

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250368
Site Address:	British Museum Archaeological Research Collection (Arc) Facility, Land Off Cutbush Lane, Shinfield, RG2 9AA
Expiry Date:	17 April 2025
Site Visit Date:	03/04/25
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.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Archaeological Sites Consultation Zone
Ordinary Watercourse
Local Plan Update Submitted Sites

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development
MDD Local	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits

Plan (MDD)	CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document South of M4 SDL SPD Shinfield Neighbourhood Plan

PLANNING HISTORY

Key recent planning history is summarised below. Condition discharge applications are available to view on the website.

Application No.	Description	Decision
232995	Full planning permission for the construction of an extension to the Thames Valley Science Park spine road to provide access to a proposed new building for the Natural History Museum, landscaping, surface water attenuation and other associated works. Application is a potential departure from local plan.	Approve
222205	Application for non-material amendment to planning consent 182059 to allow the proposed 3m tall radio antenna on the eastern edge of the roof of Phase 1 building, with a stack antenna attached which will rise another 2.3m.	Approve
210441	Application for non-material for the British Museum Archaeological Research Collection Facility, Land to the South of Cutbush Lane, Shinfield (Ref 182059) in respect to details for drainage, materials/detailing and landscaping.	Approve
182059	Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings.	Approve

CONSULTATION RESPONSES

Internal

SDL Flood Risk Officer – Requests a condition
SDL Landscape and Trees – Requests a condition
SDL Ecology – Requests a condition
SDL Highways – No objection

REPRESENTATIONS

Parish/Town Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to the British Museum Archive building on the south side of Cutbush Lane east. The first phase of the development has been delivered and works to decant the collection from Blyth House in London are underway. The area is characterised by employment development with Shinfield Studios being located opposite. There is sparse residential development.

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 outside of settlement limits wherein policy CP11 of the Core Strategy is relevant and CC02 of the MDD DPD. Regard should be made in terms of 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:

Whilst the gates do not accord strictly with any of the exceptions cited within CP11, regard needs to be made in terms of the character of the area and how that this has been redefined via the recent planning consents (which were considered acceptable in the planning balance). The gates will serve an important function for the site for phase 2 operations and are necessary to support the safe operation of the site together with a strong requirement for security. These will be seen in the backdrop of the existing building and approved security fencing and therefore would not be out of context. The harm to policy CP11 is therefore not considered significant and on balance, taking these factors into account and support from the landscape officer, the gates are acceptable.

Neighbouring Amenity:

None envisaged given the scale and nature of the gates.

Highway Access and Parking Provision:

The highways officer has assessed the application and raises no objections.

Flooding and Drainage:

The flood risk and drainage officer has assessed the application and subject to a condition, raises no objections.

Landscape and Trees:

The tree and landscape officer has assessed the application and subject to a condition, raises no objections.

Ecology:

The ecology officer has assessed the application and subject to a condition, raises no objections.

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:**

Yes

Recommendation:

Approval

Date:

15 April 2025

Earliest date for decision:

13 March 2025

**Recommendation
agreed by:
(Authorised Officer)**

Date:	25/04/2025
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