

Boyer

PINEWOOD CAMPUS,
NINE MILE RIDE,
WOKINGHAM

Planning Statement Addendum

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement Addendum (PSA) has been prepared by Boyer, on behalf Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited ('the Applicant'). The PSA has been produced following the publication of the latest National Planning Policy Framework (NPPF 2026), in relation to the proposed development at Pinewood Campus ('the site') which is the subject of application reference: 260720.
- 1.2 This Statement is submitted as an addendum to the application's original Planning Statement (PS). The PS and the PSA should be read in conjunction. Where the content in this PSA post-dates the corresponding or associated content in the original PS the PSA content takes precedence.
- 1.3 This PSA specifically addresses the proposed residential development within the context of the Government's updated NPPF published on 17 August 2026 and the associated planning policy re-assessment.

Structure of this Planning Statement Addendum

- 1.4 This Planning Statement is structured as follows:
- **Section 2** – updated National Planning Policy context
 - **Section 3** – provides an updated assessment of Principle of Development against the NPPF (2026)
 - **Section 4** – provides updates on the NPPF's national decision-making policies which are relevant to the determination of the application
 - **Section 5** – provides an update to the draft heads of terms and planning obligations
 - **Section 6** – provides an updated assessment of the planning balance for the determination of the application and an overall conclusion.
 - **Section 7** - provides a summary of the addendum and conclusions

2. UPDATED NATIONAL PLANNING POLICY CONTEXT

- 2.1 In the determination of planning applications for development the Local Planning Authority (LPA) has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) to determine any application in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 The National Planning Policy Framework ('NPPF') is a material consideration.
- 2.3 Indeed, Annex A of the NPPF (2026) introduces new wording, stating that '*Development Plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the 2026 Framework should be given very limited weight*'. The only exception to this is where they have been examined and adopted or made against the 2026 Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of 2026 Framework. For example, where an adopted Development Plan Policy is not in conflict with a national decision-making policy.

National Planning Policy

National Planning Policy Framework (2026)

- 2.4 In August this year (2026) a revised National Planning Policy Framework ('NPPF' or 'the Framework') was published by the Government. The new NPPF continues to set out the Government's policies for plan-making and for making decisions on development proposals in England. Paragraph 1 of the NPPF states the NPPF is a material consideration of critical importance, and the 2026 version replaces the previous NPPF which was published in December 2024.
- 2.5 The purpose of the planning system continues to be to contribute to the achievement of sustainable development, which as paragraph 17 sets out at a high-level places importance upon three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives, which are interdependent, are an economic objective, a social objective and an environmental objective.

Achieving Sustainable Development

- 2.6 **Policy S3: Presumption in favour of sustainable development** states decisions on development proposals should apply a presumption in favour of sustainable development. It goes on to set out this means applying NPPF Policies S4 for proposals within settlements and Policy S5 for proposals outside of settlements. Policy S4 does not apply to the application site or the determination of this application.
- 2.7 Part (1) of **Policy S5: Principle of development outside settlements** states certain forms of development should be approved outside of settlement and these should be approved,

unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework including the following criteria:

‘d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

...

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

...”

- 2.8 The application fully complies the criteria for parts (d) and (j) of Policy S5, as expanded on further in the next section.
- 2.9 Policy S5 Parts 2 further details that development proposals which are uncompliant with a national decision making policy should be refused.
- 2.10 Policy S5 Part 3 (isolated homes), 4 (other categories) and 5 (Green Belt) do not apply to the application site or the proposed development.

Delivering a sufficient supply of new homes

- 2.11 The objective of this chapter of the Framework is to support the delivery of a *substantial* increase in the supply of homes by ensuring sufficient amount and variety of land can come forward where needed.
- 2.12 **Policy HO7: Meeting the need for new homes** requires that in applying the policies in the Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.
- 2.13 **Policy HO8: Providing affordable homes** expects development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location.

Making effective use of land

- 2.14 The objective of the policies in this chapter is to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 2.15 **Policy L2: Making effective use of land** Part (1)(a) states that substantial weight should be given to the benefits where a development proposal would make better use of vacant and underutilised land and buildings.
- 2.16 **Policy L3: Achieving appropriate densities** sets out development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity, and the importance of securing well-designed, attractive and healthy places.
- 2.17 Part (b) of the policy relates to developments outside of settlements and encourages that development footprints should make the best use of a site's potential, taking into account the policies of the Framework.

3. PRINCIPLE OF DEVELOPMENT

- 3.1 This section presents an updated consideration and assessment of the principle of development against relevant planning policy, guidance and other material considerations, including the NPPF (2026). This section should be read alongside Section 6 of the original PS, which addresses the Development Plan policies.

Prior Approval for Change of use from Employment to Residential

- 3.2 As previously indicated, the principle of residential development and the loss of employment use has been established on the site through the grant of prior approval for conversion of the existing offices into 109 no. apartments (ref. 242098) under Class MA permitted development rights.
- 3.3 The prior approval can be readily implemented and under Condition 1, the development must be completed within a period of 3 years starting with the date of the grant, 10 October 2024, albeit that a further approval could be sought if required.
- 3.4 The revised policies in the 2026 NPPF do not materially change this position.

NPPF 2026

Policy S3: Presumption in favour of sustainable development

- 3.5 Policy S3 directs that decisions on development proposals should apply a presumption in favour of sustainable development as a principle, subject to the specific requirements set out in S5 as detailed below. It is considered, as demonstrated below, that the presumption applies in relation to the application proposals.

Policy S5: Principle of development outside settlements

- 3.6 Policy S5 Part 1 of the NPPF states certain forms of development should be approved outside of settlement and these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. The application proposals are considered to fully comply with the criteria for parts (d) and (j) of Policy S5, which states the following:

“d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

...

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

- i) *Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*

...

- 3.7 The NPPF definition of Previously Developed Land is as follows:

“Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- 3.8 The amendments from the 2024 NPPF definition of PDL only relate to land uses (i.e. minerals extraction and low carbon energy developments) which are not relevant to the proposed development.

Assessment of Policy S5(d)

- 3.9 In relation to Policy S5 (Part 1 d) which allows for the redevelopment of previously developed land, the area of the site in which residential development is proposed comprises brownfield / previously developed land, as confirmed by the Prior Approval.
- 3.10 Moreover, the proposed use of the site is for residential development as specifically referenced and supported by the criterion d.
- 3.11 As such, in line with NPPF Policy S5(d), the principle of development is established subject to the benefits of the scheme not being substantially outweighed by any adverse effects, when assessed against the national decision-making policies and therefore the presumption in favour of sustainable development under Policy S3 applies.

Assessment of Policy S5(j)

- 3.12 The proposed development also complies with Policy S5(1)(j), in that the development proposals will address an evidenced unmet need relating to the provision of housing as WBC cannot demonstrate a five year housing land supply of deliverable housing sites. The

proposals also comply with (j)(i) in that the site is physically well related to an existing settlement and of a scale which can be accommodated as set out below.

Housing Land Supply

- 3.13 The Council's latest published Five-Year Housing Land Supply Position Statement was published in March 2025. The statement concluded only a supply position of 2.5 years could be demonstrated for the period 2025-2030.
- 3.14 This equates to 3,453 dwellings, representing a shortfall of 3,456 homes against a target of 6,909 (including 5% buffer) which is a substantial shortfall.

Physically well-related to an existing settlement

- 3.15 From a physical perspective, the application site adjoins the existing 'development limits' of Crowthorne at its southern boundary along Nine Mile Ride. A number of existing homes front onto the Nine Mile Ride on the opposite side of the sites boundary, thereby clearly denoting the edge of the settlement and the local residential character.
- 3.16 In terms of legibility, while there is existing connectivity to the site, the application proposes to enhance this provision through a multi-modal access to connect pedestrians, cycles and vehicles to Nine Mile Ride. Junction and pedestrian improvement works will enhance the provision to ensure that the connections between the site and the built up area of Crowthorne will be further improved, as outlined in the original PS and Transport Statement.
- 3.17 The application site therefore forms a logical opportunity for an extension of the settlement, owing to its physically well-connected relationship with Crowthorne.
- 3.18 Moreover, in terms of 'appropriateness', as assessed under the 'Layout and Design' sub-section of the PS, the proposed development takes an appropriate design and form and positively responds to the character of the local area. The nature of development is therefore demonstrated as congruous with the existing settlement and regarded as 'appropriate'.

Scale of development and availability of infrastructure

- 3.19 In terms of the site being of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure, paragraphs 6.26-6.30 of the PS assess the 'locational sustainability' of the site. It is demonstrated that a scheme for 136 homes is proportionate in scale given the availability of infrastructure in Crowthorne, as a 'modest development location' in the Borough.
- 3.20 The proposal therefore complies with S5(j)(i) by being physically related to an existing settlement and of a scale which can be accommodated taking into account the existing and proposed availability of infrastructure.

Benefits

- 3.21 Policy S5 Part 2 requires that in applying the policy, the circumstances are such that the benefits of approving development are likely to be substantially outweighed by adverse

effects, including where the proposals fails to comply with one of the national decision-making policies.

- 3.22 The benefits of the proposed development are considered to more than outweigh any harms identified (as detailed in Section 4 of this PSA and the original PS), and certainly the proposals do not generate substantial adverse impact in relation to NPPF Policy S5(2) regarding national decision-making policies (as set out in Section 3 of this PSA and Section 7 of the PS).
- 3.23 Moreover, there is no other material suggestion that the proposals should otherwise be refused. The proposed development therefore benefits from both NPPF Policies S3 (Presumption in favour of sustainable development) and S5.

Other Policies

- 3.24 Further to the above, in relation to the principle of development, it is considered that the development proposals are fully aligned with the requirements of the NPPF (2026) in relation to delivering a sufficient supply of new homes and making effective use of land in particular, for the reasons as set out in the original PS.
- 3.25 It is now particularly relevant that in line with NPPF Policy LP2(1)(a), the proposed development attracts substantial positive weight through making better use of land and buildings, given the office building will become vacant in Q4 2026.

Conclusion

- 3.26 The principle of development is clearly established through the Prior Approval. However, the development proposals also meet the requirements of both NPPF Policies S5 Part 1 (d) and (j), triggering the Presumption in Favour of Sustainable Development under Policy S3.
- 3.27 In line with Annex A of the NPPF, the NPPF policies supersede Development Plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the 2026 Framework. Therefore, Development Plan Policies CC02 (Development Limits) and CP11 (Proposals Outside Development Limits (including countryside)) now carry very limited weight in decision making in the context of this development proposal.

4. NATIONAL DECISION-MAKING POLICIES

- 4.1 This section presents updated consideration and assessment of the material planning considerations which are salient to the determination of the application in the context of the current development management policies set out in the National Planning Policy Framework (2026). Where no updated consideration and assessment of matters is presented, the content set out in the original Planning Statement should be referred to.

Housing Mix and Affordable Housing Statement

- 4.2 Policy HO7 of the NPPF states that substantial weight should be given to the benefits of providing homes which contribute towards meeting the evidenced accommodation needs of the community. NPPF Policy HO8 states development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent, and that such provision should be made on-site unless specified exceptions apply.
- 4.3 As detailed in the PS and supplemented by the amendments pack submitted in September 2026 which updated the overall quantum of M4(2) units, the proposed mix is provided on site and judged to comply with Policies CP5, TB05 and Draft Policy H5 which are based on local evidence for housing need.
- 4.4 Consequently, the delivery of 136 homes (of which the housing size mix reflects local need assessments in providing family homes, and 40% will be affordable) would make a material contribution towards addressing the Borough's identified housing needs, particularly in the context of the current shortfall in five-year housing land supply. This therefore attracts substantial weight in the planning balance.
- 4.5 It is further pertinent that the proposed housing mix forms a significant betterment when compared to Prior Approval scheme which is consented with no provision for affordable housing and entirely comprises 1 to 2 bedroom flats which are of limited suitability for families and does not therefore align with the local housing needs assessments.

Layout and Design

- 4.6 Policy DP3 of the NPPF requires development proposals to respond to the history, character and features of their site and setting so that they integrate with and enhance their surroundings. It also identifies seven relevant principles relating to liveability, climate, nature, movement, built form, public space and identity. NPPF Policy DP4 requires design quality to be considered throughout the evolution, assessment and delivery of development.
- 4.7 Policy N3 of the NPPF also requires new streets to be tree-lined unless there are strong reasons why this would be inappropriate.
- 4.8 NPPF Policy L3(b) focuses on achieving appropriate densities. In relation to sites outside of settlement limits, it states that development footprints should make the best use of a site's development potential, taking into account the policies in this Framework.

- 4.9 As detailed in the PS and DAS, the scheme has significantly evolved to follow both a landscape-led and ecologically-led approach in its design which responds to the existing distinctive features at the site, providing a high quality development that creates a positive sense of place and offers high quality residential amenity which complies with the seven principles identified in Policy DP3(2). The proposed development is therefore consistent with the design objectives the NPPF.

Transport

- 4.10 NPPF Policy TR2 sets out the principles for the provision of parking and associated infrastructure, including ensuring that the quantity and design of parking responds appropriately to the nature of the development, its location and accessibility, whilst supporting sustainable travel choices. The policy also seeks to ensure that suitable provision is made for cycle parking and electric vehicle charging infrastructure. As detailed in the PS and Transport Statement, parking standards are complied with in line with Policy CC07 of the Development Plan.
- 4.11 NPPF Policy TR3 sets out that development proposals should reflect a number of principles, taking into account the vision for the site, the type of development and its location. The principles include proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations which are sustainable (or can be made so). This includes limiting the need to travel, particularly by private car, and offer genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical. It encourages opportunities to be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations. The policy also advises any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach. The environmental impacts of traffic and transport infrastructure are also sought to be identified, assessed and taken into account.
- 4.12 NPPF Policy TR4 encourages that transport considerations should be integral to the design of development proposals to contribute creating well-designed places. Specifically, TR4(1)(a) gives *“priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport”*.
- 4.13 NPPF Policy TR6 requires that development proposals likely to generate significant amounts of movement should be supported by either a transport statement or transport assessment which is proportionate to the nature and scale of the development and a travel plan which indicates how sustainable transport objectives will be delivered. Part 4 of the policy advises development proposals should be refused if they would have a severe adverse impact on the transport network.
- 4.14 The Transport Statement, Transport Technical Note (September 2026) and PS confirms the proposed development will have a positive impact on local traffic levels and highway safety.

Furthermore, as identified in both documents, the existing sustainability of the site combined with the proposed local transport improvements (including measures identified in the LCWIP) ensure appropriate active travel to local facilities and services, in accordance with the hierarchy set out in Policy TR4(1)(a). The proposed development also provides a safe access arrangement to Nine Mile Ride as well as an internal road layout which complies with local standards in terms of visibility splays and tracking.

Ecology

- 4.15 NPPF Policy N2 presents considerations which are to be expected to consider and take into account, including the environmental qualities of land proposed for development, using green infrastructure provided as part of the scheme and nature-based solutions to secure benefits such as for biodiversity, etc.; minimising any adverse impacts on biodiversity, etc. Part (2) of the policy states if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then development should be refused.
- 4.16 NPPF Policy N6 supports the conservation of important habitats, species and sites of geodiversity value. Part (2) of the policy advises, irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 4.17 As detailed in the PS and EclA (September 2026), the proposed development ensures through mitigation proposals that the development is not anticipated to result in any significant residual negative effects on important ecological features. The proposed development will also provide a 10% Biodiversity Net Gain, through a number of enhancements as detailed in the EclA. The site hosts no irreplaceable habitats.
- 4.18 In terms of compliance with NPPF Policy N6(1)(a)(i) which requires an Appropriate Assessment ('AA') to conclude that the proposal will not adversely affect the integrity the Thames Basin Heaths Special Protection Area, the EclA confirms the AA can be passed subject to the proposed onsite SANG provision being secured *in perpetuity* through an appropriate legal agreement such as a Section 106 Agreement.

Public Open Space

- 4.19 Policy HC7 states that development should not result in the loss of existing open space, sports and recreational buildings and land, including formal and informal play space, unless one of the specified exceptions applies. These include demonstrating that the existing provision is surplus to requirements, providing equivalent or better replacement provision with comparable or improved accessibility, or providing alternative open space whose benefits clearly outweigh the loss.
- 4.20 Within the area proposed for redevelopment there is a small astroturf playing pitch, which is a private facility ancillary to the site's primary commercial use. It can only be accessed and used only by staff members and is not open to the public or in community use.

- 4.21 Whilst the site is currently in use as an office building, the current occupier, Johnson and Johnson will be leaving the site in Q4 2026 and have indicated that moving to an alternative site for operational reasons. The submitted Marketing Report provides evidence that marketing of the site has been undertaken in recent years for all potential uses, and no office occupiers have shown interest in the site. Without the primary land use, the ancillary recreational use of the site will become surplus to requirements.
- 4.22 It is therefore demonstrated in line with HC7(1)(a) that *'An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements'*.
- 4.23 Moreover, HC7(1)(d) states *'The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.'* As detailed in the PS, it is pertinent that the proposed development proposes a betterment in public open space and recreational provision which attracts substantial weight in line with NPPF Policy HC4.
- 4.24 The proposed development is therefore compliant with NPPF Policy HC7.

Energy, Waste Management and Carbon Assessment

- 4.25 NPPF Policy CC2 (Mitigation of climate change) states that development proposals should, where relevant, contribute to climate change mitigation and the transition to net zero. In particular, proposals should use design approaches which conserve energy and other resources, take advantage of opportunities to reuse existing structures and materials, and draw low-carbon energy from decentralised networks where available. NPPF Policy CC2 also confirms that substantial weight should be given to the benefits of improving energy efficiency and drawing energy from renewable and low-carbon sources, including through the installation of heat pumps and solar panels.
- 4.26 In addition, NPPF Policy DP3 (Key principles for well-designed places) requires development proposals to respond to their context and, as appropriate, incorporate design principles which contribute to climate change mitigation and adaptation and the transition to net zero. This includes the use of building layouts, orientation, massing, landscaping and materials which conserve energy and other resources and minimise risks from the impacts of climate change, including overheating.
- 4.27 The submitted Energy Statement sets out the proposed approach to energy efficiency and carbon reduction. The energy strategy has been prepared with reference to Part L1 (2021) of the Building Regulations and adopts a fabric-first approach, incorporating enhanced insulation, improved air-tightness and high-performance glazing to reduce energy demand. The proposed measures also include efficient heating systems and low-energy lighting, alongside the use of air source heat pumps ('ASHPs') to provide low-carbon heating and hot water. The development is proposed to operate on an electric focussed basis.
- 4.28 Energy modelling undertaken using SAP10 is reported to demonstrate a 30.26% reduction in overall energy demand and a 64.87% reduction in CO₂ emissions when compared with the stated baseline scenario. The proposed fabric and building-services measures will reduce

energy demand and operational carbon emissions, in combination with a Site Layout which has been designed to maximise sunlight efficiencies through orientation and separations. The overall energy and design approach is consistent with the objectives of Policy CC2 and the climate principles set out in Policy DP3. The development proposals therefore carry substantial positive weight.

- 4.29 In respect of resource efficiency and waste management, the proposed development would follow the demolition of the existing office campus. Policy CC2(d) is therefore particularly relevant, as it requires development proposals to take advantage of opportunities to reuse existing structures and materials, including the reuse of non-contaminated excavated soil and hardcore within the site.
- 4.30 The application is also accompanied by a Waste Management Plan which sets out measures for managing waste arising from the proposals. The Plan indicates that different waste streams would be segregated to promote recycling and reduce contamination, with specialist treatment arrangements identified for hazardous waste. It also proposes monthly monitoring of materials to record waste avoidance, soil reuse, reuse of materials on site, recycling and treatment, energy recovery and materials sent to landfill. These measures provide a framework for monitoring and managing waste generated during the development and are consistent with the resource-conservation objectives of Policy CC2.

5. DRAFT HEADS OF TERMS

- 5.1 The applicant and Wokingham Borough Council ('WBC') are in the process of discussing draft Heads of Terms (HoT's) in preparation for an appropriate legal agreement with the Council during the application's determination period and ahead of the grant of a permission.
- 5.2 The following comprises a summary of the proposed draft HoT's discussed to date. It should be noted, the high-level summaries set out below are provided on a without prejudice basis, and subject to the Applicant receiving appropriate justification, including compliance with Regulation 122 of the Community Infrastructure Regulations 2010 (as amended):

Draft Heads of Terms	
Contribution Type	Contribution
Affordable Housing	Transfer of affordable homes to a registered provider. Affordable tenure mix to be agreed.
Travel Plan Monitoring Contribution	Implementation of Travel plan.
Highway Works	Contribution towards securing off site highway improvements.
Onsite SANG creation	Funding of private management company or transfer to Council.
SANG Strategic Access Management and Monitoring	Monetary contribution.
Habitat Management and Maintenance Plan	Funding of private management company.
Onsite Open Space transfer, contribution and maintenance	Funding towards management company.
Management company and estate management arrangements	Funding towards management company.
Employment Skills Plan	An obligation for either developer to implement skills training or make a contribution towards WBC's programme.
Primary Care	Contribution to NHS Thames Valley Integrated Care Board (ICB)
BNG Monitoring	Monetary contribution.
Planning Obligation monitoring fee.	Monetary contribution.

- 5.3 The level of contributions sought by WBC in relation to the application proposals, in particular with regard to access and highways should be reflective of the established position, in that

the site is brownfield and constitutes previously developed land and is already in a authorised use as an office campus. In addition, the site benefits from a Prior Approval which establishes a residential use on the site. However, in line with the new NPPF, the site is now also supported by Policy S3 and S5 which confirm that the presumption in favour of sustainable development should apply and that this policy position should take precedent over WBC's development plan policies related to development outside of settlements and development in the Countryside. These changes present a fundamental shift in relation to how the site should be assessed and considered with regard to the level of contributions required.

6. PLANNING BALANCE

- 6.1 The application proposes to deliver 136 much needed homes on a PDL site which benefits from a Prior Approval consent for 109 homes. Further to which, in line with NPPF Policy S5(d) and (j), the principle of developing the site for residential use is therefore established.
- 6.2 In summary, the benefits and harms of the development include the following. Matters referenced within the 2026 NPPF are weighted in accordance with the Framework.

Table 6.1 The Planning Benefits

Planning Benefit		Applicant's Weighting
Social	The delivery of 82 much needed new market homes in an area that has an acute shortfall in housing land supply.	Very Substantial
	The delivery of 54 much needed affordable homes.	Very Substantial
	Achieving a high-quality designed development/place in line with Policy DP3.	Substantial
	PDL redevelopment of an under-utilised office building which is soon to be vacant in line with NPPF Policy L2.	Very Substantial
	Delivery of publicly accessible open space in line with NPPF Policy HC4.	Substantial
Economic	Provision of homes and the new economically active families that will occupy them that will support existing local community facilities, i.e. local convenience stores, bus services, etc.	Significant
	Supporting employment during the construction phase of the development – generating direct and induced employment.	Significant
Environmental	Delivery of a SANG	Significant
	Biodiversity Net Gain	Significant
	Development of a site in a sustainable location	Significant
	Sustainably designed homes which will reduce carbon emissions and deliver water efficiency.	Substantial
	Pedestrian and cycle accessibility improvements.	Substantial

	Delivery of measures to facilitate sustainable travel choices, including vehicle charging and the implementation of a Travel Plan	Moderate
	Reduction of local trip rates at peak times	Moderate

Table 6.2 The Planning Harms

Planning Harms		Applicant's Weighting
Housing outside of the defined urban area in the countryside	The site is located outside of the currently defined settlement boundary, however the settlement boundaries are considered to be out of date and the proposals would accord with the emerging LPU Policy SS3 in this regard.	Very Limited
Loss of minerals safeguarded land	The loss of a small area of minerals safeguarded land due to extraction being unviable in this location due to trees and the small size of the site.	Very Limited
Demolition of Buildings	The potential loss of materials. The principle of residential has already been established. As detailed, consideration has been given to manage deconstructed materials.	Limited
Landscape and visual impact	The changes to the site's contribution to the landscape character and visual amenity will be limited and localised.	Limited
Ecology	Minor adverse effects on non-priority woodland; minor short-term adverse effects predicted on bats.	Limited
Arboriculture	Loss of 103 Trees of category B and below.	Limited

- 6.3 In undertaking the planning balance, an exercise of considering both the harms and benefits is required to be undertaken. The exercise is not one of simply counting the number of benefits against the harms with the highest number on either side dictating the outcome.
- 6.4 As demonstrated by Tables 6.1 and 6.2 (and throughout both the PS and PSA's content), in our opinion it can be clearly demonstrated the benefits of the proposed development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies of the NPPF.

- 6.5 It is pertinent to that under the 2026 NPPF, the overall planning balance exercise has shifted from the 2024 NPPF test which required for demonstration that the impacts of the proposed development do not demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 6.6 The shift from 'demonstrably' to 'substantially' provides greater impetus towards the NPPF's 'presumption in favour of sustainable development'. Planning decisions should apply this greater weight towards approving sustainable schemes when determining planning applications.

7. SUMMARY AND CONCLUSIONS

- 7.1 This Planning Statement Addendum is submitted on behalf of Dandara and L&G to support a full (detailed) planning application relating to Pinewood Campus, Nine Mile Ride, Wokingham.
- 7.2 Overall, the proposed development comprises a suitable and sustainable development. As detailed in Section 3, in line with the principle of development being established with the Prior Approval; NPPF Policies S5(d) and (j); the benefits the development will generate; and limited extent of harms resulting, it is concluded that planning permission should be granted without delay.

