

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251832
Site Address:	Earley East Building, Thames Valley Park Drive, Reading, RG6 1PT
Expiry Date:	9 October 2025
Site Visit Date:	2 September 2025
Proposal: Full application for the proposed installation of a pre-fabricated modular ramp system and hardstanding to form a new pathway.	

PLANNING CONSTRAINTS

- Core Employment Area – Thames Valley Business Park
- Earley – Major Development Location
- Red Risk Zone for Great Crested Newts

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS15 – Securing infrastructure SS16 – Safeguarded routes CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development ER1 – Core Employment Areas FD1 – Development and flood risk (from all sources)

	FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

No relevant planning history for the site.

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections
WBC Ecology Newts – No objections

External

Royal Berkshire Fire & Rescue – No comments received

REPRESENTATIONS

Parish/Town Council	No objections from Earley and Sonning Parish Councils.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Earley East Building is a large commercial building located within Thames Valley Business Park. The site is well enclosed by mature vegetation, with the rear of the site including a large parking area.

Proposal Description:

This application seeks approval for the proposed installation of a pre-fabricated modular ramp system and hardstanding to form a new pathway. The development would be located on the south-western corner of the building, with the new pathway connecting to the rear parking area footpath.

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 ramp and small pathway would have a negligible visual impact on the character of the area and are therefore acceptable in this regard.

Neighbouring Amenity:

There are no neighbouring amenity concerns.

Highway Access and Parking Provision:

There are no Highway Safety related concerns.

Flooding and Drainage:

There are no flooding or drainage concerns.

Landscape and Trees:

There are no arboricultural or landscape character concerns.

Ecology:

There are no ecological concerns. The site is located within a Red Risk Zone for Great Crested Newts but WBC Ecology Newts raise no concerns about impacts to this protected species, by reason of the development's very modest footprint.

Conclusion:

Overall, the development complies with the development plan and is recommended for approval, subject to conditions

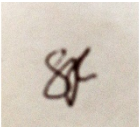
Community Infrastructure Levy (CIL):

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	15 September 2025
Earliest date for decision:	6 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16.9.25

PLANNING CONSTRAINTS/STATUS

Insert where relevant