

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252218
Site Address:	Building 810, Eskdale Road, Winnersh, RG41 5TS
Expiry Date:	20 November 2025
Site Visit Date:	17/11/2025
Proposal: Full application for the proposed installation of 6no. EV charging upstands with associated transformer and meter enclosure.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Area
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

The site has an extensive planning history, with the most relevant applications listed below.

Application No.	Description	Decision & Date
252014	Full application for demolition of existing buildings and erection of a replacement building for flexible use within use classes E(g), B2 and/or B8, together with access, parking, landscaping and associated works.	Pending decision
072456	Reserved matters application on outline consent O/2006/9071 comprising details of layout, scale, appearance, access within the site and landscaping for phase 1 of the redevelopment of Winnersh Triangle for offices (use classes B1 (A,B,C), C1 (with associated leisure (D2) and conferencing (D1) facilities), A1 - A5 and associated parking and infrastructure.	Approved, 10/11/2007
062485	Outline planning application with all matters reserved except details of means of access to the site for development providing up to 191,100 sq m gross external area of built floorspace (in total) for Class B1 (a), (b) and (c) (including data centre use); Class D1; Class D2; Class C1; Class A1, A2, A3, A4, A5. Such development to include: Highways and public transport facilities; Pedestrian, cyclist and vehicular ways; Pedestrian footbridge; Vehicle parking; Laying out open space; Landscaping; Ground works; Drainage works; Provision and/or upgrade of services and related media and apparatus; Miscellaneous ancillary development (including security office, bin stores and cycle stores) and associated engineering and other operations.	Approved, 02/08/2007

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections.
WBC Drainage – No objections.
WBC Highways – No objections.
WBC CIL – No comments

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council - <i>Winnersh Parish Council's</i>
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	<i>Planning and Transport Committee encourages the installation of electric vehicle (EV) charging points as part of the development, to support sustainable transport and reduce carbon emissions.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The site is located on the south-eastern side of Eskdale Road and forms part of Winnersh Triangle Business Park, within the built-up area on the northern side of Winnersh in the Borough of Wokingham. The wider area is characterised by office buildings set within a landscaped environment that includes green amenity space and open areas.

Planning permission is sought for the installation of six EV charging upstands, one transformer, and one electric meter on land serving Building 810. The charging upstands will provide power to a total of ten parking spaces - seven located to the east of the site and three to the west.

The proposals form part of a wider scheme under planning reference 252014, which seeks full permission for demolition of existing buildings and erection of a replacement building for flexible use within use classes E(g), B2 and/or B8, together with access, parking, landscaping and associated works. This application is still under consideration at the time of writing.

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 within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in 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:

The wider site is a Business Park where EV charging points would not be out of place in a car park. Therefore, it is not deemed that the proposed works would adversely harm the appearance or character of the area.

Neighbouring Amenity:

The proposed works would have no impact on neighbouring amenity.

Environmental Health:

The Council's Environmental Health Officer has reviewed the application and notes that the development is small scale and located within an existing commercial area. It is not expected to result in any significant environmental health impacts. No objection is therefore raised, subject to informatives relating to construction management, noise, and lighting design. Suitable informative will be attached to any approval

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and raises no objection to the proposed six EV charging points serving ten parking spaces, noting that they do not alter the overall parking provision and do not harm visibility. However, the Officer advised that the applicant must submit the full site plan for this proposal, as the submitted drawing only showed a section of the wider site with the EV charging points installed.

A full site plan was received from the agent on 10/11/2025, and no further objections have been raised by the Highways Officer.

Flooding and Drainage:

The Council's Drainage Officer has reviewed the application and notes that the site lies within Flood Zone 2. No objection is raised to the principle of the development, subject to it being carried out in accordance with Motion Technical Note 1 (TN01), dated 24/09/2025, including its appendices and the details set out in Appendix C. A suitable condition will be attached to any approval to ensure compliance.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Not required
Recommendation:	Approval
Date:	19 November 2025
Earliest date for decision:	21 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.11.2025