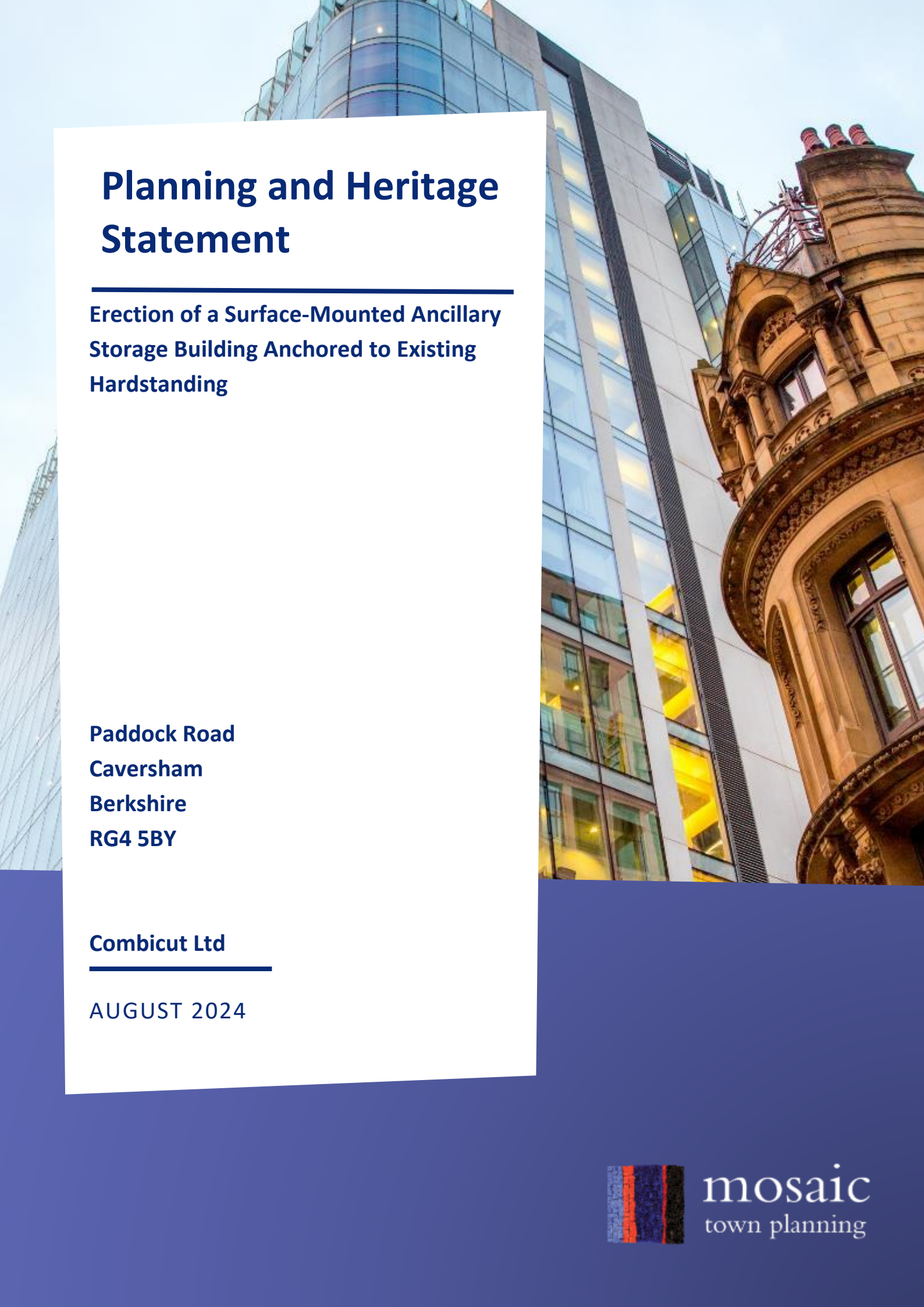




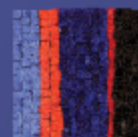
Planning and Heritage Statement

Erection of a Surface-Mounted Ancillary Storage Building Anchored to Existing Hardstanding

Paddock Road
Caversham
Berkshire
RG4 5BY

Combicut Ltd

AUGUST 2024



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble St. Manchester M2 3AW	Enquiries: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.com
Prepared by:	Alex McLaren. Checked by Paul Williams.
Version:	Final
Date of Issue:	27/06/2024

Contents

1	Introduction.....	2
2	The Proposals	3
3	Site and Surroundings.....	5
	Local Plan Designation	6
4	Planning Policy and Evidence Base.....	7
	National Planning Policy Framework.....	7
	Local Policy	7
	Reading Borough Local Plan (November 2019)	7
5	Analysis	10
	Principle.....	10
	Development Management Considerations	10
	Design and Layout.....	10
	Parking, Access and Vehicular Movement	11
	Heritage.....	11
	Flood Risk and Drainage.....	14
	Energy and Sustainability	15
	Presumption in Favour of Sustainable Development	16
6	Conclusion	17

1 Introduction

- 1.1 This Planning and Heritage Statement accompanies a full planning application for the erection of a surface-mounted ancillary storage building anchored onto existing hardstanding at Paddock Road, Caversham on behalf of Combicut Ltd.
- 1.2 This statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, along with further guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This statement should be read in conjunction with the following plans and documents:
 - Location Plan (Ref: COM - TRI - ZZ - 00 - DR - A - 3000)
 - Proposed Site Plan (Ref: COM - TRI - ZZ - 00 - DR - A - 3001)
 - Proposed Warehouse Plans and Elevations (Ref: COM - TRI - ZZ - 00 - DR - A - 3002)
 - Flood Risk Assessment (Ref: 81862)

2 The Proposals

2.1 The application description is as follows:

“Erection of an ancillary surface-mounted storage building anchored to existing hardstanding.”

- 2.2 Combicut is a manufacturer and distributor of a range of industrial and commercial meat processing equipment. The company operates from the development site in Caversham.
- 2.3 The site’s operating hours are Monday to Friday 08:00 - 16:30 and there will be no change to this as a result of the development.
- 2.4 There are currently 17 full-time employees, which will also remain unchanged by the proposed development.
- 2.5 The company has identified a clear and urgent need for additional sheltered storage space as the capacity within the main warehouse building has been exceeded.
- 2.6 The area of hardstanding where the building will be sited is currently used for external storage on pallets. The proposed building will provide a secure sheltered environment, allowing for a greater range of goods to be stored and giving employees a dry, protected area to access goods.
- 2.7 The dimensions of the proposed building are as follows:

Internal

- 17.0m length x 12.0m width
- GIA: 204 sqm

External

- 17.2m length x 12.2m width x 3.4m height (eaves) / 4.8m height (ridge)
- GEA: 209 sqm

- 2.8 The building will be anchored to the existing hardstanding using shallow chemical anchor bolts. **As such, no intrusive groundworks or foundations will be required for the erection of the building.**
- 2.9 The building will be constructed from an aluminium frame with galvanised steel connections, light grey steel cladding walls and a translucent-white PVC-coated polyester roof. The building will be accessed via an electric roller shutter door and two pedestrian access doors to the north-eastern elevation.

- 2.10 Site access will remain as existing directly off Paddock Road to the north. The development will also have no impact on satisfactory existing parking arrangements.
- 2.11 The design, materials, and prefabricated method of construction of the building will ensure a quick delivery and erection. This will minimise disruption to existing operations and allow the company to rapidly address its need for additional sheltered storage space.

3 Site and Surroundings

- 3.1 The application site is a 0.22 ha area of land containing the company's main warehouse building and an attached office building, along with a car park, access routes and yard area used for external storage and manoeuvrability.
- 3.2 The site is bound to the south by an area of open space, to the east and north by similarly configured light industrial premises, to the west by a suburban style office building and to the north-west is a small grouping of traditional residential properties. The character of the site's immediate surroundings is therefore mixed in character.
- 3.3 The site is located in Paddock Road Industrial Estate, a small industrial area towards the south of Caversham, a suburban district of Reading. The site sits on the northern bank of the river Thames which separates it from Reading to the south, the centre of which is located approximately 1km away.
- 3.4 The site interior consists entirely of hardstanding and is devoid of natural or habitat features. The existing habitats on site do not exceed 25m² in area nor will the building have any impact on priority habitats, therefore the proposed development will qualify for the *de minimis* exception to achieving a 10% biodiversity net gain.
- 3.5 The site is located in Environment Agency Flood Zones 2 and 3, indicating a medium to high probability of fluvial flooding. As such, a Flood Risk Assessment (Ref: 81862) has been undertaken and submitted alongside this Statement.
- 3.6 There are several listed buildings located nearby on Paddock Road and Star Road, the significance of which will be discussed later in this Statement.
- 3.7 The site is located in close proximity to residential areas in Caversham, making walking and cycling a viable option for local employees commuting.
- 3.8 Reading train station is accessible on foot which is served by national rail services as well as the Elizabeth Line into central London. There are also local bus routes including the #84 and #29 Little Berries, which serve local destinations and provide an alternative option for accessing Reading train station.
- 3.9 By road, the nearby Caversham Road (A329) connects the site with Junction 11 of the M4, providing access to regional destinations as well as the wider motorway network.

Local Plan Designation

- 3.10 The application site is designated as a *Core Employment Area* under reference *EM2m Paddock Road* in the Reading Borough Local Plan (November 2019) Proposals Map.

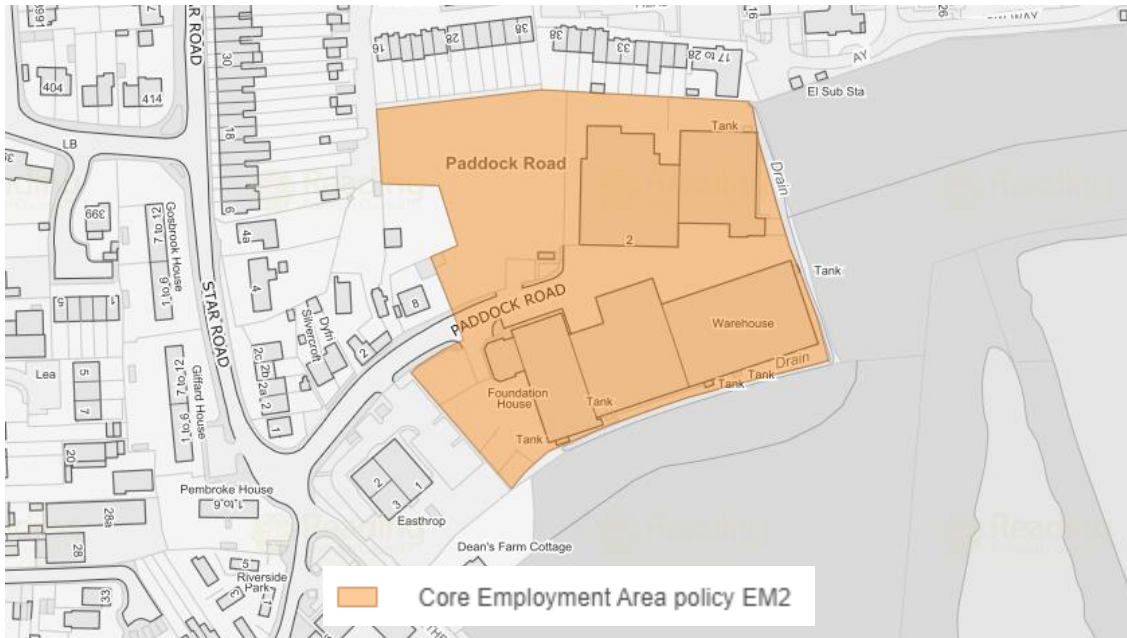


Figure 1: Extract taken from the Reading Borough Local Plan (November 2019) Proposals Map

4 Planning Policy and Evidence Base

National Planning Policy Framework

- 4.1 The National Planning Policy Framework ('NPPF'; December 2023) sets out the purpose of the planning system of achieving sustainable development via three overarching objectives: **economic, social and environmental**.
- 4.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-taking. This means that Local Planning Authorities should be:

"...approving development proposals that accord with an up-to-date development plan without delay"

- 4.3 In support of building a strong and competitive economy, paragraph 85 of the NPPF states that:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

- 4.4 Paragraph 87 of NPPF also goes on to explain that planning policies and decisions should ***"recognise and address the specific locational requirements of different sectors."*** This requirement includes making provision ***"for storage and distribution operations at a variety of scales and in suitably accessible locations."***
- 4.5 When dealing with proposals which could affect heritage assets, paragraph 200 requires applicants to ***"describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."***

Local Policy

- 4.6 The local development plan consists of the Reading Borough Local Plan (November 2019). Policies of direct relevance are outlined below.

Reading Borough Local Plan (November 2019)

- Policy EM2: Location of New Employment Development

“Other major employment uses, including industrial and storage and distribution will be located in the A33 corridor or in the Core Employment Areas.”

- Policy CC1: Presumption in Favour of Sustainable Development

“A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)”.

- Policy CC2: Sustainable Design and Construction

“Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

...

- ***All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM ‘Very Good’ standard as a minimum;”***
- Policy CC7: Design and the Public Realm

“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- ***Layout: urban structure and urban grain;***
- ***Landscape;***
- ***Density and mix;***
- ***Scale: height and massing; and***
- ***Architectural detail and materials***

will be assessed.”

- Policy EN1: Protection and Enhancement of the Historic Environment

“Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. ...

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local

distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

5 Analysis

Principle

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section (2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In relation to this application, the development plan consists of the Reading Borough Local Plan (November 2019).
- 5.2 The site is located in Paddock Road Industrial Estate, an established industrial area of Caversham. This area is designated as a *Core Employment Area* in the Local Plan. **Policy EM2** outlines that industrial and storage and distribution uses will be appropriate in these areas.
- 5.3 As well as local policy, the proposals are supported by NPPF, in particular paragraphs 85 and 87 which state that Councils should help to ***“create the conditions in which businesses can invest, expand and adapt”*** and that ***“significant weight should be placed on the need to support economic growth and productivity”***. This should be achieved whilst ensuring that planning policies and decisions ***“recognise and address the specific locational requirements of different sectors”***.
- 5.4 The proposals make efficient use of previously developed land to accommodate Combicut’s changing operational needs, ensuring the ongoing efficient operation of the business. In doing so, the building will also improve working conditions for employees by providing a dry, protected area to access goods.
- 5.5 The proposals are suitably located, compliant with national and local policy, appropriate to the surrounding area, and will meet the needs of an established local business and employer. The proposals should therefore be supported in principle.

Development Management Considerations

Design and Layout

- 5.6 The siting of the building has been chosen to ensure the most efficient use of the site by utilising an area of land currently used for external storage. The building will provide an area for goods to be stored securely in all weather conditions. As such, there will be no change required to the functional layout of the site.
- 5.7 The building’s positioning fronting the yard area adjacent to the main warehouse building will allow for easy access between the two, ensuring operational efficiency within the site.

- 5.8 The building is subordinate to the existing warehouse building on site in terms of scale, massing and footprint. As such, the proposed development will not alter the character of the site and will have a minimal impact on the site's appearance as a whole.
- 5.9 The visual impact of the proposed development will be further minimised by the building's position away from the site boundary and the site's predominantly industrial surroundings.
- 5.10 The building will be constructed from an aluminium frame with galvanised steel connections, light grey steel cladding walls and a translucent-white PVC-coated polyester roof. The materials, colour palette and building style will mirror those used in the rest of the company's site and industrial premises in the locality.
- 5.11 The design of the building is responsive to the character and appearance of its local context, with due consideration of factors including layout, scale, massing, style and materials. The proposed development is therefore compliant with the design principles outlined in **Policy CC7**.

Parking, Access and Vehicular Movement

- 5.12 The building will be ancillary to existing operations and will not result in a significant change or intensification of these operations. As such, there will be no material change in the type or volume of vehicle traffic leaving and entering the application site. Site access will remain as existing directly off Paddock Road to the north.
- 5.13 There are 18 car parking spaces at the company's premises including one designated disabled bay, as well as motorcycle and bicycle parking. There will be no change to this level of parking provision, nor the number of employees at the site. This parking provision will therefore remain more than sufficient to accommodate staff and visitors with no impact on the surrounding highway network through on-street parking.
- 5.14 The building will be accessed by a 3m wide roller shutter door and two pedestrian access doors to the north-eastern elevation fronting the yard area adjacent to the main warehouse building. This will ensure that necessary access to the building is provided to both vehicles and pedestrians.
- 5.15 As the area of land which the building will occupy is currently used for external storage, the proposed development will require no change to the functional layout of the site. Consequently, there will be no impact on areas used to accommodate internal access routes or vehicle manoeuvrability.

Heritage

- 5.16 There are six Grade II listed buildings located within 100m of the site, the locations of which are shown in figure 2 below. The listing details of these buildings and structures are as follows:
- Dean's Farm Cottage (Ref: 1156224)



Listing Details: *“Probably mid C18 front to a C17 building. 2 storeys red brick with random flint band over ground floor. 2 ranges of windows, 3 light casements on 1st floor with wooden lintels; 2 light ground floor with glazing bars. Panel 1st floor centre. Central door with early C19 hipped gable wood trellis porch. Brick block cornice below eaves. Half-hipped tiled roof with off-ridge cruciform chimney to centre front. Long catslide roof to rear. Dean's Farm Cottage and Dean's Farm are linked to Star Road by a raised flint causeway.”*

- St John's Lodge (Ref: 1321890)

Listing Details: *“C17 origins with later extensions. 3 cottages of varying heights and dates, rendered and pebbledashed fronts. 2 storeys with modern tiled roofs, old tiles to rear. Centre and right hand cottages 2 bays each. Centre probably C17 with 2 modern 3 light oriels on 1st floor and verandah porch on ground floor, central reeded doorway (interior with contemporary stud partitions). Right hand part probably late C18, glazing bar sashes on 1st floor with blind boxes, central porch on ground floor, now 2 window. Left hand part early C19, 1 bay. Rear some glazing bar sashes, exposed timberwork in 2 gables, and in gabled break.”*

- 2 4, Paddock Road (Ref: 1302882)

Listing Details: *“Dated 1731 by bricks placed in flintwork below ground floor windows. 2 storeys and attic. 3 bay pair of cottages. Flint with brick quoins and horizontal banding at 18 inch intervals, right hand rebuilt in brick. Old tile roof. Irregular casement windows and one sash window. Plain doors at gable ends. No 2 has gabled porch, No 4 a single storey porch extension and large tapering external chimney shape. No 2 has 2 storey extension to rear (mid C19) with 2 half dormers. No 4 has older timber framing at rear. Interior of No 2 remodelled on open-plan. Ground floor chimney piece bears date 1731 (a recent acquisition).”*

- Vaulted Structure in Garden of No 4 (Ref: 1113553)

Listing Details: *“Probably C18. Small kennel-like brick structure with rendered gable roof. Arched entrance to vaulted 'passage' from west. Previously listed as a burial vault.”*

- 6, Paddock Road (Ref: 1302883)

Listing Details: *“Early C17 probably. 2 storeys gable end to road. Timber framed with modern brick infilling to road. Old tile roof. 1 casement window (modern leaded-type) to road and plain door to right. East front irregular with 1 casement window, a 1½ storey 2 window extension to north and a modern timber car-port.”*

- 8, Paddock Road (Ref: 1113554)

Listing Details: “Mid C18. 2 storey cottage. Flint with brick quoins and raised brick string over ground floor windows, and a flush brick band over 1st floor windows. Slate roof with external chimneys. 3 bays, casements, 1st floor with ribbon ornament to lintels. Central door with flat moulded hood on delicate moulded and fluted Doric columns.”



Figure 2: Extract taken from Historic England Search the List Map Search (Historic England)

- 5.17 The buildings all present well preserved examples of 17th- to 18th-century dwellings or associated structures. Their significance comes from the historic building styles and architectural details used. The buildings would have originally been rural dwellings, with a sparse pattern of surrounding development. As Caversham has grown over time into a built-up suburban district of Reading, they have now been surrounded by a mix of more modern development. As such, the setting of each asset is limited to the curtilage of each dwelling.
- 5.18 The visual impact of the proposed development on each of the identified heritage assets will be minimal. The building will be positioned away from Paddock Road towards the southern boundary of the company’s site, which benefits from significant visual screening from vegetation. The building is also of a considerably smaller scale and massing than the surrounding warehouse buildings in Paddock Road Industrial Estate, further minimising any visual impact.
- 5.19 The application site is an established industrial site in active use and the area where the building will be sited is currently used for external storage of goods stacked on metal racking. The building will

provide a sheltered environment for these goods to be stored in and will have no impact on the use of the site.

- 5.20 Due to the above factors, the building will not have any adverse impact on the significance of the heritage assets or their settings, in line with Local Plan **Policy EN1**.

Flood Risk and Drainage

- 5.21 As areas of the site are located within Environment Agency Flood Zones 2 and 3, a Flood Risk Assessment (Ref: 81862) was undertaken to assess the flood risk to and from the development site from all sources, in line with national guidance. The key findings of this report are summarised below.
- 5.22 The baseline risk of flooding from each possible source after analysis was found to be as follows:
- River (fluvial) flooding: **High**
 - Sea (coastal/tidal) flooding: **Very Low**
 - Surface water (pluvial) flooding: **Very Low to Medium**
 - Groundwater flooding: **High**
- 5.23 In order to reduce the identified risk of river, surface water and groundwater flooding to an acceptable level, the mitigation measures detailed in the report will be implemented where practical, these include:
- Raising FFLs or essential stock above the flood level of 37.3mAOD.
 - Overland flows should be channelled away from the development.
 - Production or updating of a Flood Warning and Evacuation Plan.
 - Production or updating of a Business Continuity Plan.
 - Ongoing management and maintenance of drainage systems under the ownership of the applicant.
- 5.24 In this case, as no groundworks are proposed and the building will be anchored onto existing ground, it will not be practical to raise FFLs. As such, goods will be stored on racking and will be raised to a level of 37.3mAOD to ensure that goods are protected from potential damage from flooding. Any electrics installed will also be fitted above this level to avoid the risk of water interference. In addition, the building will not be sealed at ground level, which would prevent internal build-up of water in the event of flooding. The applicant will implement all other recommended mitigation measures where possible to ensure that the likely impacts of any potential flood event are further minimised.

- 5.25 The proposed development will connect with the existing drainage network on site in order to manage runoff effectively. The drainage system comprises a number of ACO drains which flow into a nearby drainage ditch, providing attenuation. As the proposed building is located on an area of existing hardstanding, there will be no change to permeable areas and no resultant increase in the volume of surface water runoff.

Energy and Sustainability

- 5.26 Several aspects of the proposed building ensure that energy usage and material waste are minimised throughout its lifecycle, in line with Local Plan **Policy CC2**.
- 5.27 The building is of non-permanent construction and is assembled from prefabricated components. This means that the building could be disassembled and reused elsewhere should the company's operational requirements shift in future. The building therefore presents an inherently sustainable solution which minimises material waste.
- 5.28 The building will be surface mounted onto an existing hardstanding, removing the need for any groundworks or foundations. This further minimises material waste in the construction process and the quantity of embodied carbon in the development.
- 5.29 There will be no requirement for heating, electrical machinery or mechanical ventilation due to the nature of the building and its proposed storage use. Consequently, the only energy usage for the operation of the building will be for lighting. The translucent-white roof allows for light transmission and minimises the need for artificial lighting during daylight hours which will occupy the majority of the site's operating hours of 08:00 - 16:30.
- 5.30 The construction period for a building of this kind is typically around 1 week, therefore the energy usage and disturbance during the construction period is far lower than a building of traditional construction.
- 5.31 It is evident that the design of the building incorporates principles of sustainability at all stages of the lifespan including construction, operations and disposal, following the energy hierarchy by designing out prospective energy need from the outset where possible.
- 5.32 The building is of non-permanent construction and is required to meet an urgent commercial need, therefore the requirement set out in **Policy CC2** for all minor applications for non-residential buildings to demonstrate compliance with BREEAM 'very good' standard will not be practical or feasible in this case. Carrying out a full BREEAM assessment for a building of relatively minor scale and non-permanent construction would place an undue financial burden on the applicant and risk making the development unviable, inhibiting a local business from meeting its operational needs.

Presumption in Favour of Sustainable Development

- 5.33 Paragraph 11 of NPPF outlines the presumption in favour of sustainable development which should be applied to planning decisions. This presumption is echoed in **Policy CC1** of the Local Plan. We have demonstrated throughout this statement that the proposed development mutually supports the objectives of sustainable development which are set out in paragraph 8 of NPPF, particularly in relation to the economic objective.
- 5.34 The proposed development will support an established local business and employer. The building will provide a flexible solution allowing the company to meet its operational needs, in doing so securing the company's ongoing efficient operation and contribution to a strong local economy.
- 5.35 From a social standpoint, the proposals will improve safety and working conditions for employees on site by providing a sheltered and secure area to access goods. The building will also support an important local employer, securing the ongoing provision of employment opportunities for local people.
- 5.36 With regard to the environmental objective, the building offers a flexible and inherently sustainable solution to meeting the company's need, which minimises energy usage and material waste throughout its lifespan. The proposals will also make efficient use of previously developed land in an appropriate location which is easily accessible without reliance on private car use.
- 5.37 The proposed development mutually supports the economic, social and environmental objectives and constitutes sustainable development. A presumption in favour of approval should therefore be applied.

6 Conclusion

- 6.1 This Statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material considerations.
- 6.2 The site is located in Paddock Road Industrial Estate, a designated *Core Employment Area* in Caversham, where local plan policies state that industrial, and storage and distribution uses are appropriate. The proposals are also compliant with wider local plan policies which aim to create a thriving local economy in the Borough.
- 6.3 As well as local policy, the proposals are in line with NPPF which refers to the significant weight which should be placed on supporting development of this kind, enabling local businesses to invest, expand and adapt. The principle of development is therefore acceptable.
- 6.4 The proposed development will offer a flexible solution, making use of previously developed land to allow the company to meet its changing operational needs whilst remaining at its current premises in Caversham. The building will support an established business and local employer, enabling the company to continue contributing to the local economy and providing new employment opportunities for local people.
- 6.5 The building's appearance will be appropriate to its surroundings, reflecting the design and materials used in surrounding industrial premises. The scale, massing and siting of the building will also ensure that the visual impact on its surroundings is minimal.
- 6.6 Matters including flood risk and drainage, heritage assets, biodiversity, energy and sustainability, parking, access and vehicular movement have also been examined and it has been shown that the development will not negatively impact on any of these.
- 6.7 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will sustainably meet the operational needs of an established local business and employer.
- 6.8 The proposals are entirely appropriate and comply with relevant planning policy and guidance. There is therefore a compelling case for the granting of permission without delay.



mosaic
town planning

www.mosaictownplanning.com

© Mosaic Town Planning Ltd.