

31<sup>st</sup> January 2025

Our Ref: 34926/A3/MH

**VIA PLANNING PORTAL: PP-13269503**

[REDACTED]  
Delivery Manager - Development Delivery,  
Development & Regeneration,  
Wokingham Borough Council,  
Shute End,  
WOKINGHAM.  
RG40 1BN

Dear [REDACTED]

**NON MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 231561 TO AMEND PLANNING CONDITION 17 ON LAND NORTH OF CUTBUSH LANE, SHINFIELD**

We write to you, on behalf of our client Shinfield Studios Limited, to submit a non material amendment to amend condition 17 of planning permission 231561 ('Workshop G') on land north of Cutbush Lane, Shinfield.

The application seeks to amend condition 17 (BREEAM) which states:

*The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. No later than 6 months following the substantial completion of the building, verification that the building has achieved the rating of 'Excellent' shall be submitted for approval in writing by the Local Planning Authority.*

The Applicant proposes the condition wording is amended as follows:

*The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' ~~'Excellent'~~. No later than 6 months following the substantial completion of the building, verification that the building has achieved the rating of 'Very Good' ~~'Excellent'~~ shall be submitted for approval in writing by the Local Planning Authority.*

Workshop G has a simplistic design and systems unlike more complex buildings situated across the wider site. Workshop G is therefore absent of:

- Extensive mechanical and electrical systems that can be optimized for energy efficiency.
- Opportunities for advanced technologies like building management systems (BMS) or integrated renewable energy solutions.
- Diverse spaces that can incorporate features like natural ventilation strategies, intelligent lighting systems, or innovative layouts to enhance performance.

These limitations mean fewer credits are available under BREEAM and achieving a higher rating can be extremely challenging.

Despite lowering the target, the project will still incorporate impactful and relevant sustainability measures including the utilisation of efficient lighting systems, insulated building materials and is prioritising responsibly sourced and low-carbon materials.

It is considered achieving a BREEAM target of 'Very Good' reflects a balanced approach that considers site constraints, financial realities, and stakeholder priorities while still committing to significant sustainability performance. This adjustment ensures the project's successful delivery and long-term value without compromising its environmental and social objectives.

We trust that you have sufficient information to register and validate this application. Should you wish to discuss the application further, please do not hesitate to contact the writer on 0118 943 000 or by email [molly.huck@stantec.com](mailto:molly.huck@stantec.com)

Yours sincerely,



**MOLLY HUCK**  
**Senior Planner**  
**STANTEC UK LIMITED**