

DELEGATED APPLICATION REPORT

SITE ADDRESS: Reading Sewage Treatment Works, Island Road, Reading, RG2 0RP

APPLICATION NUMBER: PL/26/0373

PROPOSAL: Erection of a 2-storey Operational Building (Sui Generis) and associated works adjacent to Island Road.

APPLICANT: Thames Water

VALIDATION DATE: 24/04/2026

DETERMINATION DATE: 19/06/2026

CASE OFFICER: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The red line boundary of the application site is in the north-west corner of the overall wider Reading Sewage Treatment Works site, operated by the applicant Thames Water. The site contains areas of hardstanding, which has the ability to be used for parking (and has been historically) and vegetation / tree areas. During the course of the application the agent advised that trees had been reduced in size at the site in February 2026 (email received on 18/05/2026). The wider site incorporates various treatment tanks, buildings, plant and machinery associated with the sewage treatment works use. This serves Reading and the surrounding area for the treatment of sewage. The site is on the south side of Island Road, which is to the west of the A33, which connects Central Reading and Junction 11 of the M4.



Views in the direction of the red line boundary from Island Road (dated 01/05/2026)



Site Location Plan (left), together with an aerial view showing the proposed layout (right).

- 1.2 The site is not specifically allocated for development within the adopted Local Plan. It does however border the Island Road Major Opportunity Area, where the vision is for the Island Road area to be a major new location for industrial and warehouse development, providing jobs in one of the areas of greatest need (South Reading). The site within the context of the MOA is shown below:

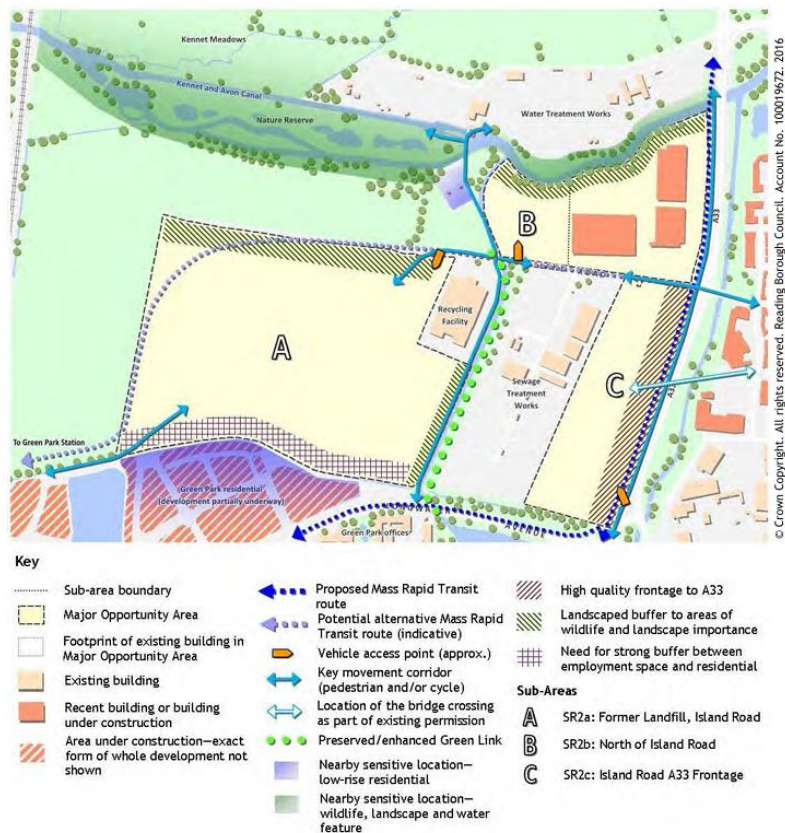
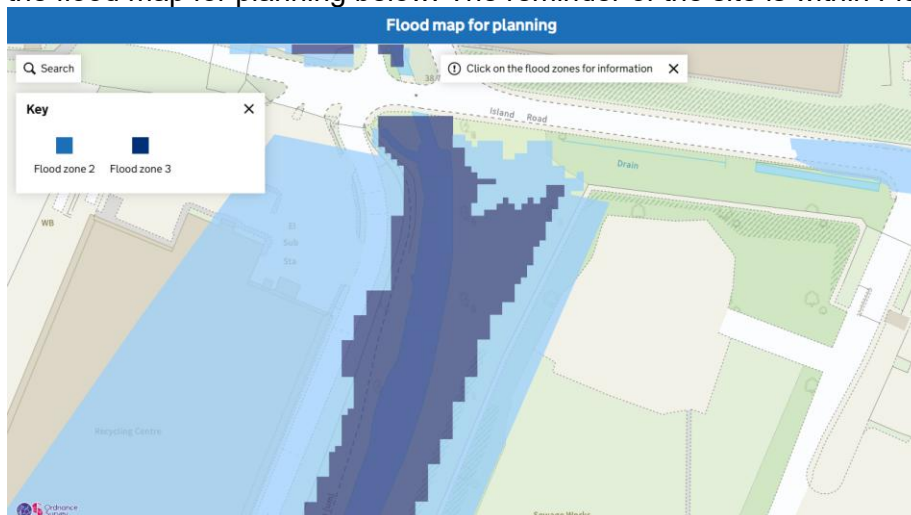
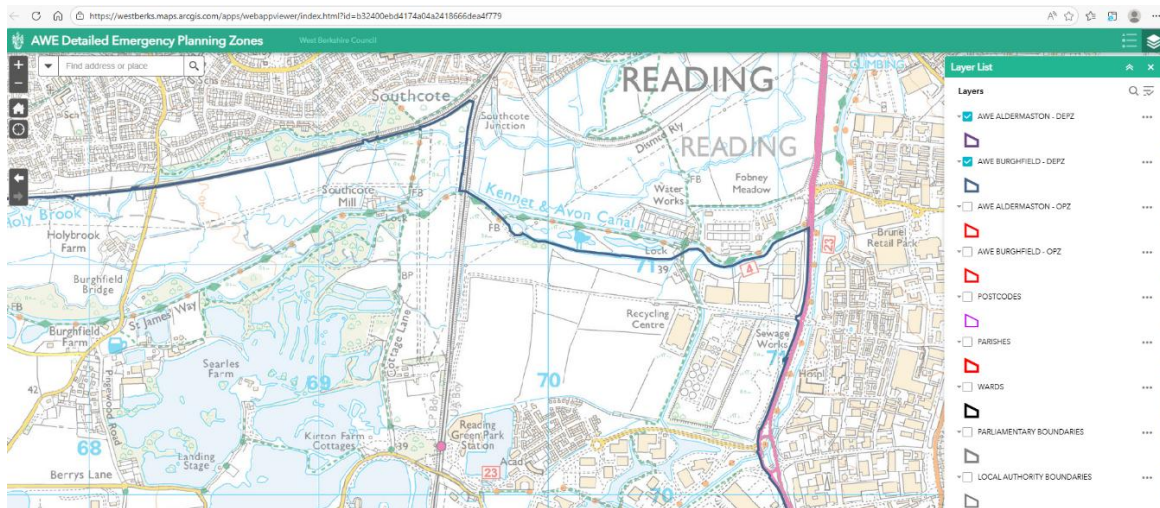


Figure 6.2: Island Road Major Opportunity Area Strategy

- 1.3 The site borders and parts are marginally within Flood Zone 2, both to the west and at the part of the red line boundary adjacent to the Island Road entrance, as per the extract from the flood map for planning below. The reminder of the site is within Flood Zone 1.



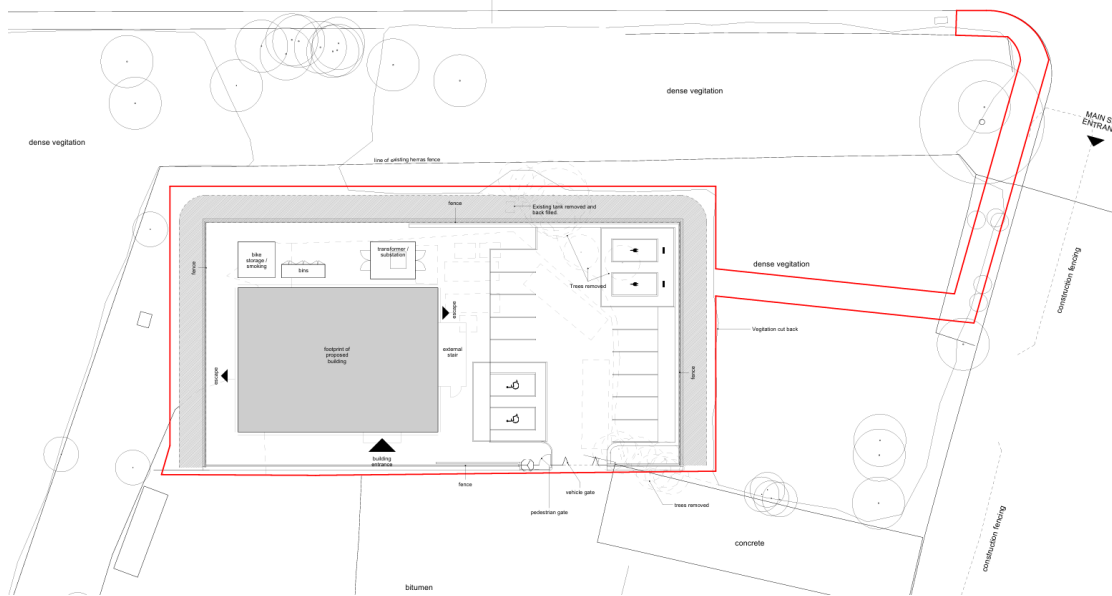
- 1.4 The site is wholly within the AWE Burghfield Detailed Emergency Planning Zone (DEPZ), as confirmed via the [West Berkshire District website](#) – weblink screenshot below:



- 1.5 The surrounding area comprises a range of uses. To the north of Island Road are a series of warehousing units constructed in the past decade. Further to the north are the Fobney Water Treatment Works, also operated by Thames Water. The wider Sewage Treatment Works are to the east and south of the red line boundary. Further to the south is the Green Park offices and residential area. To the west is the Green Park Flood Relief Channel, beyond which is a recycling centre facility. To the north-west are a small number of residential properties (Manor Farm Cottages), beyond which is Fobney Island Nature Reserve, which includes both the River Kennet and the Kennet and Avon Canal. Kennet Meadows is a designated major landscape feature.

2. Proposal

- 2.1 Planning permission is sought for the erection of a 2-storey Operational Building (Sui Generis) and associated works. More specifically, the applicant has confirmed (extracted from the Planning Application Supporting Statement):
- 1.2. The proposed operational control building is required to provide capacity to support increased monitoring demands in line with OFWAT requirements and will be located on an existing hardsurfaced depot area located within the north western corner of the operational Reading STW site adjacent to Island Road.
- 2.2 The proposed building is rectangular in shape and includes its entrance on the south elevation. At roof level a mechanical plant area is shown, together with integrated PV panels. An external stair is located on the east elevation. A separate bike store (said to include 6 Sheffield stands / smoking shelter, bin store, transformer and substation) are all proposed to the north of the main building. To the east of the main building are a total of 15 car parking spaces, which includes 2 EV charging spaces and 2 accessible parking spaces. The site is enclosed by an inner and outer fence, with the vehicular gate, pedestrian gate and turnstile all to the south-east of the building. The applicant states that the proposed building will accommodate 35 employees as their primary working location, including four contractors, with a peak operational occupancy of 23 staff. This is owing to the 24 hours a day, 7 days a week shift working arrangements anticipated.



Extract of P911 Issue 06 - Planning Site Plan, as received on 24/04/2026

2.3 During the course of the application various additional and revised information has been submitted by the applicant, to seek respond to officer feedback and seek to remove the requirement for pre-commencement conditions to be secured as part of any planning permission granted at the site.

2.4 Plans and documents considered (only the latest versions of the documents are referenced):

Please note that some have been submitted on a private and confidential basis, as per Planning Practice Guidance (Paragraph: 038 Reference ID: 44-038-20140306); those that are publicly available are:

- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information, dated 02/03/2026, as received 19/03/2026
- Sustainable Design Checklist by John Wood Architect, ref 1760-D005 Issue 02 dated 10/04/2026, as received 13/04/2026
- Reading STW Car Park Biodiversity Net Gain Statement by Maydencroft, dated 23/03/2026, as received 13/04/2026
- Reading Sewage Treatment Works Car Park Statutory Biodiversity Metric V2 dated 23/03/2026, as received 13/04/2026
- Reading Sewage Treatment Works Condition Assessment Sheets V2 by Maydencroft, dated 09/09/2025, as received 13/04/2026
- 1 Rev 2 – Pre-development Habitat Map, as received 13/04/2026
- 2 Rev 2 – Post-development Habitat Map, as received 13/04/2026
- Recycle Shelter 10 Bike Shelter by Bikedock Solutions, as received 13/04/2026
- The Multi Bin Store by Shelter Store, as received 13/04/2026
- SS Smoking Shelter by Shelter Store, as received 13/04/2026
- Application for Planning Permission form, dated 23/04/2026, as received on 24/04/2026
- SU7070SE - Reading STW Boundary Plan, as received on 24/04/2026
- P901 Issue 04 - Planning Site Plan - Existing, as received on 24/04/2026

- P911 Issue 06 - Planning Site Plan, as received on 24/04/2026
- P102 Issue 05 – Planning Building Elevations - Proposed, as received on 24/04/2026
- Planning Application Supporting Statement – Reading Sewage Treatment Works – Proposed Operational Building, by Thames Water, dated April 2026, as received on 24/04/2026
- Site layout on Aerial Photo at Scale 1:500, as received on 24/04/2026
- Site layout on Aerial Photo at Scale 1:1000, as received on 24/04/2026
- EV charging specification – Alfen Twin 5 / Twin 5 Plus, as received on 24/04/2026
- Reading Sewage Treatment Works Car Park - Ecological Impact Assessment (EclA) by Maydencroft, Version 2, dated 21/04/2026, as received 04/06/2026
- BS 5837:2012 Arboricultural Impact Assessment by Maydencroft, Version 2.3, dated 20/05/2026, as received 04/06/2026
- Email from SLCE 'RE: 1760 New Operations Building, Reading - Construction drawings', dated 30/03/2026, as received 11/06/2026
- Ground Investigation Report for new AMC Control Room Building at Reading Sewage Treatment Works Island Road Reading Berkshire RG2 0RP by Ground Investigation Specialists Limited, Ref 2727 A, dated March 2026, as received 11/06/2026.
- Supplementary Borehole Investigation for new AMC Control Room Building at Reading Sewage Treatment Works Island Road Reading Berkshire RG2 0RP by Ground Investigation Specialists Limited, Ref 2727, dated December 2025, as received 11/06/2026.
- Method Statement by Clancy, Ref HSF-617-02 Version 2 dated April 2024 / Clancy-TW-01 Rev 01, dated 11/06/2026, as received 12/06/2026
- D006-01 – Visual Specification – Planning (2 pages), as received 12/06/2026
- Construction Environmental Management Plan Ref 665107_01 by RSK, dated and received 12/06/2026
- Thames Water - New Operations Building, BREEAM Pre-Assessment, Ref 3041275, as received 15/06/2026
- Letter from Nature Positive 'Thames Water - New Operations Building BREEAM Assessment V7 New Construction' dated and received 15/06/2026

(AND OTHER PLANS/DOCUMENTS SUBMITTED ON A PRIVATE AND CONFIDENTIAL BASIS)

- 2.5 Community Infrastructure Levy (CIL) – A CIL form has been submitted with the application, as required. The proposed works are not considered to be liable to a CIL payment, as although the new build development has a gross internal floorspace of over 100sqm (708sqm in this instance), the proposed use has a £0 charge. The proposal is within the 'all other chargeable developments' category of the Reading Borough Council Community Infrastructure Levy Charging Schedule.

3 Relevant Planning History

- 3.1 Although there have been a series of planning applications at the wider Sewage Treatment Works site, none are considered to be of particular relevance to the determination of this specific application.

4 Consultation and Publicity

- 4.1 RBC Natural Environment: Initial comments: It is noted during the site visit on 22 May that tree works have already taken place. The email received in advance on 18 May indicates

they've been 'reduced in size' and on site it was claimed they'd been 'pollarded'. However, they have effectively been felled, just leaving low stumps as opposed to felling to ground level.

- 4.1.1 It was agreed that this 'felling' has been a little enthusiastic on the west side but some retained trees appeared to still have lower branches that may not meet clearance requirements once the fence is installed. It was difficult to be 100% clear given that the fence line had not been marked, which would have been helpful. Clearance has, and more is likely, taken place on the east side between the site and access off Island Road to allow for the power supply, which apparently is the only route, albeit this final route has not been confirmed by the electricity company yet. It was established that the perimeter fence will be approx. 3m from the edge of the bank / ditch; this 3m being a 'sterile zone' in which no planting is allowed for security reasons.
- 4.1.2 It was noted that the layout on Planning Site Plan Rev 06 is different to that shown on the Tree Protection Plan. However, as long as the perimeter fence location and electricity route remain the same, this is not a problem. However, given the lack of clarity on where the edge of the bank/ditch is, and the lack of trees plotted on the site plan, it's very difficult to tell if this is the case.
- 4.1.3 For security reasons, it appears the loss of trees around the building (within 3m of fence) and lack of replacement planting here has to be accepted.
- 4.1.4 During the site visit, discussion regarding mitigation in terms of landscaping & biodiversity (Policies EN14 & EN12) and BNG was undertaken. TW did not consider planting for BNG purposes on site would be possible as there was no guarantee that planting / habitat could be retained for 30 years. Mitigation would therefore have to be off-site for BNG purposes. However for EN12 (no net loss) and EN14 (landscaping), discussion regarding on-site mitigation potential took place, with it agreed that there was scope to improve the current staff 'biodiversity area' close to the development site, to improve the existing pond, planting, replace dead trees and consider other habitat provision, e.g. hibernaculum(s) & bird boxes and further bug hotels. It would be reasonable to obtain written agreement of this and the principles prior to a decision – final details can be agreed via condition.
- 4.1.5 Upon further reflection, subsequent to the site meeting, it is also reasonable to seek the inclusion of a green roof on the main building, bike and bin store. Inclusion would aid mitigation for significant tree (hence habitat) loss. If these are not agreed, clear reasons why will be expected. If agreed in principle, it would be reasonable to request a plan showing these areas prior to a decision being made – exact details can then be secured via condition if permission is granted.
- 4.1.6 The applicant provided responses to the above, which facilitated further officer comments. In terms of the non-provision of green roofs, whilst disappointing, owing to the issues with the inclusion of PV panels and plant the lack of a green roof is accepted in this specific instance.
- 4.1.7 In terms of landscaping, the response by the applicant that landscaping within the red line boundary is not possible owing to security reasons is reluctantly accepted in these specific circumstances. The applicant is committed to providing landscaping improvements (see GS Ecology comments below) within the wider Thames Water site, which is within the blue line boundary of this application site. Given this context, the standard landscaping

details can be secured via condition, but instead of the standard pre-commencement trigger, given the semi-remote nature of the landscaping in this specific instance details can be submitted pre-occupation, but would also need to be carried out prior to occupation too, to ensure such works are carried out.

- 4.1.8 In response to the CEMP submitted during the course of the application, a series of concerns are raised with the level/nature of information submitted, as also raised by GS Ecology (see section 4.2 below). Accordingly, details should be secured via condition as originally advised by GS Ecology.
- 4.1.9 In terms of the revised arboricultural report submitted, there are some shortfalls in the information provided, such as a lack of precision regarding the tree works needed for the power supply to the site and the perimeter fence around the site. There is also a wider shortfall that the information provided does not constitute an arboricultural method statement (AMS) and hence a pre-commencement condition to secure an AMS and Tree Protection plan is still required in this instance.
- 4.2 GS Ecology (RBC's Ecology consultants): Effect of development on Wildlife - The ecology report (Maydencroft, April 2026) concluded that the proposals are unlikely to adversely affect protected species subject to the implementation of a range of mitigation measures provided within the report. These measures included a pre commencement survey for badgers and bats, vegetation clearance outside of bird nesting season, lighting restrictions during and post construction, and a phased clearance of vegetation with hand tools including ecological supervision where necessary.
 - 4.2.1 These measures can be secured via the submission and implementation of CEMP (biodiversity) which would need to be secured by planning condition.
 - 4.2.2 It is noted from a site visit (22 May 2026) that the majority of the trees have already been removed prior to determination. Whilst some of the measures within the ecology report may therefore no longer be necessary, there will still be a need for some ecological measures for the remaining site clearance and construction works. As such the CEMP (Biodiversity) is still required for remaining works and should include details of mitigation measures still required as well as providing details of what works have been already undertaken with confirmation that these have been undertaken in accordance with the measures already identified.
 - 4.2.3 An updated ecology report (Maydencroft, May 2026 - 26.05.26 Updated EcIA V2 2026) was subsequently submitted. However, this updated version appears to be identical to the previously submitted version and therefore does not appear to provide any additional ecological information.
 - 4.2.4 The applicant has submitted a document (RSK, June 2026, ref:665107_01) to negate the need for a proposed pre commencement condition for a CEMP (Biodiversity). However, the document provided is not sufficient to satisfy the requirements of the proposed condition for a variety of reasons. The report does not appear to include sufficient information to satisfy these requirements. Instead, the document focuses on general management procedures and measures including adherence to codes of practice, training, trackers, targets and objectives, and auditing measures etc. The details do not provide the information that is required by the CEMP (Biodiversity). The only reference to any specific biodiversity requirements is provided in Section 4.2.2, with this repeated at section 9.1.1. However, the

document does not explain how these mitigation measures will be implemented, monitored or enforced during and after construction. As such the detailed information required by parts (a) to (h) of the standard CEMP condition has not been provided.

- 4.2.5 In summary, the information submitted is not sufficient to satisfy the requirements of the CEMP (Biodiversity) condition that has been proposed as it does not provide the level of detail required by sections (a) to (h) of the condition. Furthermore, the document includes numerous drafting notes and references to placeholders used to indicate that further information/input is needed. Our advice is that the document does not provide the expected level of information to remove the need for the proposed condition and should the planning application be approved, a condition requiring the submission and approval of a detailed CEMP (Biodiversity) should be attached to the decision notice.
- 4.2.6 Turning to consider biodiversity and ecological enhancement matters, from 2024 it is a legal requirement under the Environment Act 2021 that all developments (unless exempt) must deliver a minimum 10% Biodiversity Net Gain. The Biodiversity Net Gain metric shows that that the baseline habitats have a value of 1.11 Area habitat units (AHU). The development will lead to a net loss of all onsite habitat units, equivalent to a -100% net loss. To satisfy BNG requirements, a minimum of 1.22 AHU will be required. The covering BNG letter confirms that the required biodiversity net gain would be delivered through the purchase of off-site biodiversity units which appears to be a general company policy.
- 4.2.7 Initially, in line with paragraph 193 of the NPPF and NPPG, where the avoidance of harm to biodiversity is the first and most important step in the Biodiversity Gain Hierarchy, the initially submitted information has not provided sufficient justification as to why the proposed development cannot be located elsewhere within the site, therefore reducing the need for the loss of woodland. As such, it has not been demonstrated that the Biodiversity Gain Hierarchy has been followed.
- 4.2.8 During the site visit, Thames Water staff confirmed that the location of the proposed development had been led by operational constraints such as future development plans, locations of underground sewage tanks and updated site security requirements. This information was not provided as part of the original application but should be provided to demonstrate compliance with the BNG mitigation hierarchy.
- 4.2.9 Subsequent to this initial feedback, more information was provided by the applicant to explain the context of the proposals. In response to this, GS Ecology subsequently accepted the off-site credit route, with this being necessary because the site is subject to unique operational constraints along with the potential for future infrastructure works within the confines of the site which would mean that the applicant could not guarantee that any areas of onsite BNG habitat would not be impacted over the 30 year period required by BNG legislation.
- 4.2.10 Given these circumstances and operational constraints, the purchase of off-site units is considered acceptable and as such the biodiversity net gain hierarchy has been complied with.
- 4.2.11 The baseline habitats have been accurately accounted for in the Metric. Consequently, if planning permission is granted, it will be contingent on meeting the pre-commencement general biodiversity net gain condition. This condition requires the submission and approval of a Biodiversity Gain Plan before commencement of development, demonstrating how a

10% increase in biodiversity value will be achieved for the development. This is separate from the planning conditions, so will be referenced as an informative on the decision notice. please see informative wording below. It should be noted that the wording of this BNG matter is established in law and therefore cannot be modified with alternative wording or triggers.

4.2.12 With regards to compliance with local Biodiversity Policy EN12 and the provision of onsite Biodiversity Enhancements, it is recognised that while the purchase of off site units would comply with mandatory BNG requirements, this does not remove the need to provide biodiversity enhancements across the site in line with Policy EN12 and paragraph 193 of the NPPF.

4.2.13 The development has resulted and will continue to result in, removal of established woodland and vegetation. Whilst the statutory BNG requirements can be met through the purchase of off site biodiversity units, Policy EN12 and the mitigation hierarchy requires developments to provide opportunities for enhancements to biodiversity. As such, the applicant has been asked to provide biodiversity enhancements within the wider site. Following the site meeting, the applicant has identified and agreed to landscape improvements to the existing wildlife garden area within the wider Reading sewage Treatment work site which include new planting and improvements to the existing ponds.

4.2.14 The provision of green roofs on the new building has since been raised however the applicant has advised that this option has been ruled out due to operational and security considerations (the site is a secure site and therefore access to the site is minimised and this would not be in keeping with green roof maintenance requirement which would require maintenance from personnel without the required security background). As such, the proposal show place more emphasis on the delivering alternative biodiversity measures that would meet the aims of Policy EN12.

4.2.15 The applicant has agreed to undertake landscape improvements to the existing wildlife garden area on site including new planting and improvements within the existing staff wildlife and wellbeing garden located adjacent to the application site but within the curtilage of the sewage treatment site and therefore under control of the applicant. These works are listed in the applicant's email dated 10 June 2026 and include

- Upgrades to the existing pond to improve its habitat quality
- Replanting and general enhancement of vegetation, including replacement of any dead or declining trees
- Introduction of additional habitat features, such as bird boxes, bug hotels and hibernacula
- Enhancement of the existing Cess Logger meadow to increase its biodiversity value

4.2.16 These measures would help to offset the local loss of biodiversity and habitat arising from the tree removal and vegetation clearance and should be secured via a planning condition. It is considered that these works can be agreed via the standard landscaping condition requiring the submission of detail for approval prior to 'occupation' of the new development. This 'trigger' for the condition would seem appropriate given that the proposed works will take place outside of the red line boundary and within the confines of the man site and will not unnecessarily delay delivery of the new building

- 4.2.17 These enhancements would not form part of the mandatory net gain requirement as they will not be secured for the statutory 30 year period. Nevertheless, they will provide some compensation for the loss of local biodiversity arising from the development. These measures will be in addition to the statutory BNG requirements.
- 4.2.18 In terms of other biodiversity enhancements, the ecology report also includes the provision of
- “Bat boxes should be installed on retained buildings or trees across the Site.
 - Bird boxes should be installed on retained buildings or trees across the Site.”
- 4.2.19 The provision of bat and bird boxes are welcome, however there seems to be no clear reason for why these enhancements should be limited to externally mounted boxes. The incorporation of integrated bird and bat boxes/bricks into the new building is expected. Unlike the proposed green roof, integrated features would not require ongoing maintenance which appears to be the applicant’s reason for not providing the green roof. These bird and bat features can be installed within the building fabric and as the building is to be constructed using insulated concrete formwork (ICF) these features should be designed into the building at the construction stage (consideration of access points for bats or birds will need to ensure the proposed wire mesh does not block these).
- 4.2.20 Furthermore, unlike the other biodiversity enhancements proposed for the site, these bird and bat features will last for as long as the building, won’t fall off or be removed and therefore will provide long term roosting for birds and bats. These enhancements would go some way to helping the development meet EN12 requirements and objectives. It is therefore recommended that a planning condition requiring the submission of details of biodiversity enhancement measures prior to foundation works associated with the development (this excludes the vegetation site clearance works already undertaken).
- 4.2.21 In summary, the proposals would be considered acceptable from an ecology point of view subject to conditions relating to the CEMP (pre-commencement), landscaping (in association with Natural Environment comments) and biodiversity enhancements. The BNG informative to secure the separate BNG condition is also recommended.
- 4.3 RBC Building Control have no adverse comments to make on the application under building regulations.
- 4.4 RBC Assets Management have confirmed that as it is a development for an operational function within the current site boundary, with 15 parking spaces so is unlikely to have a net impact on the highway, RBC Assets Management don’t have issues or concerns from an adjacent/local landowner perspective.
- 4.5 RBC Environmental Protection (EP): Initial comments advised that a land gas risk assessment is required for the proposed development, due to the potential risk to the building occupants in this location. In the absence of this being provided at application stage, in the event of permission being able to be granted in due course, this will be required to be secured via condition. The applicant was advised of the wording of the partial pre-commencement condition. The applicant submitted information during the application to seek to avoid the need for details to be secured post-decision. This was assessed and the applicant was advised that whilst the risk assessment (part a of the standard condition) was acceptable, but the remediation scheme (part b – also pre-commencement) and

implementation of the approved remediation scheme (part c – pre-occupation) required more details to be provided. The applicant subsequently agreed to pre-commencement part b) of the condition on 18th June.

- 4.5.1 In terms of contaminated land matters, it is recommended that an ‘unidentified contamination’ condition be included on any planning permission. It has parallels with that separately requested by the EA consultation response. An informative is also recommended in this respect to clarify matters to the applicant.
- 4.5.2 In relation to noise matters, the applicant was initially asked to provide details of the noise level produced by the proposed plant at a known distance. EP will then be able to confirm what the corresponding noise level would be at the nearest known residential property, to then ascertain whether that meets the Council's requirements. The applicant subsequently provided the necessary details to satisfy EP. It is however considered necessary to include the standard noise compliance condition, so that should the plant prove to be noisier than expected, to the extent that it does not comply with the Council's standards, there is scope for enforcement action to be taken the remedy such matters.
- 4.6 RBC Transport: Original comments - Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. However, there are no specific parking standards for this specific use and an application of this type is assessed on its own merits. A total of 35 employees will have the building as their primary working location, although it is stated that the peak operational occupancy will be 23 employees. The proposed development site has been positioned to make use of existing vehicle access and hardstanding. The car park area will incorporate 15 spaces including 2 EV charging spaces and 2 disabled spaces. Covered cycle storage will be provided including 6 Sheffield stands.
- 4.6.1 Ensuring the appropriate level of car parking in new developments requires a careful balance between avoiding overspill parking on the public highway and discouraging excessive reliance on private car use. It is considered that the proposed parking provision achieves an appropriate balance in this regard. The proposals include the provision of cycle storage comprising 6 Sheffield stands. In addition, it is proposed to install electric vehicle charging to serve 2 vehicle parking spaces.
- 4.6.2 Given the relatively modest staffing levels, together with the use of an existing vehicular access and established hardstanding areas, the development is not anticipated to generate significant vehicle trip rates or result in a material impact on the operation or safety of the local highway network.
- 4.6.3 However, the main query relates to the existing parking provision and whether the current car parking layout would need to be reconfigured, as the submitted overlay plan indicates that the proposed building would affect part of the existing arrangement. Clarification is therefore required as to how this would affect the overall parking provision across the wider site.
- 4.6.4 Further response following the reply by the agent to the above and the submission of a Construction Method Statement (CMS) for groundworks/foundation works only:
- The applicant has confirmed that the number of parking spaces available at the main STW site will remain unaffected by the proposed development, and no reconfiguration

is anticipated. In the event of any discrepancy, the existing parking bay markings within the main parking area to the south will be removed and re-laid to ensure appropriate provision is maintained. On this basis, RBC Transport are satisfied that the development will not result in a reduction in parking provision.

- Furthermore, as the site is secure, RBC Transport are satisfied that the proposals will not give rise to any adverse impact on the surrounding highway network.
- RBC Transport are satisfied with parts a) to e) of the CMS submitted, so are content for the groundworks/foundations stage works to be approved based on what has been submitted with this secured via a compliance worded condition. Further details are required on the above ground build once they have appointed a contractor, which can separately be secured via an appropriately worded condition.

4.7 RBC Waste Services: Initial comments: Queried whether a swept path analysis had been carried out, in order to confirm whether vehicles can enter and access the proposed bin store. It was also advised that a collections would need to be arranged via a trade waste contractor and collections would be chargeable. The need for separate recyclables / general waste bins would be required under Simpler Recycling legislation, with the information submitted not disclosing the waste types and container sizes. Amended plans and information was sought on this basis. The applicant duly responded on 18th May with a plan and strategy.

4.7.1 Further comments: The applicant is advised that the different types of waste are likely to be collected separately by different vehicles/on different days – hence there will be multiple bin manoeuvres a week. The applicant should consider what size bins are providing for each waste type and how frequently they will be collected, to ensure waste does not overflow, and that there is space for those bins in the bin store. As standard, collection crews would not pull/drag a 2-wheeled bin (usually 360L or less) further than 15m and a 4-wheeled bin (usually 660L+) further than 10m. The drag distance on the amended plan is 13.5m, which would exceed this maximum pulling distance for the larger bins. The reverse/turn manoeuvre of the vehicle seems to fall outside of the boundary of the plan so it is difficult to comment on the suitability of this. A banksman would likely be required to ensure safe reversing of the vehicle in this manner but this would need to be arranged directly with the chosen commercial waste collection contractor.

4.7.2 The agent subsequently confirmed via email on 12/06/2026 that the applicant needs to review the waste bin collection strategy in light of the security strategy for the building. The applicant therefore consider that details of the waste collection strategy can be agreed subject to a planning condition requiring the submission of details for approval prior to 'occupation' of the new development.

4.8 RBC Emergency Planning / West Berkshire District Council Emergency Planning: Initial response sought clarity over the occupancy of the proposed development. Once this was confirmed, it was advised that as the application site is located within the DEPZ both construction emergency plans and occupation emergency plans will be required. A draft construction emergency plan has been provided but it is not currently adequate, and further detail is required. No meaningful operational emergency plan has been submitted. If acceptable plans are not forthcoming then both plans would need to be the subject of a planning condition to be satisfied before commencement of construction, and before occupation of the building, respectively.

- 4.8.1 Updated construction emergency plans and occupation emergency plans were submitted, which then facilitated a separate meeting and further feedback. This resulted in the submission of an updated construction emergency plan. Meanwhile, the applicant advised on 10th June that the operational emergency plan will need to be submitted and agreed subject to a condition requiring the submission of details for approval prior to 'occupation' of the new development.
- 4.8.2 The revised construction emergency plan does not satisfy or remove the need for the pre-commencement condition specified, with outstanding matters remaining. The applicant subsequently agreed to a pre-commencement condition on 18th June for the construction emergency plan.
- 4.9 Environment Agency (EA): Advise in terms of contaminated land that the current and previous use(s) of the site may present an unacceptable risk of contamination that could be mobilised during site works and construction, potentially leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary aquifer A.
- 4.9.1 The proposed development will be acceptable, if a planning condition is included requiring the submission and validation of a detailed land contamination management strategy for unsuspected contamination during the enabling, construction and/or development works. By cleaning up land contamination, it will be helping to protect and improve the groundwater quality that supports existing drinking water supply, future supply of drinking water and other environmental uses.
- 4.9.2 Without this condition the EA would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.
- 4.9.3 As well as the condition, the EA also recommend an informative in respect of contaminated land matters.
- 4.9.4 The EA has also provided advice to the LPA in terms of Environmental Permits and the implications of the site being within/close to sites which are regulated via such permits. This is referenced further within the appraisal section below.
- 4.9.5 It is also noted that the EA response referenced that the application site was near a COMAH site and has offered advice to the LPA on this basis, including recommending consultation with the HSE. In subsequent correspondence with the EA it was confirmed that this was an error on the EA's part and no consultation with the HSE was required on this basis.
- 4.10 Public Consultation – Two site notices were erected on Island Road on 01/05/2026, expiring on 22/05/2026. No responses have been received.



5. Equality Act 2010:

- 5.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. Relevant Planning Policy and Guidance

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).
- 6.2 The National Planning Policy Framework (“NPPF”) states clearly that its content is to be a material consideration in the determination of applications. The NPPF states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, the NPPF, together with the NPPG and the following development plan policies and supplementary planning guidance are relevant:
- 6.3 National Policy and Guidance
 - National Planning Policy Framework December 2024 (and update February 2025)
 - 2. Achieving sustainable development
 - 4. Decision-making

- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards) (PPG)

6.4 Central & Eastern Berkshire: Joint Minerals & Waste Plan (2023)

6.5 Reading Borough Local Plan 2019

- CC1 Presumption in Favour of Sustainable Development
- CC2 Sustainable Design and Construction
- CC3 Adaption to Climate Change
- CC5 Waste Minimisation and Storage
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN11 Waterspaces
- EN12 Biodiversity and the Green Network
- EN13 Major Landscape Features
- EN14 Trees, Hedges and Woodlands
- EN16 Pollution and Water Resources
- EN17 Noise Generating Equipment
- EN18 Flooding and Sustainable Drainage Systems
- EM1 Provision of Employment Development
- EM2 Location of New Employment Development
- TR1 Achieving the Transport Strategy
- TR3 Access, Traffic and Highways Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging
- OU2 Hazardous Installations
- SR1 Island Road Major Opportunity Area

6.6 Other relevant documentation

- Revised Parking Standards and Design Supplementary Planning Document (SPD) 2011
- Sustainable Design and Construction Supplementary Planning Document (SPD) 2019
- Reading Borough Local Plan Submission Draft Partial Update, May 2025
- Reading Biodiversity Plan March 2021
- Reading Tree Strategy March 2021
- Environmental Permitting (England and Wales) Regulations 2016
- Environment Act 2021
- Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017

6.7 Local Plan Update

6.8 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be

considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually in November 2025. Stage 2 hearings took place in February 2026.

- 6.9 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 6.10 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

7. APPRAISAL

- 7.1 The main considerations are:

- Land use matters
- Design
- Amenity
- Trees, landscape and ecology
- Transport,
- Sustainability
- Other matters – flood risk, SuDS, pre-commencement conditions

7.2 Land use matters

- 7.2.1 As a starting point, prior to the registration of the application discussions were undertaken with the applicant in respect of the use class of the proposed building. The application form states the proposed use is a Sui Generis – STW (sewage treatment works) Operational Building use. However, this was initially queried, with it possible that the proposed use could fall within a Class E (g) (i) use (Offices to carry out any operational or administrative functions). The applicant confirmed that the building is required in association with the operation of Thames Water’s water and sewage treatment works which are classed as Sui Generis. We therefore consider that the proposed building should also be classed as Sui Generis as it is integral to the operation of Thames Water’s operational sites. On this basis, the proposed use is therefore confirmed as being a Sui Generis Use.
- 7.2.2 Within the submission it is confirmed that building will accommodate 35 employees as their primary working location, including four contractors, with a peak operational occupancy of 23 staff. This is owing to the 24 hours a day, 7 days a week shift working arrangements anticipated. The building creates a total of 708sqm of floorspace. With this in mind, in broad land use terms it is therefore an employment generating use which is

supported in principle by Policy EM1. In addition, the location of the employment generating use aligns with Policy EM2, by being located within the A33 corridor, although it is not a major office development (over 2,500sqm).

- 7.2.3 Furthermore, the applicant has explained in its supporting statement that national and local policy (including the Central & Eastern Berkshire: Joint Minerals & Waste Plan 2023 in this instance) supports the advancement of existing sewage/wastewater treatment and water supply infrastructure, which the proposal amounts to. Moreover, by locating this within an Thames Water existing facility, this is considered a reasonable approach in the co-joining of different component parts of an overall operation by the applicant.
- 7.2.4 It is also relevant to note that the application site borders the Island Road Major Opportunity Area (MOA - Policy SR1 – see section 1 of this report for more details). Whilst not being within the MOA, it has the potential to impact on the objectives of the MOA being met. It is considered that the proposal will not compromise or impact in any significant manner the neighbouring allocated sites being capable of coming forward in the ways referenced within Policy SR1. The proposal could be considered to actually align with the vision for the area, which states *“The Island Road area will be a major new location for industrial and warehouse development, providing jobs in one of the areas of greatest need”*. The proposal is envisaged to create jobs for an associated type of development in this instance.
- 7.2.5 It is also acknowledged that within the EA consultation response they reference that the LPA must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site (within 500m of one or more industrial or waste - this will include the application site itself Reading Sewage Treatment Centre, Smallmead Recycling Plant / Waste Management Centre, the Cemex landfill site, all on Island Road) and the scope of the permits as granted. The EA also advises that Planning policy requirements (paragraph 200 of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Paragraph 201 of the NPPF also specifies that planning decisions should assume that permitting regimes will operate effectively.
- 7.2.6 With the above in mind, it is considered that the proposed use, of the scale proposed, can function effectively without be impacted by the existing nearby uses. In addition, the proposed use is not considered to compromise the ability of the existing nearby uses to continue to function. From both perspectives, this is ensured through a series of conditions, as referenced elsewhere in this appraisal.
- 7.2.7 Taking all of the above in mind, the proposals are considered to be acceptable in land use principle terms.

7.3 Design

- 7.3.1 The proposal comprises a 2-storey rectangular building set back from the Island Road frontage, behind what is presently fairly extensive vegetation. The proposal will be visible from the streetscene, even above the existing vegetation, but it is considered to have a fairly limited impact on the streetscene and its size and bulk is not considered to result in any substantial concerns, within the context of Island Road already containing a series of buildings of varying (predominantly larger than that proposed) scales and types.

- 7.3.2 At the outset of the application very limited details of the proposed materials associated with the building were included, aside from confirmation that the building would have a render finish in part, together with a mesh cladding finish. During the course of the application some further material details were submitted, but these only provided details of some materials, not all facing materials (e.g. no details of the canopy entrance, roof or external stair were provided) and in other instances (e.g. windows and doors) the specific type of material was still not actually specified. The finished appearance of the building is particularly important owing to the proximity of the site to Kennet Meadows, a designated major landscape feature under Policy EN13. Whilst at present the site is largely screened by vegetation to the north and west, this context could change in time.
- 7.3.3 Based on the information provided, the design of the building is fairly utilitarian in nature, but it is unlikely to be readily visible from the public realm (although this context could change) and, bearing in mind the intended function specified by the applicant, it is therefore considered appropriate on balance. Given the lack of complete material details being provided at application stage, a post-foundation stage condition will require details of all facing materials to be submitted and approved, to seek to ensure that the proposals comply with Policies CC7 and EN13.
- 7.3.4 In addition to the building itself, a series of other structures (bin / bike stores, transformer and substation) and perimeter fencing / gates are proposed. These are suitable for the function proposed, noting the security arrangements referenced by the applicant. In particular, the perimeter fencing will be somewhat stark in nature, but its dark green colour would soften the appearance adjacent to the vegetation to an extent. Specifications and details of these other elements having already been provided at application stage, negating the need for such details to be secured via condition.
- 7.3.5 In terms of the impacts of the proposals on heritage assets, there are none in proximity of the site to be impacted by the proposed development.

7.4 Amenity

- 7.4.1 As per the Policy CC8 considerations, the proposals are not considered to cause a detrimental impact on the living environment of the closest existing residential properties at Manor Farm Cottages, circa. 250m to the north-west of the application site. A series of conditions to ensure this is the case, such as the compliance condition in respect of noise from the mechanical plant proposed, and the Construction Method Statement.
- 7.4.2 As per the section 1 above, the site is located within the AWE Burghfield Detailed Emergency Planning Zone (DEPZ). As a consequence, site-specific emergency plan (in fact, two separate plans, one covering the construction phase and one for the operational phase) is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan, in accordance with Policy OU2 of the Reading Borough Local Plan 2019. During the course of the application draft emergency plans have been submitted for assessment, but based on feedback from specialist officers (summarised at section 4.8 above) these are not satisfactory to remove the need for more details to be secured via condition. The construction phase emergency plan will be required to be satisfied prior to the commencement of development, with the operational

- emergency plan needing to be satisfied and in-place prior to occupation. With these two conditions secured, the proposals would comply with Policy OU2 in respect of the DEPZ.
- 7.4.3 For future users of the proposed development, the layout of the building and the supporting on-site facilities are all suitable for the intended use, therefore creating a suitable working environment for staff. Several of the conditions (e.g. land gas, emergency plan, car/cycle parking and waste requirements) will also assist in protecting the amenity of future employees too.

7.5 Trees, landscape and ecology

- 7.5.1 As per the observations from both the RBC Natural Environment Officer and GS Ecology (RBC's ecology consultants), as detailed at section 4.1 and 4.2 above, the proposals from both perspectives are considered acceptable subject to conditions. This overall conclusion has been reached in both instances following initial feedback on the proposals, which facilitated revised and additional information being submitted.
- 7.5.2 Whilst the above is the overriding conclusion, there have been a number of challenges in this area. Tree works were disappointingly commenced in advance of the application and insufficient AMS / TPP information has been provided, so more details will be required pre-commencement. Furthermore, the nature of the proposals mean that there is no scope for on-site soft landscaping, owing to security reasons. Instead, to mitigate this harmful impact of the development, the applicant has indicated a willingness to make various improvements elsewhere on the wider Thames Water site. Given this is within the blue line boundary of the application site, it is under the full control of the applicant and can be secured via condition accordingly. There is scope to provide ecological enhancements (bird and bat boxes) on site, with this secured via condition.
- 7.5.3 In terms of BNG, following the submission of more information during the course of the application, the on and off-site options (as per the hierarchy) have been shown to have been considered sufficiently, and adequate justification given as to why this cannot be achieved in this instance. Accordingly, in this specific instance the provision of securing BNG via off-site credits is accepted, as per advice from GS Ecology (see section 4.2. above). This will be secured via the separate biodiversity net gain condition, with this referenced via an informative on the decision notice.

7.6 Transport

- 7.6.1 From a transport perspective, following clarifications during the course of the application, the proposals are considered to be satisfactory. This is subject to a series of conditions, including a compliance worded condition in relation to the groundworks and foundation work stages of the CMS (which was submitted during the application in an attempt to avoid a pre-commencement condition), alongside a separate CMS condition post the groundworks and foundation work stages. As such, this is specifically worded in relation to only being required to be submitted/approved after those initial works have taken place. The vehicle parking and EV charging spaces will be secured via compliance conditions. The cycle parking details submitted include a degree of inconsistency, with the site plan specifying a combined cycle store and smoking shelter, but separate details also being submitted showing individual facilities of different designs. Accordingly, more details of the cycle parking will be secured via condition.

7.7 Sustainability

- 7.7.1 At the outset of the application a supporting sustainability statement was provided, which detailed various measures the applicant intends to include to demonstrate compliance with Policy CC2 and the Sustainability SPD. During the course of the application this was supplemented by a BREEAM Pre-Assessment, which predicts that a 'Very Good' certification can be achieved, with a targeted score of 62.87%, which would comfortably exceed the minimum 55% score needed to achieve the 'Very Good' rating. The submission of this information at application stage is welcomed to demonstrate the anticipated sustainability credentials of the building and the commitment the applicant has to achieving this.
- 7.7.2 Two planning conditions are recommended to secure the BREEAM 'Very Good' rating in practice. The first relates to securing an Interim BREEAM 'Very Good' rating Certificate at the pre-commencement, final design stage of the project. The second will secure a Final BREEAM 'Very Good' rating Certificate prior to the first occupation of the development. These conditions are necessary to ensure the development is carried out in accordance with sustainable building standards, adhering to both Policy CC2 and the guidance within the SPD. To clarify, as the development is classified as a 'minor' development, no energy statement is required as part of this application.

7.8 Other matters

- 7.8.1 With regard to flood risk, as per section 1 above, the proposals border flood zone 2 in some instances, but in no areas where the footprint of development is proposed. Set within that context, the proposals are not considered to result in any harm to flood risk, in compliance with Policy EN18. Given the proposal is not classified as a 'major' development, there is no requirement for SuDS details to be provided at application stage, but on the basis of the utilities statement submitted and discussions via the RBC Natural Environment officer (and secured in the landscaping condition), it is evident that such matters will be incorporated into the proposals.
- 7.8.2 In respect of pre-commencement planning conditions, in line with the NPPG these have been minimised. The applicant was advised of these in advance and sought to submit more information in an attempt to avoid the need for pre-commencement conditions, but in five instances the level of information was ultimately insufficient to avoid pre-commencement conditions being necessary. These five conditions have subsequently been agreed with the applicant on 18/06/2026, as per section 100ZA(5) of the Town and Country Planning Act.

8. CONCLUSION

- 8.1 This application is required, as per all applications considered by the Local Planning Authority, to be determined in accordance with the development plan unless material considerations indicate otherwise. This is as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 8.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Officers consider in this instance that whilst there are some shortfalls in terms of the lack of on-site landscaping and impact on trees, such matters can be mitigated to an extent through planning conditions. When weighed against the proposals being

appropriate in land use, design, amenity, ecology and all other regards, again subject to a series of recommended conditions, the benefits of the proposals outweigh any possible harmful impacts. In reaching this conclusion it is considered that officers have applied a suitable planning balance of all material considerations. As such, this application is recommended for approval.

Conditions:

1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Recycle Shelter 10 Bike Shelter by Bikedock Solutions, as received 13/04/2026
- The Multi Bin Store by Shelter Store, as received 13/04/2026
- SS Smoking Shelter by Shelter Store, as received 13/04/2026
- SU7070SE - Reading STW Boundary Plan, as received on 24/04/2026
- P911 Issue 06 - Planning Site Plan, as received on 24/04/2026
- P102 Issue 05 – Planning Building Elevations - Proposed, as received on 24/04/2026
- EV charging specification – Alfen Twin 5 / Twin 5 Plus, as received on 24/04/2026

(AND OTHER PLANS/DOCUMENTS SUBMITTED ON A PRIVATE AND CONFIDENTIAL BASIS)

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

3. No development shall commence beyond foundation level until a schedule, details and specifications of all externally facing materials (including those associated with the render, mesh cladding, windows, doors, canopy entrance, rainwater goods, roof and external stair shown on the plans approved) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved prior to the first occupation of the development and thereafter maintained in accordance with the details approved for the lifetime of the development.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity, ensuring the new development responds positively to the local context and character and, moreover, the character and appearance of the Kennet Meadows Major Landscape Feature, in accordance with Policies CC7 and EN13 of the Reading Borough Local Plan 2019.

4. * 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.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 187 and 192 of the National Planning Policy Framework (2024) and Policy EN12 of the Reading Borough Local Plan 2019.

5. a) No development shall commence beyond foundation level until details of biodiversity enhancements, to include a minimum of two bird and two bat boxes, bricks or tiles built into the walls of the new building as well as bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping shall be submitted to and approved in writing by the Local Planning Authority. All bird and bat boxes should be installed in accordance with British Standard BS 42021:2022, and the submitted details shall include specification, location, installation details and monitoring and maintenance arrangements in line with BS: 42021:2022.
- b) Prior to the first occupation of the development hereby approved, a brief letter report shall be submitted and approved in writing by the Local Planning Authority, confirming that the approved biodiversity enhancements have been installed. The report will include photographs of the features in situ and a simple plan showing their location. Thereafter the biodiversity enhancements shall be permanently retained and maintained in accordance with the approved details.

Reason: To secure the delivery of sustainable long-term biodiversity enhancements on site. This accords with Paragraph 193 of the NPPF, Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

6. * No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. Prior to the first occupation of the development hereby approved a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
 - b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, refuse or other storage units, signs, lighting, external services, etc);
 - c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
 - d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
 - e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

8. * a) The development hereby approved shall not be commenced until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter.
- b) No part of the development hereby approved shall be first occupied until a validation report by an independent assessor demonstrating the remediation has been carried out

fully in accordance with the approved scheme has been submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

10. The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

11. The measures within the approved groundworks and foundations works stage Construction Method Statement, as per Method Statement by Clancy, Ref HSF-617-02 Version 2 dated April 2024 / Clancy-TW-01 Rev 01, dated 11/06/2026, as received 12/06/2026 shall be adhered to throughout the groundworks and foundations works stages of the construction period.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

12. No development shall commence on site, barring groundworks and foundation works, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the relevant stages of the construction period.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

- 13. The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

- 14. Prior to the first occupation of the development hereby approved, a plan showing how 6 Sheffield cycle parking stands can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle, in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

- 15. Prior to the first occupation of the development hereby approved the electric vehicle (EV) charging spaces shall be fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

16. Prior to the first occupation of the development hereby approved, a floor plan and elevation plan of the proposed dry recyclable material, food waste and non-recyclable waste storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained for use by occupiers of the approved development for the lifetime of the development.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

17. Prior to the first occupation of the development hereby approved, details as to how all waste collections from the site shall occur and be managed management strategy shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the permitted vehicles, a swept path assessment of the permitted vehicles accessing the site for collections, arrangements for the collection of waste from the storage areas and frequency of collections. Thereafter, refuse collection shall be carried out fully in accordance with the approved details for the lifetime of the development.

Reason: In the interests of general amenity, to encourage responsible waste practices and to ensure convenience of arrangements for refuse, recycling and food waste storage and collection at the site, in accordance with Policy CC8 of the Reading Local Plan 2019.

18. * No development shall take place until an emergency plan for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield, during the carrying out of the development hereby permitted (including any demolition, site preparation, construction and/or fitting out). Thereafter, the development shall not be carried out except in accordance with the approved plan.

Reason: A site-specific emergency plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan, in accordance with Policy OU2 of the Reading Borough Local Plan 2019.

19. Prior to the first occupation of the development hereby approved, a site-specific operational emergency plan shall be submitted to and approved in writing by the Local Planning Authority. The operational emergency plan shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield. Thereafter the use hereby permitted shall not take place except in accordance with the approved site-specific operational emergency plan for the lifetime of the development.

Reason: A site-specific emergency plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the

development does not adversely affect the AWE Off-Site Emergency Response Plan, in accordance with Policy OU2 of the Reading Borough Local Plan 2019.

20. * No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

21. Prior to the first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 20.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the statutory timescale for the decision to be issued.
2.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. Please note that this permission has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged.

7. The Environment Agency advises the following in respect of contaminated land matters: Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:
 - Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination
 - Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
 - Refer to the [contaminated land](#) pages on gov.uk for more information
8. RBC Environmental Protection advise that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
9. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NIL CHARGE. If chargeable you will be sent a

CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to: https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

11. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in a reduced number of planning conditions being necessary on planning permissions.