

Our Ref: JB/98552

Date: 25 September 2024



Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam,

**OUTCOMES FIRST GROUP
NAPOLEON HOUSE, RISELEY BUSINESS PARK, READING
CHANGE OF USE FROM TO EDUCATION USE & ASSOCIATED WORKS (REF: 240150)
S73 APPLICATION TO VARY CONDITIONS 2, 3, 4, 5 & 6**

Further to our recent discussions with Keiran Neumann, we are pleased to submit, on behalf of Outcomes First Group, a planning application pursuant to Section 73 of The Town and Country Planning Act 1990 seeking a variation to conditions 2, 3, 4, 5 and 6 attached to planning permission Ref: 240150 which relates to the proposed change of use of Napoleon House, Riseley Business Park to a school.

Background to Current Proposals

Planning permission (Ref: 240150) was granted on 18 June 2024 for the change of use of the site from office use to education use with associated external alterations to the building and its curtilage including provision of a fenced multi use games area.

Since planning permission was granted, the applicant has reviewed the original proposals in detail with a view to ensuring that they meet the operational requirements of the school. This process has led to some essential revisions to the approved scheme.

The proposed revisions were informally discussed with Kieran Neumann in July. It was confirmed that a S73 application would be required, rather than a non-material amendment application. It was also indicated that, subject to a detailed review at the formal application stage, the revised proposals raised no obvious concerns.

Given the programme pressures and the need to commence work promptly on receipt of the S73 approval, information is also being submitted with this application that would otherwise have been required to discharge planning conditions post-decision. The purpose of frontloading this information is to avoid post-decision delays in having to discharge conditions and also to reduce officer time required.

The proposed revisions to the originally approved scheme, along with the information submitted in relation to planning conditions, are summarised below.

Application Proposals

As noted above, this S73 application comprises two elements:

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1. Proposed revisions to the scheme approved under planning permission reference: 240150 – necessitating a variation of condition 2.
2. Details pursuant to various conditions that were attached to planning permission reference: 240150 – necessitating a variation of conditions 3, 4, 5 and 6.

Each element is summarised below.

Scheme Revisions

The proposed revisions cover the following principal matters:

- Original parking area to back of building re-instated
- New entrance porch omitted and replaced with recessed entrance area within existing footprint
- Larger school drop-off zone created with overall car parking provision retained
- Bin store enclosure to entrance of site added
- Bi-fold doors to Dining Hall replaced with hinged doors
- Fenced off MUGA area relocated, and no artificial surface proposed

Planning Conditions

With regard to the conditions that were attached to planning permission reference 240150, the following documents and drawings are now included within this application:

Condition	Details Submitted
3 – Parking Management Strategy	Parking Management Plan (Ref: 143.0028/PMP/3)
4 – Travel Plan	Travel Plan Statement (September 2024)
5 – Biodiversity Enhancements	Biodiversity Enhancements Drawing 23-098_NH_0021_A
6 – Landscaping Details	Hard and Soft Legend, Schedule and Specification (D3379-FAB-00-XX-DR-L-1000) Detailed Hard and Soft Landscape Plan (D3379- FAB-00-XX-DR-L-1001)

Revised Conditions – Proposed Wording

In light of the above, the application seeks approval to vary the five conditions as follows:

- Condition 2: This permission is in respect of the submitted application plans and drawings numbered:

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- 0020 Rev.J (received 24/09/2024)
 - 0120 Rev.C (received 24/09/2024)
 - 0220 Rev.C (received 24/09/2024)
 - 0221 Rev.B (received 24/09/2024)
 - Bike-S Street 6 Cycle Storage Modules Specification Sheet (received 22/04/2024)
 - Flood Risk Assessment and Drainage Strategy – Considine – ref: 5999 FRADS – 11th January 2024 (received 18/01/2024)
 - Construction Management Plan Revision B – Eden – 3rd June 2024 (received 03/06/2024)
 - Arboricultural Implications Assessment Ref: J64.67 (received 24/09/2024)
 - Landscape Proposals – Hard and Soft Legend, Schedule and Specification D3379-FAB-00-XX-DR-L-1000 (received 24/09/2024)
 - Landscape Proposals – Detailed Hard and Soft Landscape Plan D3379-FAB-00-XX-DR-L-1001 (received 24/09/2024)
 - Biodiversity Enhancements Drawing 23-098_NH_0021_A (received 24/09/2024)
 - Parking Management Plan 143.0028/PMP/3 (received 24/09/2024)
 - Travel Plan Statement, September 2024 (received 24/09/2024)
- Condition 3: The Parking Management Plan hereby approved shall be implemented on first occupation of the development and the management of the parking shall be in accordance with the approved details thereafter.
 - Condition 4: The Travel Plan hereby approved shall be implemented on first occupation of the development and fully implemented, maintained and reviewed as so-approved thereafter.
 - Condition 5: The Biodiversity Enhancements hereby approved shall be implemented no later than first occupation of the development.
 - Condition 6: The hard and soft landscaping details hereby approved shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. 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.

Application Submission

In light of the above, the complete application submission comprises the following documents and drawings, in addition to this covering letter:

- Completed application form
- Completed CIL form
- Site Location Plan 23_098_NH_0000_C
- Previously approved drawings:
 - Proposed Site Plan 23_098_NH_0020_G
 - Proposed Floor Plans 23_098_NH_0120_B
 - Proposed Elevations 23_098_NH_0220_B
 - Proposed Fence Elevations 23_098_NH_0221_A

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- Revised drawings:
 - Proposed Site Plan 23_098_NH_0020_J
 - Proposed Floor Plans 23_098_NH_0120_C
 - Proposed Elevations 23_098_NH_0220_C
 - Proposed Fence Elevations 23_098_NH_0221_B
- Updated Arboricultural Impact Assessment (September 2024)
- Transport Technical Note
- Landscape Proposals – Hard and Soft Legend, Schedule and Specification
- Landscape Proposals – Detailed Hard and Soft Landscape Plan
- Biodiversity Enhancements Drawing 23-098_NH_0021_A
- Parking Management Plan
- Travel Plan

The application fee of £293 has been paid via the Planning Portal.

Summary and Conclusion

Planning permission was granted in June for the change of use of the site to education use with associated external alterations to the building and its curtilage including provision of a fenced multi use games area. Since planning permission was granted, the applicant has reviewed the original proposals in detail with a view to ensuring that they meet the operational requirements of the school. This process has led to some essential revisions to the approved scheme.

In addition, various technical documents and drawings have been included with a view to avoiding having to submit such details to discharge conditions post-decision.

Given the comprehensive suite of application documents and drawings, we trust that planning permission will be granted for this revised proposal.

In the meantime, we look forward to receiving confirmation of registration of the application.

Yours faithfully

Julian Bolitho

Julian Bolitho
Partner