



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Chris Malone
PRC Architecture & Planning Ltd
Warren Yard
Warren Park
Milton Keynes
MK12 5NW

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 241926
Applicant Name: HE2 Reading 1 GP Limited
Site Address: Land at Headley Road East, Woodley, RG5 4SN
Proposal: Application to vary condition 32 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963), as varied by Section 73 of Town and Country Planning Act 1990 (as amended) planning permission 242532, for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 32 refers to the timing of deliveries at units 9 and 10 and the proposal is to vary the condition to lift the restriction in respect of Unit 9 only.
Date of Decision: 27 March 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

3) [Condition 3 is removed]

16) [Condition 16 now reads]

The development hereby permitted shall not be carried out other than in accordance with Drawing no. WD_10-101 Rev.C3, Document titled 'Apollo Cycle Shelter BXMW/AP', Broxap Limited and Document titled 'Apollo Two Tier Cycle Shelter BXMW/AP/TWO-TIER', Broxap Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 16

(application reference 243164) on 27 February 2025. The vehicle parking, turning spaces, and secure and covered bicycle storage or parking facilities shall only be implemented in accordance with the approved details and thereafter retained for those purposes and no other.

18) [Condition 18 now reads]

The development hereby permitted shall not be carried out other than in accordance with Document titled 'Solo 3 – 7kW (Freestanding Mount) Enabling Works Requirements', podPoint, ref: PP-D-Com-FC-047-2, Document titled 'Twin – 7kW (External Environment) Enabling Works Requirements', podPoint, ref: PP-D-Com-FX-031-8, Document titled 'EV Charger Installation Base' and Drawing no. WD_10-101 Rev.C3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 18 (application reference 243164) on 27 February 2025. The electric vehicle charging points shall only be implemented in accordance with the approved details prior to the first occupation of any of the buildings and thereafter retained.

22) [Condition 22 now reads]

The development hereby permitted shall not be carried out other than with accordance with Drawing no. P115-3056-02 CR Final, Holophane Europe Limited and Drawing no. WD_10-101 Rev.C3 plans numbered 11359_PL_150-153 Rev F approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 22 (application reference 243164) on 27 February 2025. The lighting for the development shall only be implemented in accordance with the approved scheme prior to first occupation of development and thereafter maintained.

23) [Condition 23 now reads]

Prior to the first occupation of any of the Units 1-8 and 10, a noise management plan for that unit shall first be submitted to and approved in writing by the Local Planning Authority.

The noise management plan submitted for unit 9 reference Operational Noise Management Plan - Unit 9 A5395 dated 2025.03.10, incorporating drawing reference Double Leaf Gate Detail 025074-02 Rev -, is hereby approved.

Each of the approved noise management plans shall thereafter be implemented at all times that the respective buildings are in operation.

24) [Condition 24 now reads]

The acoustic barrier shall be installed in accordance with Technical data/specification document titled 'Soundwall Tongued & Grooved Panels on Timber Posts', Charles Ransford & Son, ref: STGTP1/3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 24 (application reference 242800) on 20 December 2024 prior to the first occupation of development hereby permitted, and retained and maintained thereafter for the lifetime of development

25) [Condition 25 now reads]

The development hereby permitted shall not be carried out other than with accordance

with Drawing No. 025074-01 Rev.2, Fastline Steel Services Ltd, Document titled 'Fastmesh-868-B', Fastline Steel Services Ltd and Drawing no. WD_10-101 Rev.C3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 25 (application reference 243164) on 27 February 2025. The lighting scheme for the development shall only be implemented in accordance with the approved scheme prior to first occupation of development and thereafter maintained.

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority; this shall include contamination that may be found in the event that the concrete cradle identified in the southern part of the Site is broken out and removed, as recommended in the Letter dated 10 May 2024 prepared by TRC Companies Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Conditions 6 and 11 (application reference 241921) on 27 June 2024. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase thereof, is resumed or continued.

All other conditions of planning permission 213106 (as varied by s73 planning permission 242532) apply to this planning permission, viz:

1. [Deleted].

2. The development hereby permitted shall be carried out in accordance with the following approved drawings: PL100, PL103 Rev C, PL104, PL105, PL106, PL110 Rev A, PL111, PL112, PL113, PL114, PL120 Rev A, PL121, PL122, PL123 Rev A, PL124 Rev A, PL130, PL131, PL132, PL133, PL150 Rev D, PL151 Rev D, PL152 Rev D, PL153 Rev D, PL157, PL158 and PL159 Rev A.

3. See above.

4. No development shall take place, including any works of demolition, other than in accordance with the following drawings and reports:

- Report titled 'Health and Safety Construction Traffic Management Plan', Collard, Ref: 3306963; and
- Drawing titled 'Traffic Management Plan', no. LOG 00, 29/11/2023; and
- Report titled 'Health and Safety Construction Environmental Management Plan (CEMP)', Collard, Ref: 3306963, 08/12/2023; and • Report titled 'Headley Road – Demolition of Structures.' Rev. 003, Ref: C7998-MS-Headley Road-003, Collard, 24/01/2024

approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 4 (application reference 240014) on 28 March 2024; and

- Construction Management Plan, mcsgroup approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 241657) on 23 August

2024.

The approved drawings and reports shall be adhered to throughout the construction period for the development.

5. No development shall take place, including demolition and site clearance, other than in accordance with the following reports titled:

- o 'Health and Safety Construction Environmental Management Plan (CEMP)', Collard, Ref: 3306963, 08/12/2023 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 240014) on 28 March 2024; and

- o Construction Management Plan, mcsgroup approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 241657) on 23 August 2024.

6. [Deleted]

7. [Deleted]

8. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with the drawing titled 'Road & Footway Design Details' no. 13085-SK100 Rev P1 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 8 (application reference 240629) on 27 June 2024. The roads and footways shall only be constructed in accordance with the approved details to road base level prior to the first occupation of any of the buildings within the development hereby permitted and the final wearing course shall be provided within 3 months of occupation unless otherwise agreed in writing by the Local Planning Authority.

9. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with drawing titled 'Vehicular Access Details' no. 13085-SK101 Rev P1 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 9 (application reference 240629) on 27 June 2024. The access on to Headley Road East and Viscount Way shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

10. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with drawing titled 'Highway Signage Details' no. 13085-SK102 Rev P3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 10 (application reference 240629) on 27 June 2024. The approved scheme of signage shall be implemented prior to the first occupation of any of the buildings within the development hereby permitted and retained for the lifetime of the development.

11. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with plans numbered 11359_PL_108 Rev - and 11359_PL_109 Rev - approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 11 (application reference 240497) on 17 March 2024.

12. No operations shall commence on site in connection with development hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until tree protection works have been implemented fully in accordance with the details set out in the Arboricultural Impact Assessment (AIA), by SJ Stephens Associates and dated 3rd March 2022. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the AIA. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise (other than as outlined in the Arboricultural Consultant Site Visit report dated 3 May 2024 prepared by SJ Stephens Associates and submitted to the Local Planning Authority under application reference 240601), until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

13. Within one month of the completion of the new access(es), the existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings re-instated in accordance with detail of works that shall first be submitted to and approved in writing by the local planning authority. The works shall only be undertaken in accordance with the approved details and thereafter maintained.

14. Prior to the first occupation of any of the buildings within the development hereby permitted, details of any such building to be used for a general industrial use shall be submitted to the local planning authority. The total amount of floorspace for general industrial uses shall not exceed 35 percent of the total floorspace contained within the site (as identified on the approved plans).

15. Within six months of the first occupation of any of the buildings within the development hereby permitted, details shall be submitted to the local planning authority which demonstrate it has achieved BREEAM level 'Very Good' in accordance with the requirements of BREEAM [or such national measure of sustainability for non- residential design that replaces that scheme] and shall be maintained as such thereafter.

16. See above.

17. Prior to the first occupation of any of the buildings within the development hereby permitted, notwithstanding the existing Parking Management Plan document submitted with the planning application, a Parking Management Strategy (PMS) shall be submitted to and approved in writing by the local planning authority. The PMS shall include details of the management of all parking spaces, monitoring of all parking including local residential streets and the monitoring and the delivery of additional electric vehicle charging spaces when required. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

18. See above.

19. Prior to the first occupation of any of the buildings within the development hereby permitted, unless otherwise approved in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority, all hard and soft landscape works shall be carried out in accordance with the details shown on the approved drawings. Any trees or plants which, within a period of five years after

planting, are removed, die, or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

20. Prior to the first occupation of any of the buildings within the development hereby permitted, further to Condition 19, a landscape management plan shall be submitted to and approved in writing by the local planning authority. This shall include long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas. The landscape management plan shall be implemented as approved.

21. The development hereby permitted shall not be carried out other than with accordance with plans numbered 11359_PL_150-153 Rev F approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 21 (application reference 240277) on 10 May 2024. The biodiversity enhancements shall thereafter be installed as approved and thereafter maintained.

22. See above.

23. See above.

24. See above.

25. See above.

26. Prior to first occupation of any of the buildings within the development hereby permitted, details of interpretive heritage information boards to be installed within the site shall be submitted to and approved in writing by the local planning authority. The details shall include the type of board, location and information contained within the boards. The approved boards shall be fully installed prior to the first occupation and maintained thereafter.

27. Within 6 months of the first occupation of any of the buildings within the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained, and reviewed as so approved.

28. All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

29. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority; this shall include contamination that may be found in the event that the concrete cradle identified in the southern part of the Site is broken out and removed, as recommended in the Letter dated 10 May 2024 prepared by TRC Companies Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Conditions 6 and 11 (application

reference 241921) on 27 June 2024. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase thereof, is resumed or continued.

30. Demolition or construction works shall take place only between 0800hrs and 1800hrs, Monday to Friday, 0800hrs to 1300hrs on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.

31. Further to Condition 2 and except where indicated in others, the development hereby permitted shall only be carried out in accordance with the details and measures outlined in the following documents and where shown on the approved drawings:

- the Energy Strategy Report (Issue 1), by Shepherd Brombley Partnership and dated 30 July 2021; and
- the Flood Risk Assessment and Outline Drainage Strategy Report (R01), by Baynham Meikle Partnership Limited and dated September 2021.

The development shall thereafter be maintained in accordance with the details and measures contained within the assessments or reports

32. No deliveries shall be accepted or dispatched from Units 9 and 10 between 2300hrs and 0700hrs the following day.

33. Further to Condition 23, during occupation of the development hereby permitted, doors and windows of each building shall be kept closed when it is in use and all noise generating activities shall cease when doors are opened to accept or dispatch deliveries during the hours of 2300hrs and 0700hrs.

34. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first-floor level or above in the eastern elevation of units 1 - 5 and the western elevation of unit 10 hereby permitted except for any which may be shown on the approved drawing(s).

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 27 March 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:

Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](#) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LineSearchbeforeUdig \(Isbud.co.uk\)](http://Home-LineSearchbeforeUdig(Isbud.co.uk)) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.