

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 October 2025

Application Number: 250415

Location: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Proposal: Full application for the proposed redevelopment of the site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings named and numbered:

Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 P6
Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 P4
Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 P4
Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 P4
Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 P4 Unit 1
Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 P4
Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 P4
Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 P4
Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 P5
Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 P4
Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 P4 Unit 2
Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 P4
Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 P4
Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 P4
Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 P5
Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 P4
Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150 P4

Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 P4 Unit 3A and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 P4
 Unit 4 Warehouse GA Plan 5704-CA-04-00-DR-A-00100 P4
 Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 P4
 Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 P4
 Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 P4 Unit 4 Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 P4
 Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 P5
 Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 P5
 Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 P5
 Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 P4
 Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 P4 Unit 5 Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 P4
 Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 P5
 Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1
 Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 P1 Typical Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2

Received by the local planning authority on 20 February and 22 April 2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Use - The premises shall be used only for activities falling within use classes E(g)(ii)-(iii) B2 B8 and associated uses including the ancillary offices hereby approved and other uses identified within the planning application and for no other purpose. Notwithstanding the provisions of the General Permitted Development Order, no changes of use shall occur on site without the prior approval in writing of the Local Planning Authority.

Reason: Significant weight has been applied to the economic benefits of the merits of the proposed development and another form of use may not be acceptable in the countryside and to ensure that there are no adverse impacts on highways. Relevant policy: NPPF, Core Strategy policies CP1, CP3 and CP6.

4. Hours of construction work - No construction work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 07:00 and 18:00 Monday to Friday and 07:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Materials - Notwithstanding the details on the approved plans, before the development hereby permitted is commenced above slab level, details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the so- approved details.

Reason: To ensure that the buildings are acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

6. Gabion Walls - Prior to the commencement of development of the gabion wall forward of unit 1, engineering plans to include sections, levels and full details of that proposed shall be submitted for approval by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that site is acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

7. Internal Roads - The roads and footways internally within the site shall be constructed in accordance with the approved details prior to first occupation of the site.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

8. Servicing and Delivery - Within 3 months of occupation of each unit, a unit-specific servicing and delivery plan shall be submitted to and approved in writing by the Local Planning Authority for the relevant unit. The operation of each unit is to be carried out in strict compliance with the relevant approved documents.

Reason: In the interests of neighbouring amenity and highways safety.

9. Walking and Cycling - Prior to commencement of development above slab level, a scheme of improvements to PRow SHIN10 as indicatively shown on drawing no. 333101463-RG-LD-91 Rev B shall be submitted to and approved by the local planning authority in writing. Following approval, the improvements are to be carried out in accordance with the approved details within 3 months of occupation of the first unit hereby consented.

Reason: In the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

10. Parking and turning space to be provided - No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space for the relevant building has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Cycle Parking - Prior to the occupation of each unit cycle storage/ parking for the relevant unit shall be implemented in accordance with the approved details, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose. Cycle parking should include provision for electric charging, details of which shall be submitted to and approved in writing by the local planning authority prior to occupation.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

12. Parking Management - Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required for the entire site. The Parking Management Strategy shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20.

13. Contamination - Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately.

Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. Relevant policy CP1 and CP3.

14. Air Quality Management - The air quality mitigation measures listed in Section 6 of the Air Quality Statement prepared by Stantec May 2025 (referenced 333101463) shall be implemented for the operational phases of the development.

Reason: To protect and enhance local air quality. Relevant policy CP1 and CP3.

15. Noise Management - Prior to the occupation of each unit within the development, a unit-specific Noise Management Plan (NMP) for the relevant unit shall be submitted to and approved in writing by the Local Planning Authority.

The NMP shall include, but not be limited to, the following:

- a) Proposed operational hours for the unit.
- b) Anticipated vehicle movements, including frequency and type of vehicles.
- c) Delivery and servicing schedules, including permitted delivery times and associated mitigation measures.

Measures to minimise noise from:

- a) Loading and unloading activities.
- b) Vehicle movements (e.g., reversing alarms, engine idling policies);

The development shall thereafter operate in full accordance with the approved Noise Management Plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity and ensure a LOEL is achieved. Relevant policy CP1 and CP3.

16. Detailed Landscape Condition for Major sites

i) No development (excluding demolition and groundworks) shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings
- b) proposed levels and contours
- c) hard landscape details/method of installation such as fencing, retaining walls, steps, railings, street furniture etc including detailed landscape drawings installation of hard landscape features including construction in tree root protection areas (as identified within the Arboricultural Impact Assessment dated February 2025 (Ref: 12218_AIA.001)
- d) detailed design of SuDS features such as Rain Gardens and other SuDs features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape allowing them to fulfil amenity, ecological and drainage functions
- e) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- f) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths and retaining walls
- g) details of the street tree planting pits in combination with the roadside swales/raingardens, and tree planting in soft ground demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health
- h) hard landscaping materials including samples
- i) minor artefacts and structures (e.g. street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation

- k) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited
- l) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability
- m) measures required for ecological mitigation and biodiversity net gain
- ii) Prior to the commencement of landscape works approved under i), details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping works. The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
- iii) 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.

Reason: In the interests of securing a high quality scheme of landscaping. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

17. Protection of trees – Major Sites

- a) No development or other operation shall commence on site until the tree protection measures are implemented in complete accordance with Appendix C of the submitted Arboricultural Impact Assessment referenced 12218_AIA.001 for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.
- b) No development (including any tree felling, tree pruning, demolition works, moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until a qualified professional has inspected and documented the implementation of the measures identified in the Approved Scheme on-site. This shall be made available for the review of the local planning authority upon request throughout the construction phase of development.
- c) 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 Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are

of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

18. Drainage – The development is to be carried out in strict accordance with the principles within 40237 BGL XX XX RP D 0001 V2 Shinfield Park Flood Risk Assessment received by the Local Planning Authority on 20/02/2025 and the following drawings received by the Local Planning Authority on 24/03/2025.

Drainage Strategy Sheet 1 – 40237-BGL-XX-XX-DR-C-00220 Rev P01 Drainage Strategy Sheet 2 – 40237-BGL-XX-XX-DR-C-00221 Rev P01 Drainage Strategy Sheet 3 – 40237-BGL-XX-XX-DR-C-00222 Rev P01

The drainage measures and enhancements shall be delivered prior to first occupation of the units hereby consented.

Reason: In order to ensure acceptable surface water run-off is achieved to effectively manage discharge on site. Relevant policy: CC09 and CC10 of the MDD Local Plan 2024.

19. Habitat Management and Monitoring Plan - A habitat management and monitoring plan (HMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include on-site measures necessary to deliver biodiversity net gain.
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures.
- i) Long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure an appropriate management plan to deliver and maintain on- site biodiversity net gain.

20. CEMP - No development shall take place (excluding demolition) until a construction environmental management plan (CEMP) has been submitted to and

approved in writing by the local planning authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) Mitigation recommendations MC1 to MC6, MC8 to MC9, and MC11 to MC13 from the submitted Ecological Assessment (Aspect Ecology, ref: 6856 EcoAp v6 CK/BB/DS, February 2025).
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.
- j) the parking of vehicles of site operatives and visitors.
- k) loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- l) storage of plant and materials used in constructing of the development.
- m) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- n) wheel washing facilities and an area cleaning regime.
- o) measures to control the emission of noise, dust, and dirt during construction,
- p) air quality mitigation measures listed in Section 6 of the Air Quality Statement prepared by Stantec May 2025 (referenced 333101463)
- q) method of recycling/disposing of waste resulting from demolition and construction works.
- r) asbestos survey results and if present a safe removal and disposal plan to be submitted.
- s) methods for communicating with local residents

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

21. Lighting for Light Sensitive Species -

Prior to occupation, a lighting design strategy for biodiversity for the site in accordance with the principles outlined within External Lighting Strategy Report Rev PL2 prepared by MBA for the site (including parking areas) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for protected species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To secure mitigation measures for protected species and species of principal importance in the operational phase, as appropriate under local plan policies CP7 and TB23 and ODPM circular 2006/05.

22. Species Specific Enhancements - Prior to commencement of development above slab level, a detailed strategy for biodiversity enhancements to the site, in line with the recommendations given in paragraphs 6.2.7 to 6.2.12 inclusive of the submitted Ecological Assessment (Aspect Ecology, ref: 6856 EcoAp vf CK/BB/DS, February 2025), shall be provided to the local authority for its approval. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing

Reason: To secure biodiversity enhancements in line with development as appropriate under Local plan policies CP7 and TB23, and the National Planning Policy Framework paragraph 187(d).

23. Carbon Reductions - Prior to the commencement of development (excluding demolition and groundworks), a scheme for achieving a 10 percent reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and or low carbon sources (as defined in the glossary of Planning Policy Statement Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority.

The minimum 10 percent reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

24. BREEAM Excellent - Within six months of first occupation of the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate compliance with BREEAM rating of Excellent as a minimum.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05.

25. The drawn record of the historic building recording must be carried out in accordance with the Written Scheme of Investigation dated April 2025 hereby approved.

The report detailing the results of the historic building record, shall be submitted to, and approved by the Local Planning Authority, in writing no later than 6 months following commencement of development (excluding demolition).

Reason: In the interests of preserving records of the built environment. Relevant policy: TB26 of the MDD Local Plan 2014 and the NPPF.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing the evolving planning policy context
- a full pre-application process was undertaken by the applicant - planning issues relating to ecology
- addressing concerns relating to highways
- addressing concerns relating to noise
- extending the determination period of the application

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. As of 12th February 2024, a 10 percent Biodiversity net gain (BNG) for major developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been

granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

3. The applicant is advised to consider the provision of on-site catering facilities in the interests of sustainability.

Recommendation and conditions/reasons agreed:



Date: 14/10/2025

REMEMBER - The earliest date for a decision on this application is: **9 June 2025**