



**TOWN AND COUNTRY PLANNING
ACTS
TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Beth Lambourne
Pegasus Group
4 The Courtyard
Church Street
Derby
GU9 7RJ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 243190
Applicant Name: C/O Agent
Site Address: Land south of Bridge Farm, Reading Road, RG2 9HT

Proposal: Application to vary condition 2 of Outline planning consent 223083 for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only. Condition 2 refers to the approved details and the variation is to change the site layout.

Recommendation: Approve

Conditions and Reasons

Condition 2 now reads:

2. Approved Details

This permission is in respect of the submitted application plans and drawings outlined below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

The following plans and documents received on 14 October 2022:

- Biodiversity Metric DRXL SX
- Biodiversity Metric Habitat Condition
- Tree Survey ACD Environmental ANG23850ts
- Flood Risk Assessment and Drainage Strategy Mayer Brown
- Archaeology Desk Based Assessment RPS Group
- Air Quality Assessment Mayer Brown
- Ecological Impact Assessment ANG23850_EcIA

The following plans and documents received on 9 February 2023:

- Junction Modelling Geometrics
- Swept Path Analysis MBSK220725-01
- Arborfield Response Note (Highways)

The following plans and documents received on 28 March 2023:

- 1.0 LVIA Addendum
- Revised ECIA D with Plan
- Revised Biodiversity Metric 3.1 Calculation Rev C

The following plans and documents received on 10 August 2023:

- Covering Letter 10 August 2023
- 18959 Design and Access Statement V4
- 18959 SK16K Site Location Plan (1)
- 18959 SK17F Existing Site Plan
- 18959 SK18U Illustrative Masterplan
- 18959 SK19L Massing Elevation (1)
- 18959 SK20M Proposed Typical Elevation (1)
- 18959 SK23I Illustrative Sections (1)
- 18959 SK24P Parameters Plan
- AP Arborfield TN 23-08-09

The following plans and documents received on 23 August 2023:

- ANG 23850 09F Landscape Strategy Plan
- ANG 23850 Landscape Design Statement
- MBSK 230119-15 Proposed Shared Cycleway and Footway Link

The following plans and documents received on 24 August 2023:

- 8149.LVIA 001f FV Part 1 August 2023
- 8149.LVIA 001f FV Part 2 August 2023
- Tree Protection Plan ANG 23850-03 B
- Arboricultural Impact Assessment and Method Statement Rev B August 2023 ANG 23850

The following document received on 12 October 2023:

- 8149 Arborfield Addendum 002

The following documents received on 19 December 2024:

- 3389-P403 Rev H – Illustrative Masterplan
- 3389-P402 Rev D – Access, Land Use & Height Parameters Plan
- 1628-L-D-PL-200 Revision V5 – Landscape Strategy Plan
- 3725-HGN-XX-DR-CH-0100- S1 Revision P3 – Swept Path Assessment Internal Layout
- Biodiversity Net Gain Report – Blade Ecology Ltd – November 2024 – Ref: 201-E-RP-PL-1737BN
- Biodiversity Metric 3.1 Calculation – November 2024

The following documents received on 3 January 2025:

- 3389-P405 Rev A – Site Location Plan

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

All other conditions of planning permission 223083 apply to this planning permission, viz:

1. Timescales

a) No development shall commence until details of the appearance and landscaping, (hereinafter called the reserved matters) have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of the original permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

3. Units Limit

The number of units constructed on the application site pursuant to the planning permission hereby approved shall not exceed 11 units.

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Details of car and motorcycle parking

The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the

Council's policies and which are to be approved in writing by the Council. No building shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the

approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan 2014, the Parking Standards Study within the Borough Design Guide 2010.

5. Cycle parking

The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan 2014.

6. Materials

Prior to commencement of development samples and 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 not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the buildings are satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

7. Drainage- Exceedance Flow

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 plus 40 percent climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

8. CEMP (Construction Environment Management Plan)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity)

has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs. 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 secure appropriate mitigation measures for protected species, species of principal importance and ancient woodland during construction, as appropriate under Section 15 of the National Planning Policy Framework, Policy CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Plan 2014.

9. Ecological Permeability and Species Enhancements

Prior to commencement of the development, a detailed strategy for species enhancements and ecological permeability for the site shall be submitted to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

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 Core Strategy, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

10. Highway Construction details

Prior to the commencement of development, full details of the construction of roads, cycleways, footways, and cycle link to Observer Way, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. Each building shall not be occupied until the vehicle access to serve that building has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of first occupation, unless otherwise agreed in writing by the local planning authority.

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.

11. Visibility Splays to be approved

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43 metres x 2.4 metres. The access shall be formed as so-approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

12. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors, ii) loading and unloading of plant and materials, iii) storage of plant and materials used in constructing the development, iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v) wheel washing facilities, vi) measures to control the emission of dust and dirt during construction, vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

13. Accommodation of construction vehicles and deliveries

No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking, and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details.

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.

14. Travel Plan to be approved

Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained, and reviewed as so approved.

Reason: To encourage the use of all travel modes. Relevant policy: National Planning Policy Framework Section 9 (Sustainable Transport) and Core Strategy policy CP6.

15. Electric Vehicle Charging

Prior to commencement of development above finished floor level, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure, including a plan showing coverage of electric vehicle charging provision across the site in accordance with Building Control Approved Document S and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan 2014 policy CC07.

16. Cycle link

Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed cycle link on to Observer Way to include visibility splays and surfacing. The cycle link shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The cycle link shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of sustainable travel, convenience, and highway safety in accordance with Core Strategy Policies CP1 and CP6.

17. Hard and Soft Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works 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.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan 2014 policies CC03 and TB21.

18. Protection of trees

- a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme 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, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- 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 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 2014 policies CC03 and TB21.

19. Decentralised Energy Supply

Prior to the commencement of development, a scheme for generating 10 % of the predicted energy requirement of the development from 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 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. Relevant policy: National Planning Policy Framework Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing

Development Delivery Local Plan 2014 policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

20. Boundary Treatments

Prior to the construction of the development hereby approved, details of all boundary treatments and other means of enclosure (including the entrance and pedestrian turnstiles) shall be submitted to the Local Planning Authority for a written approval. The approved scheme shall be implemented before the development hereby approved is first brought into use and shall be retained and maintained in the approved form for the lifetime of the planning permission unless otherwise agreed in writing by the Local Planning Authority. The boundary treatment and means of enclosure shall be installed in accordance with the details so approved and maintained for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety, in accordance with Core Strategy Policies CP1, CP3 and CP6, and Managing Development Delivery Local Plan 2014 Policy TB21.

21. LEMP (Landscape and Ecological Management Plan)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of above ground works of the development. The content of the LEMP shall include the following:

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management. Aims and objectives of management – to include delivery and maintenance of biodiversity net gain on-site, buffering of the adjacent ancient woodland, and delivery and maintenance of species enhancements on site.
- c. Appropriate management options for achieving aims and objectives.
- d. Prescriptions for management actions.
- e. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- f. Details of the body or organization responsible for implementation of the plan.
- g. Ongoing monitoring and remedial measures.

The LEMP 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 LEMP 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 biodiversity net gain and appropriate landscape management in proximity to the ancient woodland in line with Section 15 of the National Planning Policy Framework and Core Strategy Policy CP7 and Managing Development Delivery Plan 2014 policy TB23.

22. External Lighting

Prior to occupation, a lighting design strategy for biodiversity for the site 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 bats 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 avoid and mitigate adverse impacts on protected species. Relevant Policy: Core Strategy policy CP7 and Managing Development Delivery Plan policy TB23.*

23. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Core Strategy policies CP1, CP6 and CP21.

24. Delivery Servicing Plan

Prior to occupation a Delivery and Servicing Plan be submitted to and approved in writing by Local Planning Authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

25. Lighting – Highways

Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas, and buildings. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with National Planning Policy Framework and Core Strategy policies CP1, CP3, CP6 and CP7 and Managing Development Delivery Local Plan 2014 policy TB23.

26. Bin Storage

No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The bin storage

area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan 2014 policy CC04.

27. Noise Assessment

Before the development hereby permitted commences a Noise Assessment shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the proposed units and the approved scheme shall be fully implemented prior to the occupation of the units.

The noise assessment shall be carried out by a suitably qualified acoustic consultant-engineer and shall consider the provisions of BS4142. The assessment shall identify all sources of noise including vehicles, plant or machinery and proposed operating times.

Reason: To protect the occupiers of the nearby property/dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed.

Relevant policy: National Planning Policy Framework Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan 2014 policy CC06.

28. Plant-Machinery to be attenuated.

All fixed plant/machinery installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so that noise output does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property. Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: National Planning Policy Framework Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan 2014 policy CC06.

29. Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing and proposed occupants of property on the site and/or adjacent land.

30. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in

any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan 2014 policies CC03 and TB21.

31. Future Buildings Standards

The building(s) shall meet the interim Future Buildings Standard in accordance with the requirements of the Building Regulations. No building shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 27% reduction in carbon dioxide emission has been achieved per the Standard. If BREEAM certification is intended to be used to discharge this condition: prior to works proceeding beyond the slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to, and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.

Within three 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 the requirements of Part L of the Building Regulations. Relevant policy: National Planning Policy Framework Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan 2014 policy CC04 and CC05.

32. Permitted Uses

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any other statutory instrument revoking and reenacting that Order with or without modification) and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other statutory instrument revoking and re-enacting that Order with or without modification), the development hereby approved shall not be used for any other purpose other than B8 and E(g) uses without express planning consent from the Local Planning Authority being obtained.

Reason: In the interest of proper planning, employment, and to avoid adverse impact on the public highway in the interests of highway safety. Relevant Policy: Core Strategy Policies CP3 and CP6 and Managing Development Delivery Local Plan 2014 Policies CC07.

33. Additional Floorspace

No additional floorspace, including mezzanine floors, shall be constructed within the building/s hereby approved without prior written permission of the local planning authority.

Reason: To prevent an over-development of the site and to ensure adequate parking.

Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan 2014 policy CC07.

34. Hours of Operation

No 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 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

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.

35. Foul Water Drainage

No development shall commence on site until:-

1. Confirmation has been provided that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
 2. A development and infrastructure phasing plan has been agreed with the Local Authority to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.
- Reason: To ensure any network reinforcement works if required are secured to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage, flooding, and or/potential pollution incidents in accordance with policies CC09 and CC10 of the Managing Development Delivery Local Plan 2014.*

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 2 February 2024, the obligations in which relate to this development.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

5. The requisite Travel plan would need to comply with the latest national and local guidance:

1)NPPF Section 9 (Sustainable Transport)

2)The Essential Guide to Travel Planning (DfT, March 2008) 3)Delivering Travel Plans Through the Planning Process (DfT, April 2009)

4)A Guide on Travel Plans for Developers (DfT)

5)Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>

6)<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the

Borough's website.

6. 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:

- amended plans being submitted by the applicant to overcome concerns relating to siting and landscaping.

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.

Signed

A handwritten signature in black ink, appearing to be 'BC' followed by a horizontal line.

Brian Conlon

Head of Development Management - Place & Growth

Date: 5 August 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a
'householder' application:
Being the refusal of an application for planning permission to alter or extend a

house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16

weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig(lsbud.co.uk)) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and, ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.