority. An investigation and risk assessment must be undertaken and include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- *human health,*
- *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- *adjoining land,*
- *groundwaters and surface waters,*
- *ecological systems,*
- *archaeological sites and ancient monuments;*

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors."

Due to various funding matters in terms of release of funds related to the construction elements, our client has confirmed it is very unlikely that the verification report referred to will be ready to submit within the 10 months stipulated by the condition and requests that this be extended by 2 months to a 12-month period.

As discussed, the cleanest route to do this would be through the inclusion of this amendment within the current s73 submission. Accordingly, we have included a revised application form to reflect this change and requested our client solicitor to amend the draft s106 Deed of Variation that is in process to reflect the new wording.

We trust that you will be able to agree the adjustments and be able to approve the s73 variation of conditions as now set out.

Yours sincerely

On behalf of PRC Architecture and Planning Ltd

Andy Ryley

Senior Associate Director

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