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Eastern Area Planning Committee

Wednesday 2 September 2026 at 6.30pm

in the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: Link to Eastern Area Planning Committee broadcasts

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If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on 1 September 2026 by emailing planningcommittee@westberks.gov.uk.

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Monday 24 August 2026

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email planningcommittee@westberks.gov.uk.

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk.

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.

West Berkshire COUNCIL

To: Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman), Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes, Justin Pemberton, Clive Taylor and Nick Carter

Substitutes: Councillors Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko, Christopher Read and Joanne Stewart

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).

2. **Minutes** 7 - 14
To approve as a correct record the Minutes of the meeting of this Committee held on 5 August 2026.

3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' Code of Conduct.

4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).

(1) **Application No. and Location: 25/02941/FULMAJ at Land at Redwoods Mortimer plus land to the south.** 15 - 54

Proposal: Demolition of existing residential property known as Redwoods; Creation of a new hard and soft play and habitat area for St Johns Infant School; Provision of a new car park providing 17 no. parking spaces for school staff, to be accessed off The Street via the existing access serving Redwoods; Erection of 32no. retirement properties (Use Class C3) age restricted to over 55's with communal amenity space and pavilion, parking and associated infrastructure, and landscaping; and Erection of a dental surgery falling with use class E, with a floor area of 705 sqm with parking and associated infrastructure, and landscaping.

Location:	Land at Redwoods Mortimer plus land to the south.
Applicant:	TA Fisher
Recommendation:	The Head of Development Management be authorised to grant planning permission. Subject to the first completion of a s106 contribution for the ICB.

(2) **Application No. and Location: 25/01915/FULMAJ at Padworth Saw Mills, Rag Hill, Aldermaston, Reading, RG7 4NU** 55 - 102

Proposal:	Part retrospective: Retention of storage shed, entrance gates, hard surfacing and boundary treatments (including gabion walls, security railings, and mesh fencing), as well as the marginal extension of boundary treatments and additional hard surfacing. Change of Use to B8 storage and Distribution.
Location:	Padworth Saw Mills, Rag Hill, Aldermaston, Reading, RG7 4NU
Applicant:	Mr P Harrington
Recommendation:	To delegate to the Development Manager to GRANT PLANNING PERMISSION

Background Papers

1. The statutory development plan for West Berkshire. This comprises a suite of documents available online: https://www.westberks.gov.uk/article/40121/Current-Development-Plan-for-West-Berkshire
2. Other local planning policies, including supplementary planning documents: https://www.westberks.gov.uk/planning-policy
3. The National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
4. The Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance
5. The case file for the individual applications, comprising all plans, supporting documentation, consultation responses, and any representations received. A link is provided to the relevant file in each application report.
6. Any previous planning applications for the site: https://publicaccess.westberks.gov.uk/online-applications
7. Any other background information specifically mentioned in the application report.



Sarah Clarke
Executive Director - Resources
West Berkshire District Council

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY 5 AUGUST 2026

Councillors Present: Alan Macro (Chairman), Richard Somner (Vice-Chairman), Paul Kander, Geoff Mayes, Clive Taylor and Nick Carter

Also Present: Simon Till (Development Control Team Leader), Paul Goddard (Team Leader - Highways Development Control), Dawn Bond, Catherine Ireland (Planning Officer), Jessica Bailiss (Democratic Services Officer) and Thomas Radbourne

Apologies for inability to attend the meeting: Councillor Justin Pemberton

PART I

5. Minutes

The Minutes of the meeting held on 1st July 2026 were approved as a true and correct record and signed by the Chairman.

6. Declarations of Interest

There were no declarations of interest received.

7. Schedule of Planning Applications

(1) Application No. and Location: 25/01252/FUL, Land at Apple Tree Cottage, Pangbourne Road, Upper Basildon, Reading

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 25/01252/FUL in respect of the erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building.
2. Ms Catherine Ireland introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard if he had any observations relating to the application and he raised the following points:
    - The application had been challenging to assess due to restricted visibility at the existing and proposed access points.
    - The site had an existing access onto the public highway which, until approximately five years ago, had served Apple Tree Cottage and provided agricultural access. These uses had subsequently transferred to the access serving Elangeni to the east. Whilst the former access had not been used in recent years, it remained available and could be used to serve the proposed dwelling.

- The proposal would relocate the access slightly to the east, resulting in a modest improvement in visibility. Whilst the proposed access would not comply with current visibility standards, it would provide a marginal improvement over the existing arrangement. Given the fallback position that the existing access could continue to be used, officers considered it would be difficult to justify an objection on highway grounds or sustain a refusal at appeal.
- The proposed parking, cycle storage and electric vehicle charging provision were considered acceptable and, on this basis, no highways objection was raised.

4. In accordance with the Council's Constitution, Ms Trish Kilgour, Parish Council representative, Mrs Jan Boyd and Mr Richard Church, objectors, Mr John Neville, applicant, and Councillor Laura Coyle, Ward Member, addressed the Committee on this application.

Parish Council Representation

5. Ms Kilgour addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – Recording

Member Questions to the Parish Council

6. Members asked questions of clarification and were given the following responses:

- A Community Speed Watch scheme had only been operating in the area for approximately 14 months. Figures available indicated that between 10% and 15% of vehicles recorded at the monitoring location were exceeding the speed limit.

Objector Representation

7. Mrs Boyd and Mr Church addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – Recording

Member Questions to the Objector

8. Members asked questions of clarification and were given the following responses:

- It was explained that the access serving Elangeni was located to the east of the site but was not shown within the application's red line boundary. The objector considered that the plans did not accurately demonstrate how the retained land would be accessed and suggested that a blue line boundary would have provided greater clarity.
- Regarding ownership and maintenance of the access track serving Elangeni, the property benefited from a right of access through a legal covenant. It was understood that ownership of the track remained with the owners of Apple Tree Cottage, whilst responsibility for its maintenance had been undertaken by the residents of Elangeni for approximately 11 years.

Applicant Representation

9. Mr John Neville addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – recording

Member Questions to the Applicant

10. Members asked questions of clarification and were given the following responses:

- Legal advice had been obtained and it was understood the proposed development complied with the restrictive covenant.
- The existing access had previously served Apple Tree Cottage until approximately five years ago and continued to provide access to the agricultural land to the rear. The existing access was considered to be substandard. It was further noted that relocating the access to the western side would have just as much impact on mature trees in that area when comparing this with the proposed access. The proposed access would be only a few metres closer to Elangeni and it was stated that the planning assessment therefore needed to consider the relative impacts of the access options.
- Retaining the access on the western side had been considered but was not considered feasible as it would affect the delivery of the scheme and result in agricultural traffic crossing root protection areas on the western side of the site.
- The access track was owned by the landowner of the scheme, who also owned the field to the rear and therefore required access. The applicant would be willing to consider contributing towards maintenance of the road if required by the Committee.

Ward Member Representation

11. Councillor Coyle addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – recording

Member Questions to the Ward Member

12. Members did not have any questions of clarification.

Member Questions to Officers

13. Members asked questions of clarification and were given the following responses:

- A four or five-bedroom dwelling would typically generate approximately eight vehicle movements per day, compared to around six movements for a two or three bedroom dwelling. It was advised that this difference would not be sufficient to justify a refusal on highway grounds.
- It was clarified that data on the 85th percentile was required to assess if there was a speeding issue rather than an average figure. It was noted that ten to 15% of vehicles speeding did not necessarily indicate an unusual issue. Officers did not have West Berkshire Council data on this to hand.
- The highways aspects of the application had been difficult to assess. It was acknowledged that neither the existing nor proposed access met current visibility standards. However, the proposed access would increase visibility to the west from approximately seven metres to 12 metres. It was also noted that Apple Tree Cottage and the agricultural access could use the Elangeni access, as the land was within the same ownership. On balance, it was considered that a refusal on highway grounds would be difficult to defend at appeal.

- Agricultural access was described as a planning “red herring”. Agricultural access could take place from any part of the land with the landowner’s permission and there was no way to restrict access. The condition and maintenance of the Elangeni access were matters for the landowner and those with rights of access over it. It was further explained that officers had considered whether the proposal would intensify use of the access and had concluded that, in planning terms, the access would continue to serve a single dwelling, whether used by Apple Tree Cottage or the proposed dwelling.
- Regarding the slightly improved proposed access and whether account had been taken of the fact that Apple Tree Cottage was larger than it had once been and that there would be a further dwelling on the site if approved, it was explained that the existing access had previously served a single dwelling and could still be used for that purpose. The proposed access would be relocated slightly to the east, away from Garlands, and this modest improvement in the access arrangements made it difficult to raise a highways objection.
- It was confirmed that any potential improvements to the access serving Elangeni were outside the scope of the application and were a land ownership matter. It was further explained that the agricultural access was also outside the application site and that the timing of agricultural vehicle movements could not be controlled through the application. It was also noted that the area was residential in nature and that there were no existing restrictions on such movements.
- It was explained that the 85th percentile speed was the key measure used to assess vehicle speeds. If the recorded speed was significantly above the speed limit, this could require action by the Local Authority outside of the planning process. However, vehicle speeds carried limited weight in the assessment of the current application given the existence of the current access and the modest improvement provided by the proposed access.
- Regarding whether there was a planning issue in respect of the garden being outside of the settlement boundary, it was confirmed that this was not a planning concern, as planning policy related to built development rather than the use of land as garden. It was further noted that the proposed development was considered to reflect the surrounding pattern of development in the area.
- It was confirmed that a number of Tree Preservation Order (TPO) trees were located within and around the site. Tree protection measures were proposed and no TPO trees were proposed for removal as part of the development.

Debate

14. Councillor Richard Somner opened the debate by acknowledging that much of the discussion had focused on the access arrangements and associated matters such as speeding rather than the proposed dwelling itself. Whilst he remained concerned that the visibility splays did not meet current standards, he recognised that the proposal represented an improvement on the existing situation. He noted the complexities arising from the land ownership and access arrangements, and the differing views expressed by officers, residents and the applicant. He stated that he was struggling to find sufficient evidence to support refusal of the application and acknowledged the Highways Officer's position that the recommendation had been reached on balance.
15. Councillor Nick Carter noted that issues such as speeding and the location of garden land outside the settlement boundary were not material planning considerations. He considered that the proposed access represented an improvement on the current

arrangement and, having considered the scale of the dwelling and its relationship with neighbouring properties, could not identify any grounds on which to object to the application.

16. Councillor Paul Kander noted that the Committee was required to consider the application before it and assess whether it gave rise to any material planning impacts. Whilst acknowledging the concerns raised by local residents, he considered that issues such as speeding were not matters that could be addressed through the application. He stated that he was struggling to identify any planning grounds on which the application could be refused.

17. Councillor Clive Taylor advised that he had no concerns regarding the proposed dwelling itself but remained concerned about the access arrangements and highways implications. He considered that the objectors, Parish Council and Ward Member had raised convincing concerns and indicated that he was minded towards refusal.

18. Councillor Somner suggested that deferral could be considered to allow further investigation of speeding data and consideration of additional conditions raised during the meeting. He requested officer advice on the feasibility of such an approach.

19. In response, Mr Till advised that recent changes to planning legislation could affect the ability of the Committee to reconsider the application and reach a resolution at a later date. It was further explained that speed data could be reviewed however, this and any accident record would ordinarily form part of the Highways assessment regarding appropriate visibility splays. No evidence had been provided to indicate an unacceptable 85th percentile speed.

20. Mr Goddard confirmed that the accident record for the road had been considered as part of the highways assessment. One personal injury accident involving a cyclist had been recorded near the site and, in the absence of evidence to the contrary, visibility requirements had been assessed on the basis of the 30mph speed limit.

21. Regarding additional conditions, Mr Till advised that a number of the conditions suggested by the objectors related to land outside the application site. To secure such matters, the application boundary would need to be amended, which would invalidate the application and require further consultation. Whilst officers understood the concerns raised regarding highway safety and access arrangements, they did not recommend that consideration of the application be deferred.

22. Councillor Carter stated that he could see no merit in deferring the application and considered that no additional information was likely to come forward. He noted that speeding had been discussed fully and did not consider it to represent grounds for refusal.

23. Councillor Carter proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Kander.

24. The Chairman invited Members of the Committee to vote on the proposal by Councillor Carter, seconded by Councillor Kander, to grant planning permission. At the vote the motion was carried.

RESOLVED that provided that a Section 106 Agreement has been completed within three months of the date of the committee resolution (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Development

Manager to grant planning permission subject to the conditions listed in the main and update report.

OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to refuse planning permission for the reasons listed in the report.

(2) Application No. and Location: 25/02375/FUL, Churn Lodge, Wantage Road, Streatley, Reading

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 25/02375/FUL in respect of a proposed new dwelling including new landscaping and parking.
2. Catherine Ireland introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Goddard if he had any observations relating to the application and he raised the following points:
    - Churn Lodge would be accessed via Acer Lodge to the north, whilst the proposed dwelling would be accessed via the private track to the south.
    - Acer Lodge and Churn Lodge were within the same ownership.
    - As an existing access already served the private track, and the parking and layout arrangements were considered acceptable, no highways objection was raised.
4. In accordance with the Council's Constitution, Mr Denis Burke, objector, Mr Nigel Parsons and Dan Fleming, applicant / agent, and Councillor Laura Coyle, Ward Member, addressed the Committee on this application.

Objector Representation

5. Mr Burke addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – recording

Member Questions to the Objector

6. Members did not have any questions of clarification.

Applicant/Agent Representation

7. Dan Fleming (agent - Colony Architects) addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – recording

Member Questions to the Applicant/Agent

8. Members did not have any questions of clarification.

Ward Member Representation

9. Councillor Coyle addressed the Committee. The full representation can be viewed here:

Eastern Area Planning Committee – recording

Member Questions to the Ward Member

10. Members did not have any questions of clarification.

Member Questions to Officers

11. Mr Till addressed the Committee on a procedural matter raised by the objector in their presentation noting that the Officer's report did not directly address how the current application was considered to overcome the reasons for refusal of the previous application. Whilst this was considered implicit within the report, he advised that there was a reasonable prospect of judicial review if the application were approved in its current form. He therefore recommended that consideration of the application be deferred to allow amendments to the report, noting that the application could be returned to Committee before the introduction of the national scheme of delegation.

12. The Chairman advised that, notwithstanding the recommendation to defer the application, Member questions should continue in order to identify any additional matters that could be addressed within the amended report.

13. Members asked questions of clarification and were given the following responses:

    - Construction traffic was considered a temporary impact and could be managed through a Construction Management Plan. It was further noted that spoil removal could be addressed through a planning condition. It was advised that although land stability could be a material planning consideration, Officers had not been presented with evidence to suggest that the proposal would result in land stability concerns beyond the usual impacts associated with construction activities.

    - Officers confirmed that the amenity impacts of the proposal had been assessed and their conclusions were set out in the report. Members could form a different view regarding the impact on amenity or pattern of surrounding development.

    - In response to questions regarding the dwelling's proximity to the highway, it was explained that the proposed dwelling would be set further back from the road than Churn Lodge and that nearby properties were located at varying distances from the highway. It was noted that there was not a strong building line along this part of the Wantage Road.

    - In response to questions regarding discrepancies between the plans, it was clarified that the feature shown closest to the road was an existing garage building and not the proposed dwelling.

    - In response to questions regarding the ownership of land required to access Churn Lodge, it was explained that land ownership was not a planning consideration. Officers advised that if ownership of the land changed and the proposed access arrangements could not be implemented, this could prevent the development from proceeding. It was further noted that rights of access would normally be secured where required to enable a development to be carried out in accordance with a planning permission.

Debate

14. Councillor Richard Somner proposed that consideration of the application be deferred to a future meeting of Eastern Area Planning Committee in line with the Officer advice provided at the meeting. This was seconded by Councillor Paul Kander

15. The Chairman invited Members of the Committee to vote on the proposal by Councillor Somner, seconded by Councillor Kander, for deferral of the application. At the vote the motion was carried.

RESOLVED that the item be deferred to a future meeting of Eastern Area Planning Committee.

(The meeting commenced at 6.30 pm and closed at 8.25 pm)

CHAIRMAN …….

Date of Signature …….

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	25/02941/FULMAJ Parish Stratfield Mortimer	17/04/26*	Proposal Demolition of existing residential property known as Redwoods; Creation of a new hard and soft play and habitat area for St Johns Infant School; Provision of a new car park providing 17 no. parking spaces for school staff, to be accessed off The Street via the existing access serving Redwoods; Erection of 32no. retirement properties (Use Class C3) age restricted to over 55's with communal amenity space and pavilion, parking and associated infrastructure, and landscaping; and Erection of a dental surgery falling with use class E, with a floor area of 705 sqm with parking and associated infrastructure, and landscaping. Site Land at Redwoods Mortimer plus land to the south. Applicant TA Fisher.

[1] Extension of time agreed with applicant until 5/09/26

The application can be viewed on the Council's website at the following link:
"copy link to documents online"

Recommendation Summary:	The Head of Development Management be authorised to grant planning permission. Subject to the first completion of a s106 contribution for the ICB.
Ward Member(s):	Councillor Nick Carter.
Reason for Committee Determination:	Ward Member called the application to Committee if the officer recommendation is to approve.
Committee Site Visit:	26th August 2026.

Contact Officer Details	
Name:	Michael Butler
Job Title:	Principal Planning Officer
Tel No:	01635 519111
Email:	Michael.butler@westberks.gov.uk

1. Introduction

1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.

1.2 This application seeks planning permission for the following—the demolition of Redwoods to the south of the infants school and the change of use of that land to a School playing field for the St Johns primary school immediately to the north of the site with an associated staff car parking area and use of the single track access from the road to the north to the site to access the car parking. In addition to the south of this will be the proposed erection of 32 sheltered units for the over 55s with associated parking -as follows; there are to be 16 flats of 1-3 bed in a block of apartments to the south of the site, which will be 2.5 storey in height [12m] and pitched roofed. In addition to the north will be a courtyard of 16 dwellings of 4 number 3 bed, 10 number 2 bed and 2 number 1 bed with an associated pavilion and communal open space, with 32 car parking spaces plus additional visitor spaces, cycle and buggy storage and bin storage.

1.3 To the south west of the site will be a new dental surgery over 2 floors with an associated parking area of 33 spaces. This will be of modern design and be pitched roof with the ridge being just under 10m in height. This will be a private/commercial facility.

1.4 Members should be aware that whilst the site lies within the now updated defined settlement boundary for Mortimer , and apart from Redwoods the whole area was originally greenfield with no specified permission , other than a commitment via the NDP for the site to be allocated for a minimum period of 5 years post the development start on the main 110 unit site [now almost completed] for a Doctors Surgery and a new infant school -see below. The site is presently being used on a permitted temporary basis as the construction compound for the main site.

2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
17/03004/OUTMAJ	Proposed erection of 110 dwellings with 40% affordable units, associated landscaping, parking and access, plus provision of public open space, and land for Doctors GP surgery plus 3 form infant school.	Approved 2019.
19/00981/OUTMAJ	S73 application-variation of approved plans of 17/03004/OUTMAJ.	Approved 2019

2.2 Since the outline permissions have been granted, there have been a host of applications relating to reserved matters approvals, discharge of conditions and non material applications. These are all registered on the Council system.

2.3 **Legal and Procedural Matters**

2.4 **Environmental Impact Assessments (EIA)**: Given the nature, scale and location of this development, it is not considered to fall within the description of any development

listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required. The case officer confirmed this to the applicant via a letter on file dated the 12th March 2026 ie a negative screen opinion was confirmed.

2.5 **Publicity**: Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notices were displayed on site on the 23/01/26 [original plans] and the 18/03/26 [amended plans] at 2 locations on the site, with a deadline for representations of the 1/04/26 for the final amended plans. A public notice was displayed in the Reading Chronicle on the 22/01/26. Neighbours were informed on the 12/02/26.

2.6 **Local Financial Considerations**: Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identifies the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	
New Homes Bonus	Yes	No	
Affordable Housing	Yes	Yes	
Public Open Space or Play Areas	Yes	Yes	
Developer Contributions (S106)	Yes	Yes	
Job Creation	Yes	Yes	

2.7 **Community Infrastructure Levy (CIL)**: Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at https://www.westberks.gov.uk/community-infrastructure-levy

2.8 **New Homes Bonus (NHB)**: New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the

developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but should be noted for information.

2.9 **Public Sector Equality Duty (PSED)**: In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

2.10 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

2.11 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.

2.12 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

2.13 **Human Rights Act**: The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.

2.14 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

2.15 **Listed building setting**: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. There are no listed buildings affected by this scheme.

2.16 **Conservation areas**: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. There are no conservation areas around the site that could be affected.

3. Consultation

Statutory and non-statutory consultation

3.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Mortimer Parish Council:	Object to the application on the basis that this will comprise an overdevelopment of the site, and the proposed height of the 3 storey flats is contrary to policy GD5 in the Mortimer NDP. They do accept however that the local surgery is now not interested in the site and the school has falling pupil roll numbers as well. They consider that proper consultation has occurred with the Parish in relation to the review of the adopted NDP in this respect. Object also to the wording of the call in form to Committee by the Ward Member. Amended plans-now no objection to the 2.5 storey height flats ie rooms in the roof. Other objections remain.
Highways:	Initial plans-originally concerned about parking on site not being in accord with policy DM44 in the WBLPR but note that by conditions the over 55 occupancy, can be conditioned so objection removed. Secondly noted that the proposed traffic generation arising from this scheme will be lower than that anticipated if the new school and surgery had progressed. Detailed analysis of layout plans -all rectified via the amended plans but still has some concerns over the single track width of the access road from the Street into the staff car park as proposed. Ie for the School. Dental surgery layout and parking is acceptable. Conditional permission may be granted.
Ward Member	Has submitted two detailed objections to the application. Summary only:-concerned that due process has not been followed in the review of the NDP, such that this land should not be set aside but should be retained for the original purposes. The ICB contribution request is well founded. Concerned with the detail of the viability assessment and the lack of affordable housing.
Environmental Health.	Some concerns regarding future noise impact of pupils on the playing fields as proposed on the elderly occupants to the south. Also, conditions required on contaminated land [if any] and light pollution. Otherwise, no objections but had requested a noise

	impact assessment—officer note: this is not considered necessary given the school opening times and term time use only.
Tree officer.	Initially objected to the application on the basis that some TPO trees to the north on the Redwoods site would be affected by the new access and staff car parking. The amended plans have removed this objection. Conditional permission is now recommended.
ICB [Integrated Care Board]	Strongly object to the application for two principal reasons—firstly, the land should still be reserved for the health surgery as the NDP policies still apply in their opinion. Secondly, if the application is approved a s106 mitigation contribution should be required from the applicant of just under £30,000 to fund additional works for surgeries in the locality. Officer comment -the applicant has agreed the s106 contribution. The ICB have now removed their objection on this thread but still object to the loss of the dedicated site for the local surgery land. Consider it contrary to the advice in policy DM39 in the WBLPR. See below for further comment.
Education service.	Support the application in principle, but need to ensure that the land needs to be transferred to the School Authorities with no encumbrances and Redwoods demolished at no cost to the Council with the land left in a condition ready for the staff car park use and playing filed.
Housing	In accord with policy SP16, the applicant is required to provide 40% affordable housing on the site ie 13 units rounded up. should be achieved via a s106 agreement. However it is noted that if this application is approved no affordable housing will be provided so this is clearly contrary to policy in the light of the ongoing high demand for such housing across the District. Accordingly, the housing service object to the application in principle.
Thames Water	No objections raised.
Fire Service	No objections subject to the standard building control; regulations being met on site, if approved. Fire tender access will be required in the case of an emergency.
Nature Space	No objections -conditions recommended.
Thames Valley Police	Some detailed comments made about design and surveillance points. Exit routes need to be carefully managed.
Suds	Objection on drainage grounds -many technical points raised. Additional information submitted –suds reconsulted. No response received: see update sheet.
Waste	Some detailed points made on the original layout, objections removed via the amended layout plans-conditions recommended.

Emergency Planning Officer and the ONR.	No objections -the site is not in any DEPZ so the increase in population [circa 77no] is accepted.
Public Rights of Way	No objections raised.
Adult Social Care	No views to make.

Public representations

3.2 Representations have been received from 9 contributors, 2 of which support, and 7 of which object to the proposal.

3.2.1 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

3.2.2 Objectors—worried about proposed 3 storey height of the flats [original plans] worried about impact on amenity [overlooking etc] , overdevelopment of the site-60% more than was originally consulted upon by the applicants, noise and disruption during construction, not enough car parking, impact on drainage and sewerage. Contrary to the Mortimer NDP -what about reserving the land for the surgery and school? Design is too uniform in style. Will cause a harmful precedent. Impact on wildlife and trees as well. Increased noise.

3.2.3 Supporters. Like the principle of over 55 housing and the extension of the playing fields.

4. Planning Policy

4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

Development Plan Document	Relevant Policies
West Berkshire Local Plan Review 2023-2041	**Strategic Policies** • Policy SP1 The Spatial Strategy • Policy SP3 Settlement Hierarchy • Policy SP4 AWE Aldermaston and Burghfield • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type & Mix • Policy SP16 Affordable Housing

	• Policy SP20 Infrastructure Requirements & Delivery **Development Management Policies** • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM39 Local Community Facilities • Policy DM40 Public Open Space • Policy DM44 Parking
Stratfield Mortimer NDP (2017)	A whole range of policies apply, but particularly policies SDB1 bullet point 2 and GD5 -bullet point 4. Former relates to the need to reserve up to 1ha of land for the new surgery and new infant school.

4.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)

5. Appraisal

Principle of development/ Viability Review.

5.1 The application site lies within the defined settlement boundary of Mortimer albeit on a greenfield site [apart from Redwoods and its domestic curtilage]. Accordingly, the principle of additional development is accepted and this is supported by the past allocation of the site in the NDP albeit this was not a "formal" commitment per se as no planning permission has been granted and commenced on site. It accords with policy SP1 in the WBLPR as a result.

5.2 Given that there now appears to be no demand for the new infant school [or indeed the funding] and there is no demand from the local surgery for a new one on the site, as evidenced in the application process, it is appropriate for the LPA to consider suitable alternative options as presented by this application/project. In this case the site is surrounded by built form and is in a highly sustainable location, so the most efficient use of the site is to be encouraged in the community interest. The introduction of the dental surgery, whilst a private facility, still remains a medical use for the area and its catchment. In addition, whilst the loss of one habitable dwelling conflicts with policy SP12 since there is no net loss on site [ie a gain of 31 dwellings overall] this is not a difficulty. The potential issue arises with the lack of affordable units on site, which being greenfield would be @ 40% ie 13 units under policy SP16.However para 6.78 of the LPR notes that in exceptional circumstances, if a proven viability review identifies why the scheme would not be viable, then a reduced or nil contribution is acceptable if justified fully.

5.3 In this case, the applicants have submitted a comprehensive viability review, concluding that the scheme could not proceed if affordable units were included. This has been independently assessed by separate consultants who have similarly concluded that with the purchase of Redwoods and the cost of its associated demolition [just over £2 million] this conclusion is accurate and supported. A summary of these two reports is available on the Council public website for the application. And also see below.

5.4 In is noted in the Executive summary of the viability assessment, which has been on the website for some months that whilst the applicants submitted scheme notes an overall profit of under 15% on GDV [Gross Development Value] this is significantly understated in the Council independent review. This is important in regard to the now additional s106 contribution of £29000 for the ICB identified below which was not originally identified in either viability assessment.

Housing.

5.5 Policy SP16 notes [inter alia] that on greenfield sites of more than 0.5ha and/or in excess of 10 dwellings these schemes will provide 40% affordable housing, which includes this particular proposal. Ie normally 13 of the dwellings would be for affordable occupation. In this case as noted above the applicants have submitted a viability assessment identifying how in their view, if the scheme proceeds, no affordable units can be provided on site. This has been ratified by external independent consultants appointed by the Council. Accordingly, the Committee will need to balance the needs of the local population in terms of such housing which is high across the District, against the planning gain of the new school playing field to be provided free of charge to the Education Authority. Policy SP16 does allow for such exceptions to be made as noted in para 6.78 in the supporting text which reads as follows—[in part]. “The Council recognises that there may be exceptional cases where affordable housing cannot be secured as part of a policy compliant scheme.” This has to be justified by a viability scheme as already mentioned. The Committee will need to take into account the housing objection to the application, on the grounds that the Council presently has an overall waiting list on the housing register of over 1000 households.

5.6 **Education.**

5.7 Policy DM39 in the WBLPR relates to community facilities. The wording of the first section is as follows—"Development proposals for new and/or expanded provision of local community facilities will be supported where the proposal complies with the following criteria: a. A local need can be demonstrated; b. It is accessible and inclusive to the local community it is intended to serve; c. It is of a high quality design and proportionate in scale to the local area; d. It has been subject to prior meaningful local community engagement; and e. Appropriate consideration has been given to the use of shared spaces, the re-use and/or redevelopment of existing buildings within the local community.

5.8 Officers consider that the provision of the new school playing field is an important new facility for the infant’s school, which is presently physically constrained by its site in providing good quality but small open air playing facilities for the pupils. The advantage of this scheme is that the site immediately abuts the school and is well contained and secure and south facing. It will also provide 16 staff car parking spaces which will improve local traffic/parking congestion on site at school peak times on what is a busy road. In terms of the criteria above in the policy, there is a local need as evidenced by the school supporting statement, it is accessible [but not for all the community] it has been consulted upon via this application process, and the shared spaces may be a possibility in the future. It is the officers view that this is a “once in a lifetime” opportunity to enhance the infant’s school for the benefit of both staff and children alike.

5.9 **The loss of identified facilities in the NDP**

5.10 Policy DM39 [second part] notes the following--Proposals which would result in the loss of an existing local community facility will only be permitted where it can be clearly demonstrated that: i. It is no longer viable to retain the facility in its current use; or ii. The facility is no longer needed and any need arising from its loss can be accommodated within easily accessible existing facilities, or iii. To outweigh the loss of the existing facility, the proposal will deliver equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve..

5.11 The ICB, on behalf of the NHS national provider, originally objected to the application on the two fold basis that firstly the applicant had not clearly demonstrated why the proposed new health surgery cannot still be provided on site [or at the very least the site area be retained] and no provision has been made for the circa £29,000 s106 contribution made for the additional health impact of further residents in the site to be mitigated. This was to be directed towards additional space at the existing Mortimer surgery. The ICB have been further questioned on this point since in the current IDP no specific project is identified -but policy SP20 notes that the IDP is by definition an evolving document over time, and the ICB has assured the Council that a project will be forthcoming within 5 years to improve /expand facilities at the local surgery. If not a clause in the proposed s106 [heads of terms] will ensure that the funding, if not spent, will be refunded to the applicant -officers accept this as being entirely reasonable and in accord with the advice in Regulation 122 of the 2010 CIL legislation. In addition, in terms of the s106 contribution, the Council's CIL Regulations do not provide funding towards medical facilities where required, and the Regulation 123 List of the 2010 CIL Regulations has now been rescinded by the Council. That is, this proposal, if approved and implemented, will provide about £460k of funding via CIL, but none of this will be directed towards medical facilities. Accordingly, the £29,000 requested by the ICB would meet the three tests on obligations advised both in the NPPF [policy DM6] and the tests on planning obligations set out in Regulation 122 of the 2010 CIL legislation. These are as follows--

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development.

5.12 This is because the additional occupants in the housing over and above that already permitted in the allocated site will undoubtedly have an impact on local medical facilities, so will be necessary and directly related. The amount is considered to be proportionate in addition, notwithstanding the viability assessment submitted. The ICB have costed the amount in some detail.

5.13 As to the second thread, the actual loss of the land originally allocated for the surgery is now no longer protected in the Mortimer NDP since a period of 5 years has been exceeded, since the NDP adoption date. In addition, the objection of the ICB in relation to the application being contrary to the second part of policy DM39 cannot be right, since no facility per se is being lost via this application-it does not affect in any way the Mortimer surgery site physically at all. Accordingly, officers consider that the application complies with DM39, particularly as land is being set aside for a new dental surgery - albeit commercial. This in itself is of course a new community facility.

5.14 In terms of the loss of the site for the originally proposed infant school, the Education Authority has confirmed that in the light of continuing falling school roles, there is now no need for a new infant's school at the site, nor indeed the necessary funding, irrespective of the free land on offer. Indeed, the corollary of this is that the additional school playing field is being offered in lieu as it were of this land parcel loss. As such

the application is considered to comply with the criteria as set out in the second part of policy DM39.

Design and Appearance.

5.15 The case officer has visited the site on a number of occasions and so is very familiar with the area in general. The Committee site visit will show that the site lies on a plateau with the land falling to the south axis. On the west lies existing housing, to the north is the school, to the south is the new 110 housing units. To the east lies housing.

5.16 The application layout is considered to be satisfactory as it allows for a variation in dwelling types with 50% being houses and 50% flats, the former arranged around a courtyard with the central pavilion for community use around the communal area of open space. All the required minimum space standards for housing are laid out on the site appropriate distances to adjoining housing such that local amenity will be respected. The design of the dwellings is traditional in keeping with the new development to the south, but there has been much concern about the proposed [original] 3 storey height of the flats to the southeast portion of the site. This was reduced to 2.5 storeys via the amended plans, but still with three floors -if one floor had been deleted then the viability of the scheme would have reduced even further with the reduction in flat numbers. This is considered to comply with the advice in policy GD5 in the Mortimer NDP which states the following—" All dwellings shall be no more than two storeys in height, or three storeys where roof space is utilized; any apartment buildings should respect the scale of the surrounding houses ".Rooms in the roof space are utilised in this application.

5.17 As regards the proposed dental surgery, this is a fairly substantial 2 storey building with pitched roof, but of modern design which is considered to be a beneficial visual contrast to the residential aspect of the site. Being a commercial building. Members will naturally make their own judgements which are necessarily subjective to a degree, but there are no listed building settings or conservation areas to take into account. Overall it is considered that the scheme complies with the advice in policy SP7 in the WBLPR.

5.18 **Highways issues**

5.19 The highways officer has examined the amended plans submitted and is satisfied that all the relevant standards can be met on site. For clarity it is only the proposed staff car parking for the school where it is proposed to have direct access off the Street to the north and this will only be during term times. Some concern has been raised about the single access width [which cannot be physically widened], for the traffic generated, but as this will be for low flows only, travelling slowly, this is on balance accepted, given the advantage of reducing on street parking pressures around the site.

5.20 In terms of car parking, only 1 space per dwelling is proposed [plus visitor spaces]. This is acceptable under policy DM44 in the LPR as where older persons accommodation is built, car ownership is lower. The over 55 units will be conditioned as such. The officer is also content with the level of parking spaces proposed for the new dental surgery -which is 30 spaces for both patients and staff. Next the officer is content that the overall traffic generation arising from the site will actually be lower than that projected from the original new school and surgery allocation. So, there are no concerns here -all the site will be accessed of the principal access onto the Street serving the present allocated site.

5.21 In terms of layout and positioning of bin stores, the officer via the amended plans is now content that the scheme can be adequately serviced by the waste lorries without moving onto non adopted highway land.

Cycle storage is also provided on site via secure sheds in rear gardens, plus a cycle unit next to the surgery. A buggy store is also laid out in the pavilion area, for those with accessibility limitations.

5.22 **Drainage**

5.23 The Council suds officer has raised a holding objection to the application on drainage grounds. Consequently, the applicant was requested to submit detailed further information about how the new site will be drained if approved and built out, in accord with policy SP6 in the as adopted WBLPR. This technical Note was submitted in early July and the suds officer reconsulted. To date no response has been received. In order to progress this matter, in accord with the advice in the very recently published NPPF of August 2026 which states the following [DM3 [d]]—"Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal;" In this case public safety is not considered to be at any risk , given that a condition can be applied on any permission which will ensure a build out in accord with the advice in the submitted Technical Note subject to the discharge of conditions procedure.

5.24 In the round, as the Committee site visit will show, the applicant has already undertaken very considerable on and off site works to the south of the allocated housing site to ensure appropriate and safe onsite drainage, and foul sewer works.

6. Planning Balance and Conclusion

6.1 On the one hand the application would initially appear contrary to policy, in that firstly the original legitimate aspirations of the local community via the NPD for the site to be used as land for a new Doctors Surgery and new infant school are not being achieved - but for the reasons outlined in the report above, this is considered to be acceptable. In addition, the application, if approved, will not supply an additional 13 affordable units, which are much in demand particularly in this highly sustainable location. Again, the justification for this is identified in the report above. Next, even if permission is granted there is no means by which the LPA can require the dental surgery to be actually implemented on site, via condition of s106 obligation as this would not meet the 3 tests on obligations set out in para 58 in the NPPF of 2024.

6.2 However, the balancing benefits are significant if the application is permitted which are as follows: Firstly, best and efficient use of a very sustainable greenfield site in settlement will be built out. Secondly the infant school will obtain a permanent new school playing field and new staff car parking. Thirdly, 32 older persons units will be added to the Council housing stock [net gain of 31 units] with the loss of Redwoods. Fourthly, assuming it is built out, the local area will obtain a new dental surgery. Fifthly, the Council will be in receipt of a significant CIL charge; and sixthly the economic benefits during the construction phase and the ongoing additional resident expenditure in the District will be considerable. Finally, the application will obtain additional monies for local medical facilities via the s106 identified.

6.3 Officers have thus concluded that the application should be approved. With the conditions as below.

7. Full Recommendation

7.1 **To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the first completion of a s106 planning obligation to obtain funding for the ICB [NHS] for local health care facilities of £28,998.**

Conditions

1	**Commencement of development** The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2	**Approved plans** The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Drawing no. 51221-EG-P2-01 v3 Entrance Gates • Drawing no. 51221-AP1-P2-01 v15 Apartment Floor Plans • Drawing no. 51221-AP1-P2-02 v15 Apartment Floor Plans • Drawing no. 51221-AP1-P3-01 v15 Apartment Floor Plans • Drawing no. 51221-XX-P1-04 v14 Proposed Layout Plan • Drawing no. 51221-XX-P1-05 v5 Proposed Layout Plan Location plan—PL-0-1-V5 -Location plan DEN-P2-01-V8 , DEN-P3-01-V5, FOG-P2-01-V3. CP-P2-01-V. SB-P2-01-V4, PV-P2-01-V6, P5-01-V6, MT3-P2-02-V3, MT3-P2-01-V4, MT1-P2-01-V3, and MT2-P2-01-V4. [Dentist elevations and floor plans, the dwellings plus the Pavilion plus the car ports]. Reason: For the avoidance of doubt and in the interest of proper planning.

3	**Demolition of Redwoods** No development shall continue above slab level on the application scheme hereby permitted, until the property known as Redwoods is demolished in full and the site left in a neat and tidy condition, with the proposed car parking laid out for staff as approved and the site fenced in accord with a scheme to be first approved in writing by the local planning authority, with a completion date of 3 months after the written approval of the LPA. Reason. To ensure that the planning "gain" of the new school playing fields and staff car parking is achieved in accord with the advice in policy DM39 in the WBLPR of 2023 to 2041.
4	**Building Recording.** Prior to the Redwoods property being demolished the applicant must undertake a full building and photographic recording condition of the house internally and externally and submit the report for approval to the LPA.

	Reason. To record the building in accord with the advice in policy SP9 in the WBLPR as adopted.
5	**Age restriction** The dwellings hereby permitted on the site shall only be occupied at any time by those of 55 years and older. Reason. To ensure that the parking provision on the site is acceptable having regard to the advice in policy DM44 in the WBLPR of 2021 to 2043.
6	**CMS** No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for: A site set-up plan during the works; Parking of vehicles of site operatives and visitors; Loading and unloading of plant and materials; Storage of plant and materials used in constructing the development; Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; Temporary access arrangements to the site, and any temporary hard-standing; Wheel washing facilities; Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; A scheme for recycling/disposing of waste resulting from demolition and construction works; Hours of construction and demolition work; Hours of deliveries and preferred haulage routes; Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.
7	**Finished floor levels** No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

	Reason. To ensure that the potential visual impact of the new buildings is controlled in the light of policy SP7 in the WBLPR and the Mortimer NDP as adopted.
8	**Materials** No development above slab level of any phase of the scheme shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006). A post slab condition is required because the approved materials will be used throughout construction.
9	**Removal of pd rights.** Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the housing element of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Town/Village Design Statement for Mortimer.
10	**CEMP** No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) Risk assessment of potentially damaging construction activities. (b) Identification of "biodiversity protection zones". (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) The location and timing of sensitive works to avoid harm to biodiversity features. (e) The times during construction when specialist ecologists need to be present on site to oversee works. (f) Responsible persons and lines of communication. (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (h) Use of protective fences, exclusion barriers and warning signs.

	The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.
11	**Lighting** Prior to occupation, a "lighting design strategy for biodiversity" for the site and associated infrastructure shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate Isolux lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: Bats and badgers are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
12	**EPS** The following works "Demolition of existing residential property known as Redwoods" shall not in any circumstances commence unless the Local Planning Authority has been provided with either: (a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or (b) A statement in writing from a suitably qualified and experienced ecologist to the effect that they do not consider that the specified activity/development will require a licence. Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. This "strict protection" condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species,

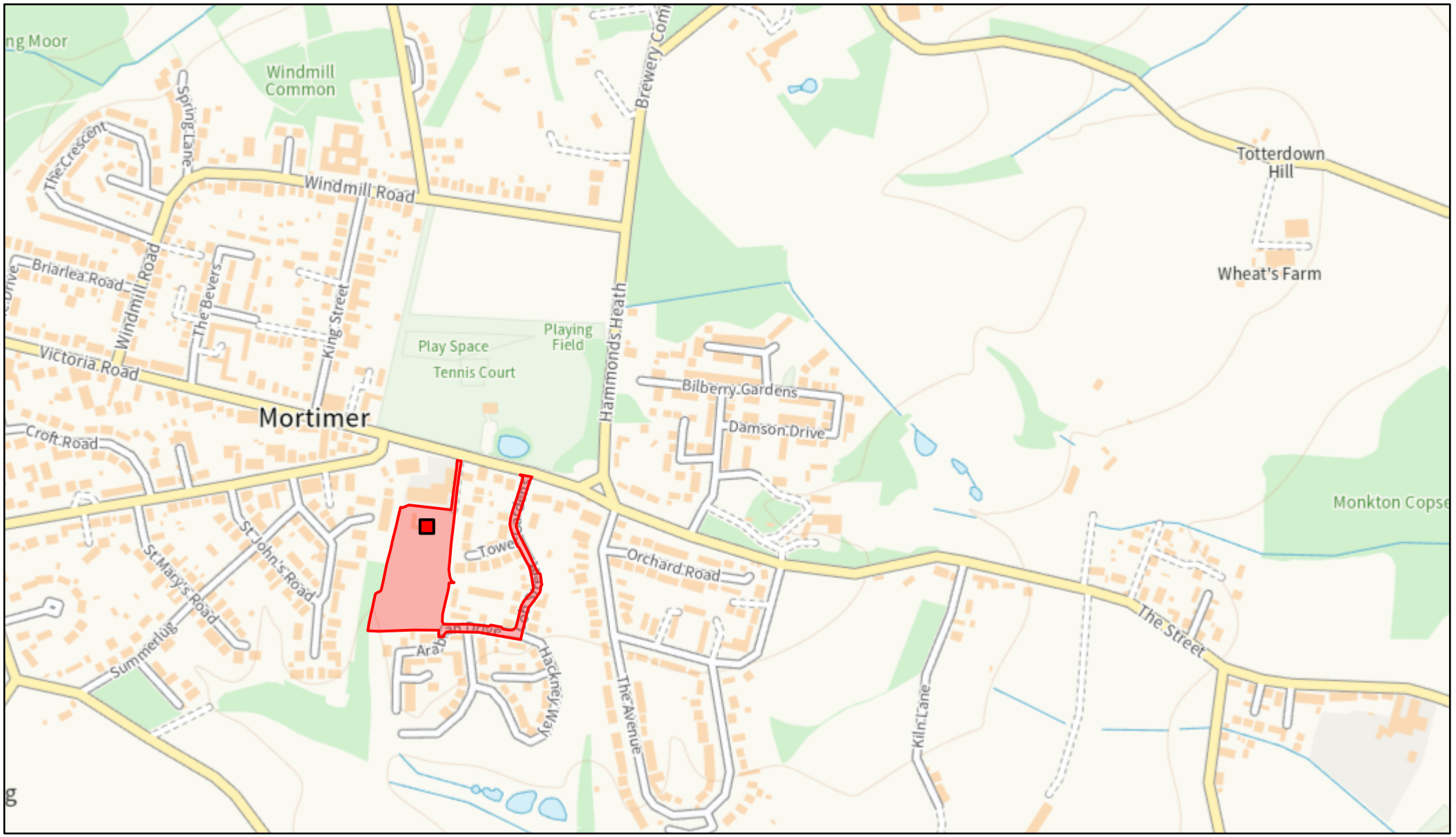
	before the species is harmed. The use of planning conditions for this purpose has been established through case law and is also recommended in government.
13	**Ecology** The development hereby permitted shall not be occupied until 20 swift boxes and 9 bat boxes have been installed/constructed in accordance with the details shown on the submitted plan; Appendix G of the Ecological appraisal (Pro Vision, November 2025). Reason -to accord with the advice in policy SP11 in the WBLPR of 2023 to 2041.
14	**BNG** No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 9th December 2025, prepared by Pro Vision and technical note: Biodiversity net gain assessment (Pro Vision, December 2025), and shall include: i. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; ii. the pre-development biodiversity value of the onsite habitat; iii. the post-development biodiversity value of the onsite habitat; iv. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; v. any biodiversity credits purchased for the development. The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected
15	**HMMP** Prior to the commencement of the development the HMMP shall be submitted to, and be approved in writing by, the local planning authority. The HMMP shall include: i. Summary of Habitat Proposal and Plans providing the biodiversity baseline assessment against which BNG outcomes are assessed and monitored; ii. Site Context Photos iii. Retention and Protection Measures Map iv. Management plan aims and objectives;

	v. Design Principles Informed by Baseline Information vi. a programme detailing the long-term phases of the management the number of years to achieve and then maintain the BNG targets; vii. Habitat targets. Habitat creation, enhancement condition management targets and prescriptions. viii. Habitat Creation, Enhancement and Management - Risk Register and Remedial Measures ix. A monitoring strategy and schedule to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets to include methods and intervals of reporting and adaptive management. x. If management is not delivering the biodiversity outcomes or is deemed unlikely to (on the basis of trajectory of change in condition and known time to target condition), changes in the management regime shall be agreed in writing and implemented to deliver a successful outcome. xi. Evidence of legal, financial, governance and practical arrangements for the long-term delivery and management of BNG measures. The approved HCMMP will be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
16	**Tree protection scheme (Demolition)** No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include: □ a plan showing the location and type of the protective fencing. □ All such fencing shall be erected prior to any development works. □ At least 2 working days notice shall be given to the Local Planning Authority that it has been erected. □ It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. □ No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority. Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2. Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. Reason: Required to safeguard and to enhance its setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and Policies SP10, SP11 and DM15 of the West Berkshire Local Plan Review 2023-2041.

17	**AMS** The Arboricultural Method Statement and tree protection measures within SJ Stephens report ref: 2182 dated 26 March 2026 submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in part 5 of the report, by a suitably qualified tree specialist. Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies SP10, SP11 and DM15 of the West Berkshire Local Plan Review 2023-2041.
18	**Landscape (Soft and Hard) – (Major applications)** Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include: 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted; 2) location, type and materials to be used for hard landscaping including specifications, where applicable for: a) permeable paving b) tree pit design c) underground modular systems d) Sustainable urban drainage integration e) use within tree Root Protection Areas (RPAs); 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants; 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and 5) types and dimensions of all boundary treatments There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details. Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with the NPPF and Policies SP10, SP11 and DM15 of the West Berkshire Local Plan Review 2023-2041.

19	**SUDS** No development shall commence until the applicant has satisfied the LPA that all required drainage works as identified in the submitted Technical Note dated the 9th July 2026, by SMA ref 7189-TN02, are capable of being resolved on site satisfactorily with all appropriate technical evidence. Once approved, the drainage on site will be carried out in strict accord with this evidence/detail/report as noted. Reason. To ensure adequate on and offsite drainage in accord with policy SP6 in the WBLPR of 2023 to 2041.

25/02941/FULMAJ – Redwoods, The Street, Mortimer Common, RG7 3RD



8/20/2026, 8:46:56 AM

1:6,614

0 300 600 1,200 ft

0 90 180 360 m

West Berkshire Council

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Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 2nd September 2026 at 6.30pm

At Council Chamber, Council Offices, Market Street, Newbury, RG14 5LD

&

And via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*

25/02941/FULMAJ
Redwoods
The Street
Mortimer Common
Reading
RG7 3RD

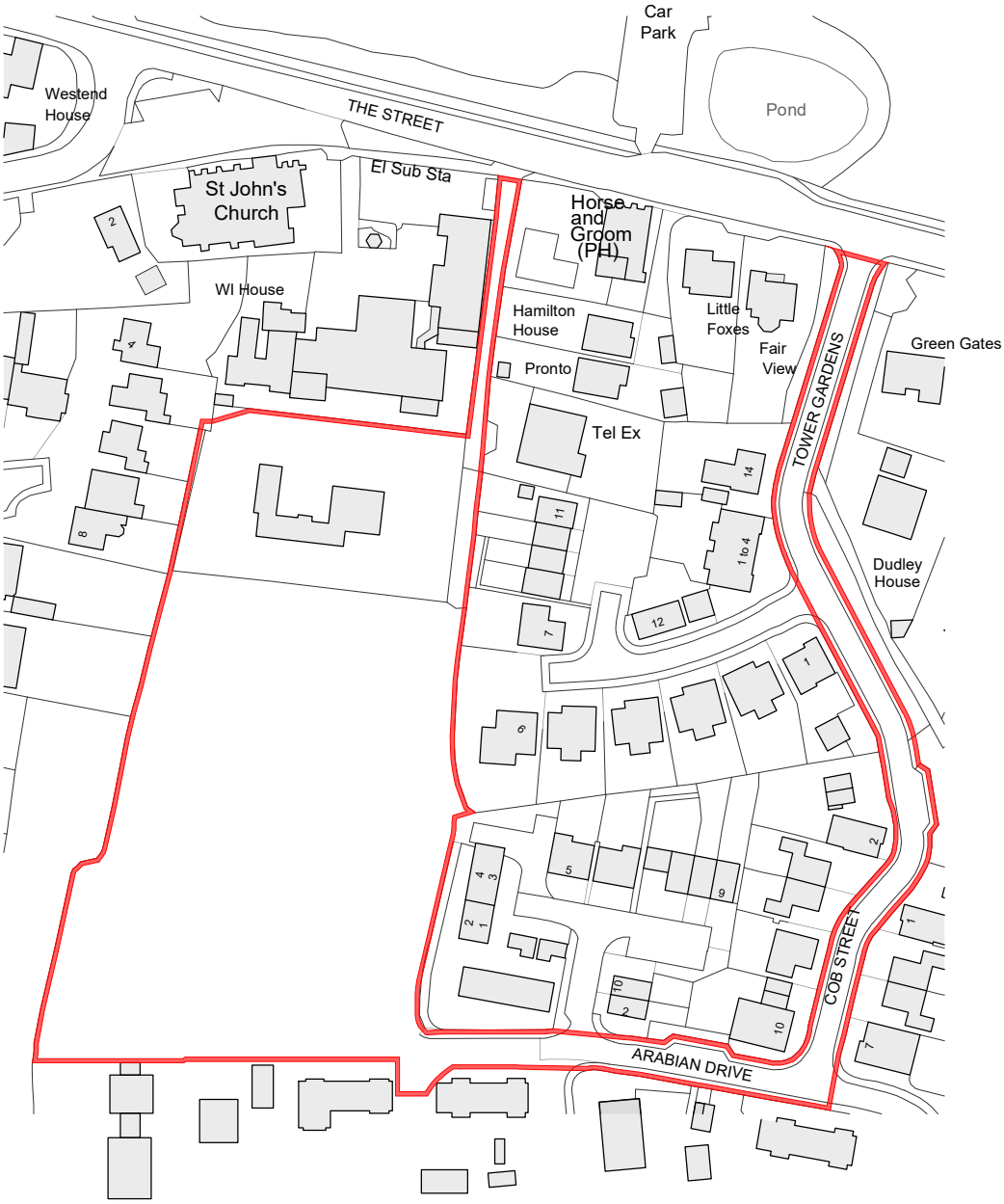
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Whilst reasonable endeavours have been made to ensure the accuracy of the application boundary, in the production of this plan, there may be some discrepancy between the OS data, Topographical Data and Land Title data.

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Site Application Boundary

0 50 M
1:1250

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	10.11.23	...	LL	IW
v2	01.12.23	Draft issue to client	IW	-
v3	07.12.23	General amendments	IW	-
v4	29.10.25	Updated red line and OS	RD	
v5	18.12.25	OS licence number added. Red Line amended	RD	

CLIENT:	**T A Fisher**	
PROJECT:	**Mortimer Phase 4**	
DRAWING:	**Site Location Plan**	**1:1250**
NUMBER:	**51221 - XX-P1-01**	**A3**
ISSUE:	**v5**	**18.12.25**

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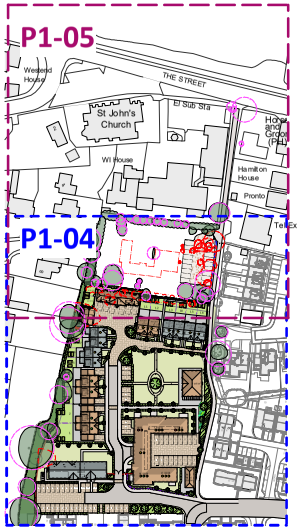
Tel Ex



Layout Plan - 1:200

Plot	Name	Beds	Pers	GIA (m²)	P.Priv.
1	Mart-Type1	1	5	100.7	1
2	Mart-Type1	1	5	100.7	1
3	Mart-Type1	1	5	100.7	1
4	Mart-Type1	1	5	100.7	1
5	Mart-Type2	2	4	87.9	1
6	Mart-Type2	2	4	87.9	1
7	Mart-Type2	2	4	87.9	1
8	Mart-Type2	2	4	87.9	1
9	Mart-POG1	1	2	56.5	1
10	Mart-POG1	1	2	56.5	1
11	Mart-Type3	2	4	86.8	1
12	Mart-Type3	2	4	86.8	1
13	Mart-Type3	2	4	86.8	1
14	Mart-Type3	2	4	86.8	1
15	Mart-Type3	2	4	86.8	1
16	Mart-Type3	2	4	86.8	1
17	Mart-Ap	2	3	68.2	1
18	Mart-Ap	2	3	80.4	1
19	Mart-Ap	1	2	70	1
20	Mart-Ap	3	5	96.1	1
21	Mart-Ap	2	2	67.8	1
22	Mart-Ap	2	3	68.7	1
23	Mart-Ap	2	3	70.7	1
24	Mart-Ap	2	3	76.2	1
25	Mart-Ap	1	2	70	1
26	Mart-Ap	2	4	73.4	1
27	Mart-Ap	2	3	67.3	1
28	Mart-Ap	2	3	67.8	1
29	Mart-Ap	2	3	70.7	1
30	Mart-Ap	2	3	76.2	1
31	Mart-Ap	2	4	127.8	1
32	Mart-Ap	2	3	88.7	1
		64	113	2628.2	32

- 1 Bed Unit
- 2 Bed Unit
- 3 Bed Unit
- Proposed Vegetation
- Existing Vegetation
- Removed Vegetation
- Root Protection Area
- Raised Planter
- Proposed School Fence

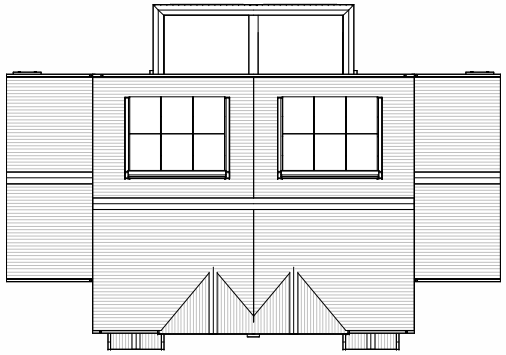


Key Plan - 1:1000

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CLIENT	TA Fisher
PROJECT	Mortimer Phase 4
DRAWING	Proposed Layout Plan
SCALE	1:200
NUMBER	S1 221- XX-P1-04
PAPER SIZE	A0
ISSUE	v16
	18.03.26

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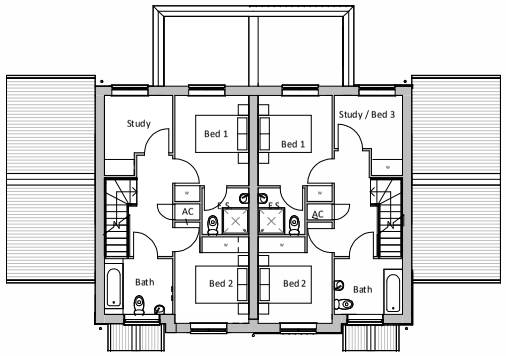
Roof Plan
1 : 100



East (Front)
1 : 100



North
1 : 100



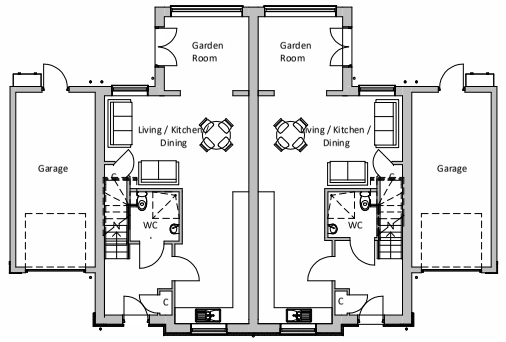
First Floor
1 : 100



West (Rear)
1 : 100



South
1 : 100



Ground Floor
1 : 100





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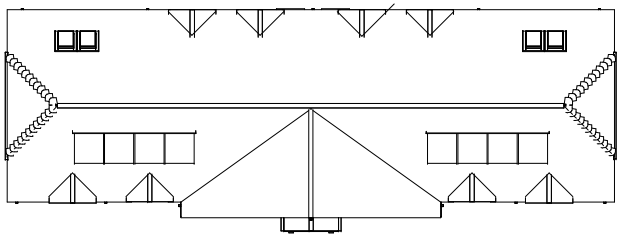
0 5 m
1:100

N

REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	08.08.25	Issued for Planning	RH	
P2	07.10.25	Air source heat pump added	RH	
P3	14.11.25	Site boundary updated	RH	RH

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Proposed Unit 1 & 2 — 1 : 100
NUMBER:	S1221-MT1-P2-01 — A1
ISSUE:	v3 — 14.11.25

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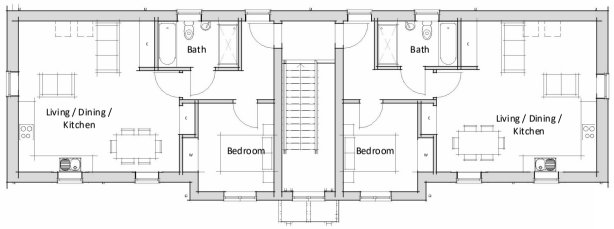
Roof
1 : 100



South
1 : 100



East
1 : 100



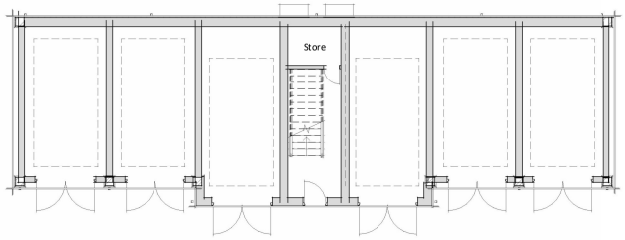
First
1 : 100



North
1 : 100



West
1 : 100



Ground
1 : 100





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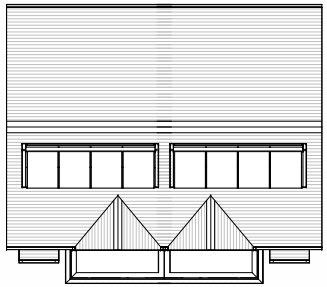
0 1:100 5 m

N

REV	DATE	DESCRIPTION	BY	CHK
P3	07.08.25	Updated to suit revised proposed site plan	RH	MW
P2	07.08.25	Updated to suit revised proposed site plan - Ridge heights	RH	MW
P1	07.07.25	First issue at 1:100 and 1:50	RH	MW

CLIENT:	T. A. Fisher
PROJECT:	Mortimer, Phase 4
DRAWING:	Proposed Units 9-10 — 1 : 100
NUMBER:	S1221-FOG-P2-01 — A1
ISSUE:	v3 — 14.11.25

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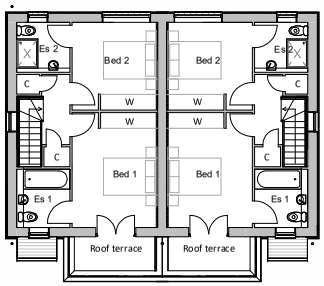
Roof Plan
1 : 100



South (Front)
1 : 100



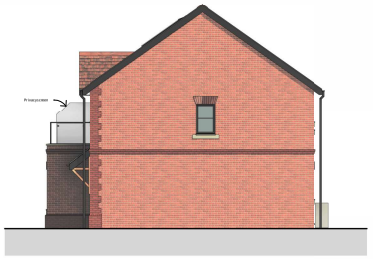
West
1 : 100



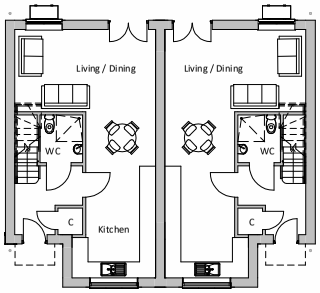
First Floor
1 : 100



North (Rear)
1 : 100



East
1 : 100



Ground Floor
1 : 100





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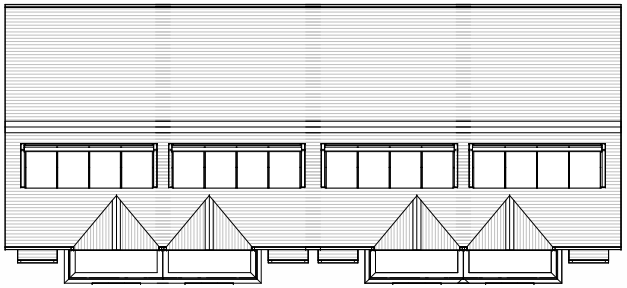
0 1:100 5 m

N

No.	Date	Description	Drawn	Chkd
P3	09.12.25	Plan layout	BL	MG
P2	07.10.25	Site layout updated - 18 units added	BL	MG
P1	07.10.25	Site layout by Mansell and Client as received	BL	MG
v4	07.10.25	Site layout as per plan	BL	MG

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Proposed Unit 11 & 12 — 1 : 100
NUMBER:	S1221-MT3-P2-01 — A1
ISSUE:	v4 — 09.12.25

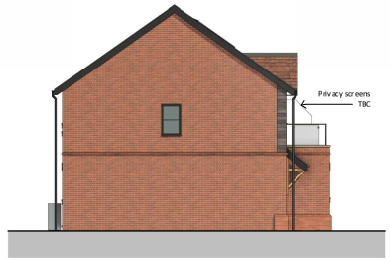
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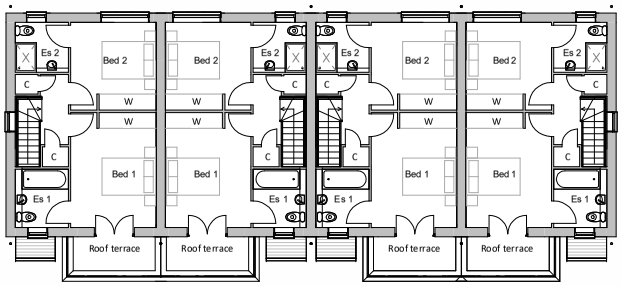
Roof Plan
1 : 100



South (Front)
1 : 100



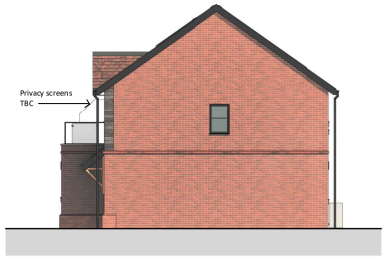
West
1 : 100



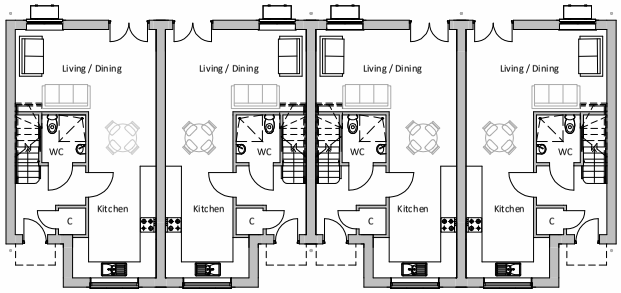
First Floor
1 : 100



North (Rear)
1 : 100



East
1 : 100



Ground Floor
1 : 100





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0 5 m
1:100

N

REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	07.10.25	First issue	BL	MD
P2	10.10.25	Roof, window cill and cill added and	BL	MD
P3	14.11.25	Solar panels up to date and gas flue to elevations	BL	MD

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Proposed Unit13-16 — 1 : 100
NUMBER:	S1221-MT3-P2-02 — A1
ISSUE:	v3 — 14.11.25

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West
1 : 100



South
1 : 100



East
1 : 100



North
1 : 100



Internal South Elevation
1 : 100



Internal North Elevation
1 : 100

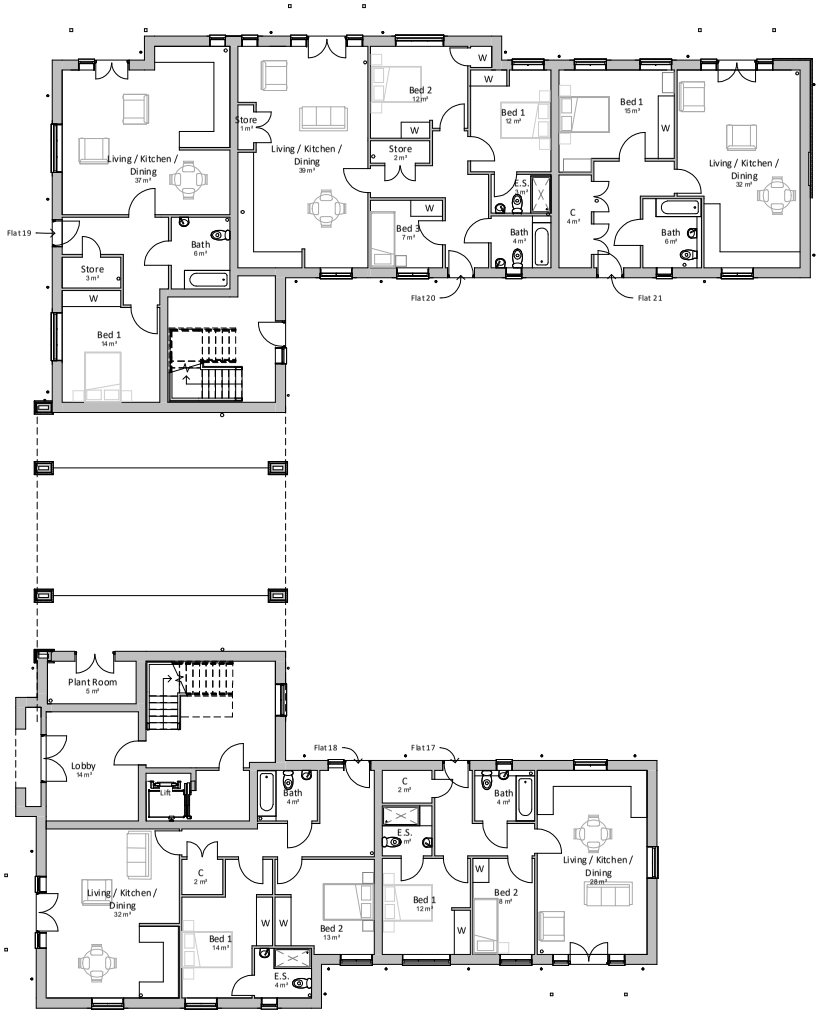
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Rev	Date	Description	Prepared	Checked
A	08.10.25	Updated to reflect new site layout	RM	BD
B	27.10.25	Updated to reflect new site layout	RM	BD
C	31.10.25	Updated to reflect new site layout	RM	BD
D	07.11.25	Updated to reflect new site layout	RM	BD
E	12.11.25	Plots 4 and 5 re-sited and FFL's amended	RM	BD
F	17.11.25	Revisions following client comments	RM	-
G	20.11.25	Revisions following client comments	RM	-
H	27.11.25	Revisions following client comments	RM	-
J	27.11.25	Balconies, eno and cupola omitted	RM	-
K	01.12.25	Solid roofs, dormers added. Re-levised plots	RM	-
L	11.03.26	Building clash plots 1 & 2 re-sited to suit	RM	-

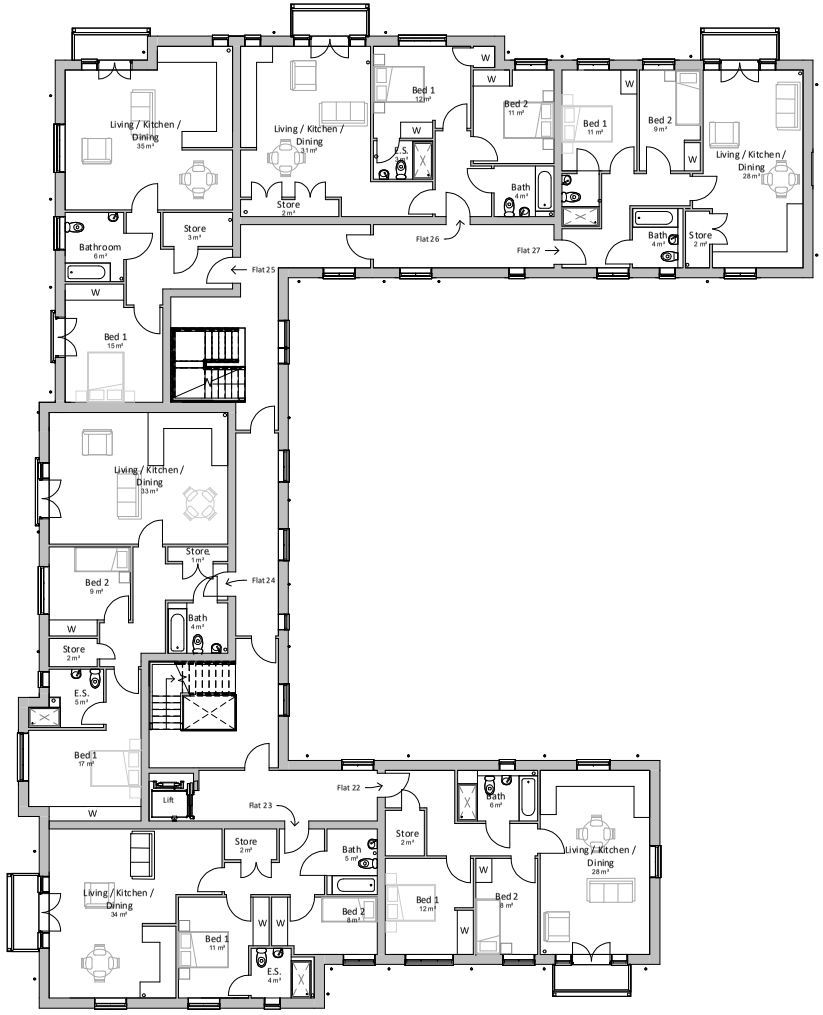
0 1:100 5 m

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Proposed Elevations — 1 : 100
NUMBER:	S1221-AP1-P3-01 — A1
ISSUE:	v15 — 11.03.26

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Ground Floor
1 : 100



First Floor
1 : 100

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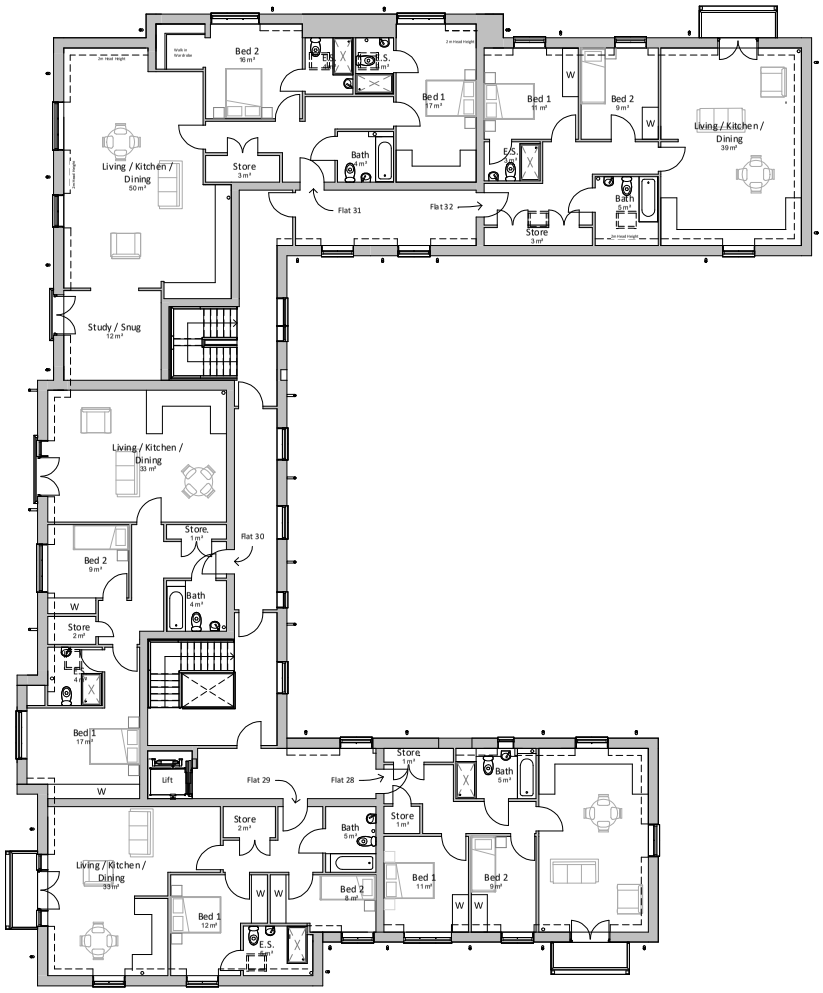
N

0 5 m
1:100

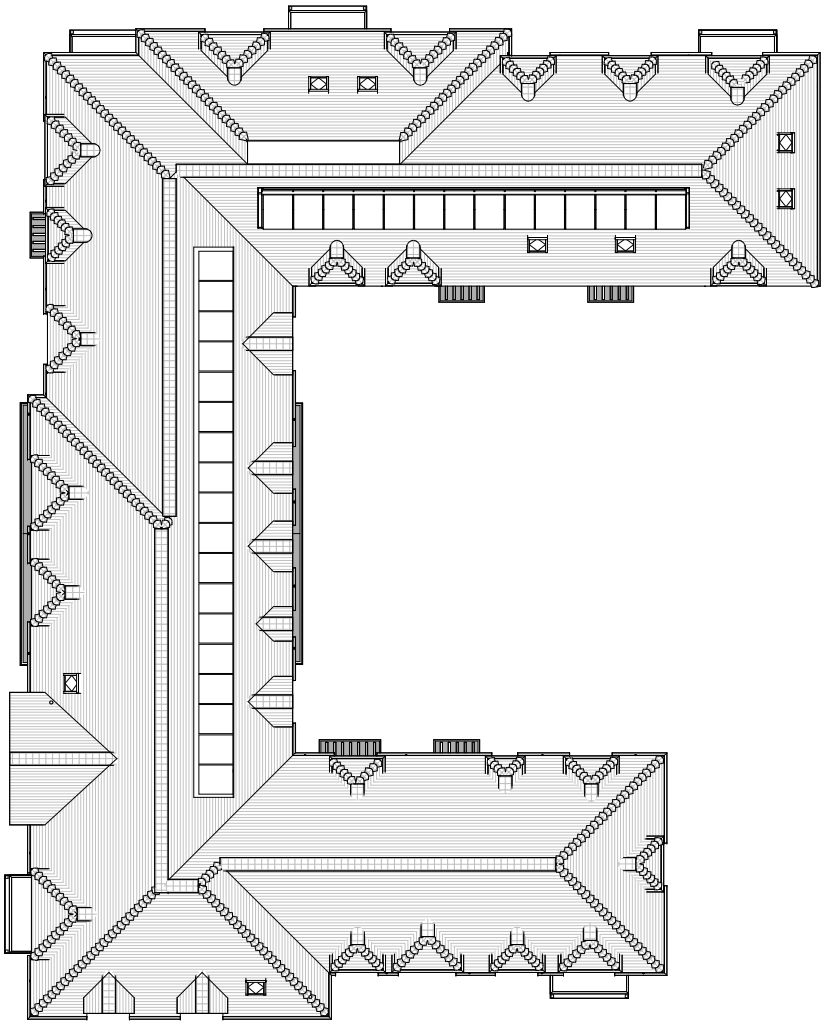
REV	DATE	DESCRIPTION	AS DRWN	AS ISSUED
A	19.12.25	Updates following client comments	A1	A1
B	07.01.26	Updates following client comments	A1	A1
C	14.01.26	Updates following client comments	A1	A1
D	27.01.26	Plan & unit numbers added	A1	A1
E	02.02.26	Updates following client comments	A1	
F	03.02.26	Updates following client comments	A1	
G	06.02.26	Updates following client comments	A1	A1
H	11.02.26	Updates following client comments	A1	A1
J	11.02.26	Updates to unit and update to unit #	A1	
K	11.02.26	Roof plan approved, updated	A1	
L	11.02.26	Building core plan for 3D & site layout issued	A1	

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Ground & First Floor Plans — 1 : 100
NUMBER:	S1221-AP1-P2-01 — A1
ISSUE:	v15 — 11.03.26

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Second Floor
1 : 100



Roof Plan
1 : 100

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N

0 5 m
1:100

Rev	Date	Description	Init	Chkd
-	04.11.25	Updated to reflect new client comments	TM	BD
A	07.11.25	Updated to reflect new client comments	TM	BD
B	11.11.25	Updated to reflect new client comments	TM	BD
C	12.11.25	Plan & roof layout and ridge levels added	TM	BD
D	13.11.25	Plan & roof layout and ridge levels added	TM	BD
E	17.11.25	Revisions following client comments	TM	
F	18.11.25	Revisions following client comments	TM	
G	19.11.25	Revisions following client comments	TM	BD
H	21.11.25	Revisions requested added	TM	
J	21.11.25	Roof layout updated - Revised plan	TM	
K	11.12.25	Building roof plan for 3D & site layout added	TM	

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Second Floor & Roof Plan — 1 : 100
NUMBER:	S1221-AP1-P2-02 — A1
ISSUE:	v15 — 11.03.26

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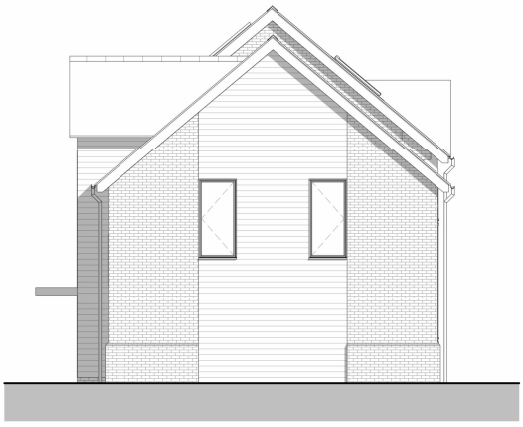
South
1 : 100



North
1 : 100



West
1 : 100



East
1 : 100

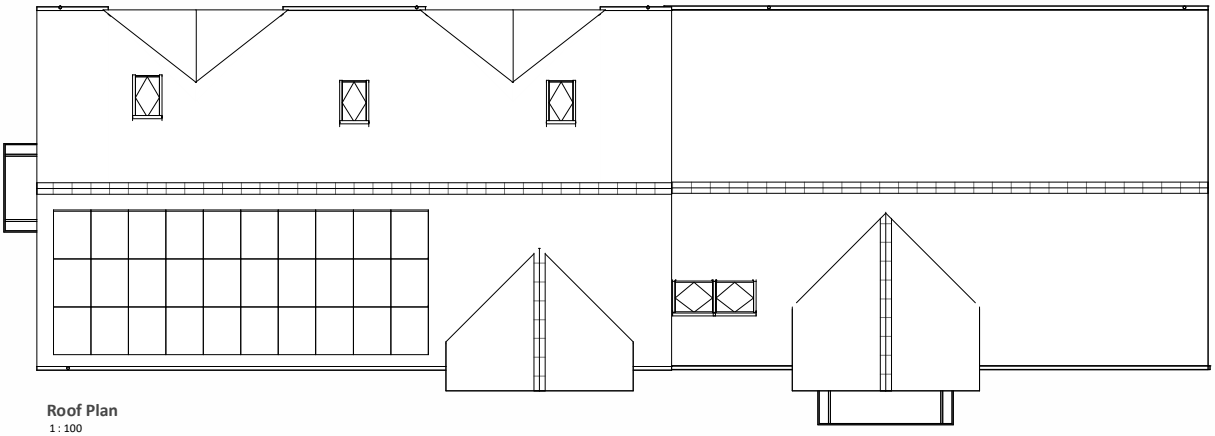
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0 5 m
1:100

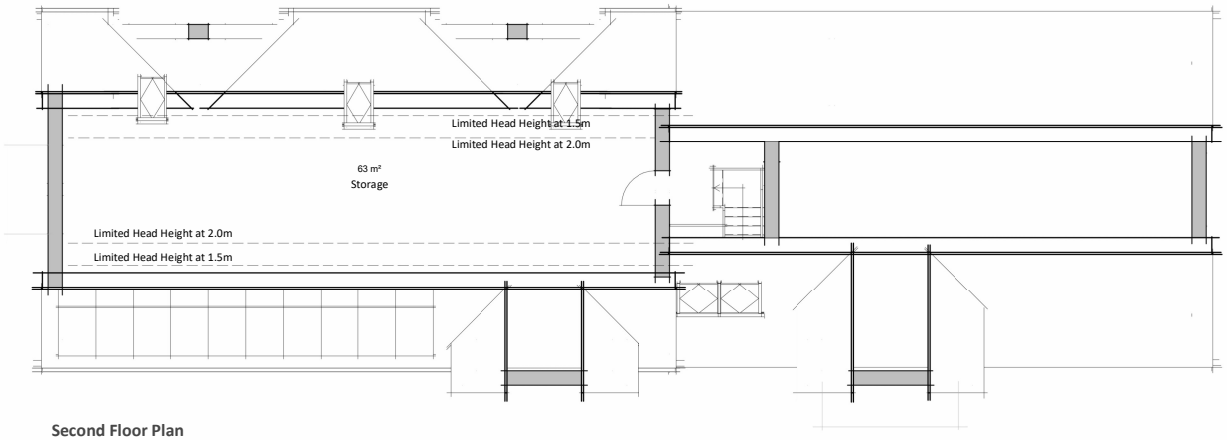
REV	DATE	DESCRIPTION	DRAWN	CHECKED
v1	10.11.23	Draft Planning Issue	IW	-
v2	17.07.24	Amendments due to relocation	IW	-
v3	31.10.24	Amendments following Hague/client comments	IW	-
v4	06.11.24	Amendments following Hague/client comment	IW	-
v5	12.11.24	Error to FF int doors corrected. External esc door added	IW	RD

CLIENT:	**T A Fisher**	
PROJECT:	**Dental Surgery, Mortimer**	
DRAWING:	**Proposed Elevations**	**1 : 100**
NUMBER:	**51221-DEN-P3-01**	**A2**
ISSUE:	**v5**	**12.11.24**

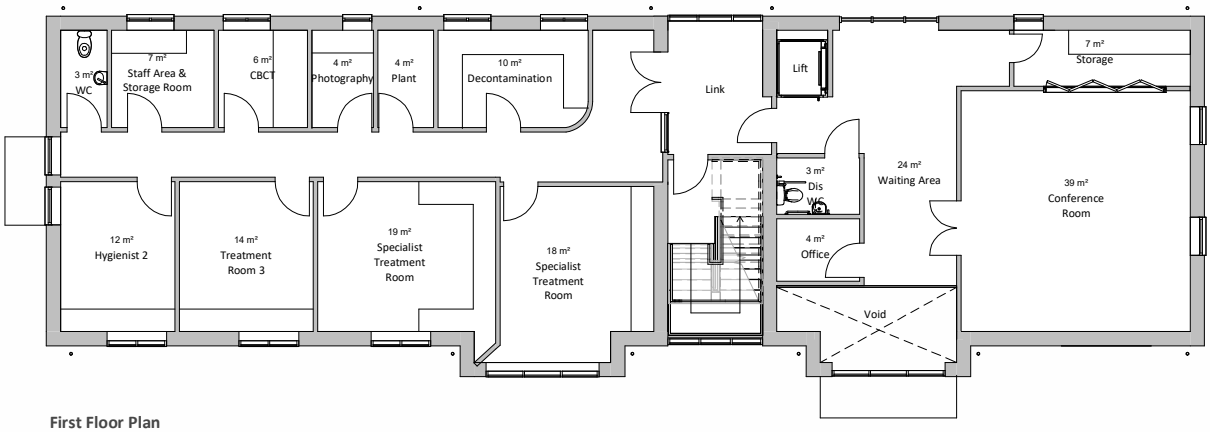
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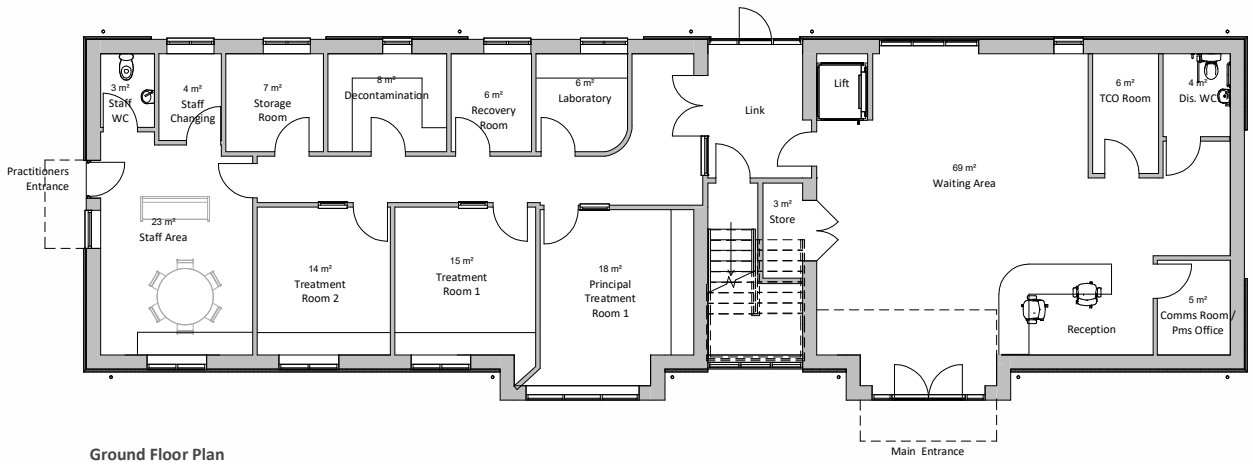
Roof Plan
1 : 100



Second Floor Plan
1 : 100



First Floor Plan
1 : 100



Ground Floor Plan
1 : 100

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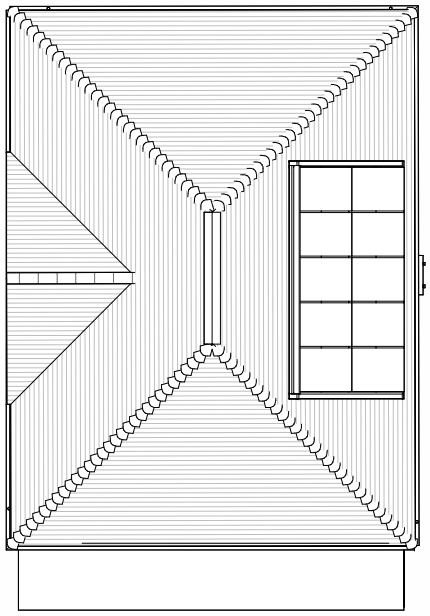
0 5 m
1:100

N

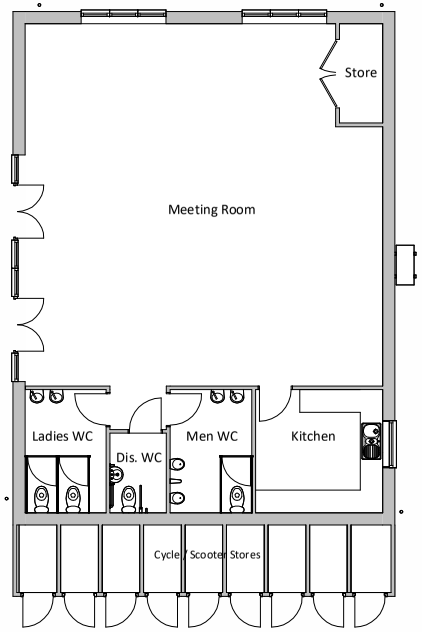
REV	DATE	DESCRIPTION	DRAWN	CHECKED
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v2	17.07.24	Amendments due to relocation	IW	-
v3	24.07.24	Amendments following client comment	IW	-
v4	31.10.24	Amendments following Hague/client comments	IW	-
v5	06.11.24	Amendments following Hague/client comment	IW	-
v6	12.11.24	Error to FF int stairs corrected. External esc door added	IW	RO
v7	11.12.25	Internal layout updated to client re	IW	-
v8	08.01.26	Roof Plan and PV shown	IW	-

CLIENT:	**T A Fisher**
PROJECT:	**Dental Surgery, Mortimer**
DRAWING:	**Proposed Floor Plans** — **1 : 100**
NUMBER:	**51221-DEN-P2-01** — **A2**
ISSUE:	**v8** — **08.01.26**

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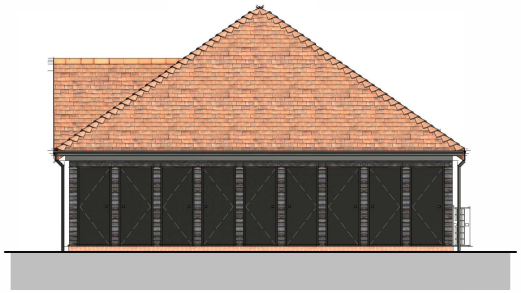
Roof
1 : 100



Ground Floor
1 : 100



Front (West)
1 : 100



South
1 : 100



Rear (East)
1 : 100



North
1 : 100



0 5 m
1:100

N

REV	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.09.24	First issue	I W	-
v2	11.09.24	Amends following client comment	I W	-
v3	15.11.24	Update following client comments of 081124	I W	RD
v4	12.03.25	Update following client comments of 260225	I W	RD
v5	08.10.25	Wellness element removed and disconnected from flats	R D	
v6	22.10.25	Slide retouced. Stores added. Plaque added	R D	

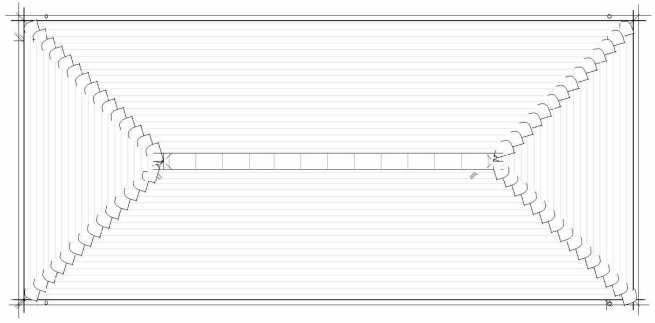
CLIENT:	T A Fisher	
PROJECT:	Phase 4, Mortimer	
DRAWING:	Proposed Pavilion	1 : 100
NUMBER:	51221-PV-P2-01	A2
ISSUE:	v6	22.10.25

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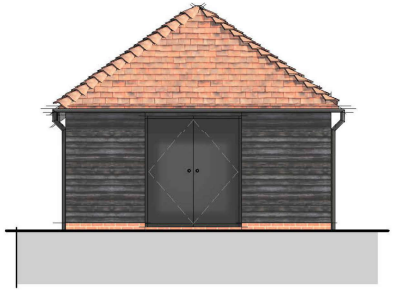
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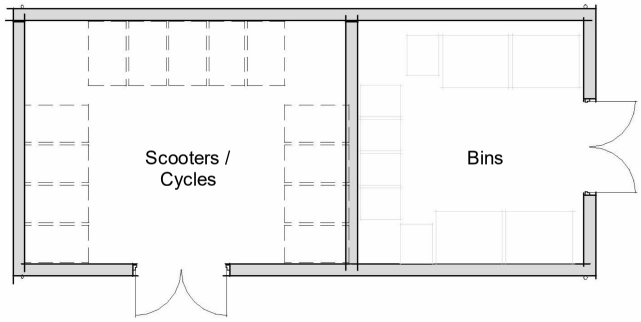
Roof
1 : 100



Front
1 : 100



Side 1
1 : 100



Ground Floor
1 : 100



Rear
1 : 100



Side 2
1 : 100

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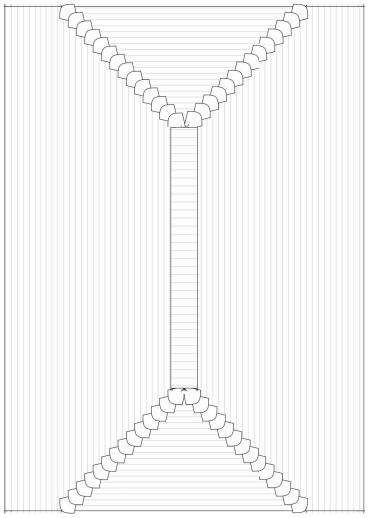
N

0 5 m
1:100

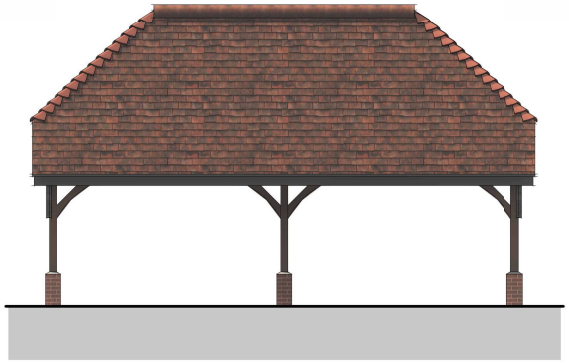
REV	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.09.24	First issue	IW	-
v2	11.10.24	Layout handed to suit BCP	IW	-
v3	05.12.24	General amends to bin store	IW	RD
v4	04.12.25	Coordination adjusted to match site plan	RD	

CLIENT:	**T A Fisher**	
PROJECT:	**Phase 4, Mortimer**	
DRAWING:	**Store B Plans & Elevation**	**1 : 100**
NUMBER:	**51221-SB-P2-01**	**A3**
ISSUE:	**v4**	**04.12.25**

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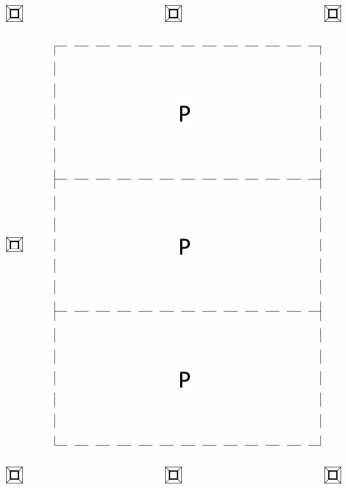
Roof
1 : 100



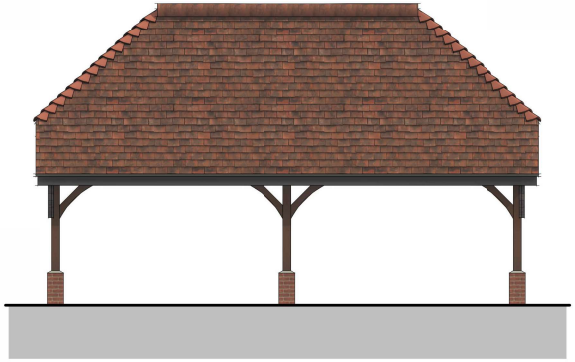
East
1 : 100



North
1 : 100



Ground
1 : 100



West
1 : 100



South
1 : 100

0 5 m
1:100

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N

REV	DATE	DESCRIPTION	DRAWN	CHECKED
v1	23.10.25	First Issue	RD	

CLIENT:	**T A Fisher Ltd**	
PROJECT:	**Phase 4, Mortimer**	
DRAWING:	**Car Port**	**1 : 100**
NUMBER:	**51221-CP-P2-01**	**A3**
ISSUE:	**v1**	**23.10.25**

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Section DD
1 : 200



Section CC
1 : 200



Section BB
1 : 200



Section AA
1 : 200



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0 10 m
1:200

REV	DATE	DESCRIPTION	BY	CHKD
v3	02.10.24	Client issue	DH	BD
v4	08.10.24	Site and area notes added, red line moved, street scenes and roof 08.10.24	DH	BD
v5	07.11.24	Updates following client comments, street scenes and roof 08.11.24	DH	BD
v6	11.12.24	Updates following set of plans submitted	DH	
v7	17.12.24	Updates following revised street scene drawings	DH	
v8	11.12.24	Updates following revised plans and garage updates	DH	

CLIENT:	T A Fisher
PROJECT:	Phase 4, Mortimer
DRAWING:	Proposed Site Sections
NUMBER:	S1221-XX-P5-01
ISSUE:	v6
	1 : 200
	A1
	11.12.25

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Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	25/01915/FULMAJ Aldermaston	18th December 2025[1]	Part retrospective: Retention of storage shed, entrance gates, hard surfacing and boundary treatments (including gabion walls, security railings, and mesh fencing), as well as the marginal extension of boundary treatments and additional hard surfacing. Change of Use to B8 storage and Distribution. Padworth Saw Mills Rag Hill Aldermaston Reading RG7 4NU Mr P Harrington

[1] Extension of time agreed with applicant until 4th September 2026

The application can be viewed on the Council's website at the following link:

25/01915/FULMAJ | Part retrospective: Retention of storage shed, entrance gates, hard surfacing and boundary treatments (including gabion walls, security railings, and mesh fencing), as well as the marginal extension of boundary treatments and additional hard surfacing. Change of use to B8 Storage and distribution. | Padworth Saw Mills Rag Hill Aldermaston Reading RG7 4NU

Recommendation Summary:	To delegate to the Development Manager to GRANT PLANNING PERMISSION
Ward Member(s):	Councillor Dominic Boeck
Reason for Committee Determination:	More than 10 objections
Committee Site Visit:	26th August 2026

Contact Officer Details	
Name:	Sian Cutts
Job Title:	Interim Principal Planning Officer
Tel No:	01635 519111
Email:	Sian.cutts@westberks.gov.uk

1. Introduction

1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.

1.2 This application seeks part retrospective planning permission for the retention of a storage shed, entrance gates, hard surfacing and boundary treatments (including gabion walls, security railings, and mesh fencing), as well as the marginal extension of boundary treatments and additional hard surfacing. Change of use to B8 Storage and Distribution at Padworth Saw Mills, Rag Hill, Aldermaston.

1.3 The application site covers 4.35 hectares, and utilises the site of the Padworth Saw Mills. The site is accessed from Rag Hill, Aldermaston. There is a complex planning history on this site, as set out below, with a history of authorised uses relating to the sawmill business on the site, and areas of B8 and B2 usage granted though certificates of lawfulness.

1.4 The application is seeking a change of uses of the site to B8 Storage and Distribution together with the retention of the gabion walls and fencing which have been erected along the site boundary, the retention of an area of hard surfacing, and additional hard surfacing across a larger part of the site, and the retention of a storage shed. The application also identifies areas of the site that will be allocated as open air storage. The application also includes an area of proposed soft landscaping along a section of the northern boundary of the site along Rag Hill. New gates and fencing and alterations to the entrance are also included within the application. The description of the development has been amended during the course of the application to include the change of use of the site to B8 use.

2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
78/08840/ADD	Erection of building to store fencing stakes	Refused 26/07/1978
78/09580/CERTE	Established use of land for buying of timber for debarking machining treating and selling as fencing stakes	Approved 06/04/1979
79/10565/ADD	Erection of building for debarking treating & storage of fencing stakes	Approved 30/05/1979
80/12315/ADD	New building for messroom/kitchen/toilets for workers	Approved 03/04/1980
82/18298/ADD	New building for storage of timber for fencing stakes/post & rails	Approved 05/01/1983

85/24661/ADD	Extension to existing use	Refused 09/10/1985 Appeal Allowed 11/09/1986
85/25290/ADD	Extension to existing use	Refused 02/01/1986
86/25673/ADD	Tipping of Soil	Approved 28/08/1986
91/039059/ADD	Demolition of dilapidated unit and erection of new unit for storage of fencing stakes and timber on same site	Approved 29/05/1991
93/43963/ADD	Industrial building for manufacture of fence posts	Approved 15/02/1994
01/01432/CERT	Workshop and garage commercial use	Approved 08/07/2002
10/02834/CERTE	B8 Storage and distribution business from area and buildings.	Approved 24/01/2012

3. Legal and Procedural Matters

3.1 **Environmental Impact Assessments (EIA)**: Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

3.2 **Publicity**: Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. A site notice was displayed on 26th September at the site entrance, with a deadline for representations of 17th October 2025. A public notice was displayed in the Newbury Weekly News on 25th September 2025; with a deadline for representations of 9th October 2025. Notification letters were sent to 4 neighbouring properties.

3.3 When the description of the development was changed, and additional supporting information was submitted, a new site notice was displayed on 5th June 2026, with a deadline for representations of 26th June 2026. The four neighbouring properties, and anybody who had made representations on the application were notified of the amendments on 3rd June 2026.

3.4 **Local Financial Considerations**: Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance

consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	No		
New Homes Bonus	No		
Affordable Housing	No		
Public Open Space or Play Areas	No		
Developer Contributions (S106)	No		
Job Creation	No	Yes	6.13

3.5 **Community Infrastructure Levy (CIL)**: Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at https://www.westberks.gov.uk/community-infrastructure-levy

3.6 **Public Sector Equality Duty (PSED)**: In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

3.7 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

3.8 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.

3.9 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

3.10 **Human Rights Act**: The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.

3.11 It is It is acknowledged that there are certain properties where they may be some impact (this can be mitigated by conditions – if relevant) However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of employment land.

3.12 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

3.13 **Listed building setting**: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. Upper Church Farm Aldermaston is a grade II listed building situated 120 metres to the south-west of the site. Due to the intervening buildings the proposal does not affect the setting of this listed building.

3.14 **Conservation areas**: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. There are no Conservation Areas in close proximity to the site.

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Aldermaston Parish Council:	1st response: Welcome the application to regularise the development that has taken place, but raise concerns that there are other additional works that need to be addressed, and object to the application • Importation of material and engineering works to raise ground levels, and the LPA should consider whether these are lawful and how to mitigate damage • Buildings of varying nature on the plans, some are new and may need consent along with the storage shed • Impact of run-off from area so asphalt and concrete • The application assumes the whole site has B8 use, there is a history of planning application of the parts of the site near the entrance, there are sporadic unauthorised uses since 2014 that do not benefit from planning permission, and aerial photos show parts of the site being used to dump waste, the site requires site restoration, remediation, and a planning application for a material change of use • Intensification of the use of the site has not been addressed, increased productivity will lead to material change of use and exacerbate problems with poor access, and may have safety implications associated with AWE Aldermaston. • Access to the site via Rag Hill is unsuitable for HGV traffic, there are limited passing places and HGVs and other commercial vehicles frequently need to reverse over ¼ of a mile before a passing place is found. • Exacerbate a dangerous situation for residents and cyclists using Rag Hill, as it is part of a WBC designated cycle route, and connects two footpaths, and a Bridleway • Photographs of the site at different times have also been included with the representation • Detrimental impact on visual amenity of the security fencing and gabion walls, erection a fence inside the landscaping would have been more appropriate, and replacement landscaping is required. Requests conditions to control hours of operations; a lighting plan; restrictions on the access route, a screening plan should be agreed to reduce visual intrusion and limit noise disturbance; the

	applicant should be responsible for monitoring and managing water drainage to third party land; an engineer should assess the robustness if the construction of the land levels; measures to ensure vulnerable users of the highway are not affected or put at risk when HGVs reverse 2nd Response: A statement which sets out the opinion of the Parish Council that the site should not be considered as an unfettered B8 use across the whole site. It sets out why it considers that the previously published report was erroneous in its description of the lawful use of the site. It requests that a new report is produced in the light of the information provided in the legal opinion prepared on behalf of the Parish. Appended to the statement is a Site Assessment, Official planning history, aerial imagery, highway impact assessment and planning policy assessment. In addition, the following annexes were provided setting out correspondence with the Environment Agency in 2008, Public Protection Partnership 2020, Environment Agency 2018, WBC Enforcement Team 2019, regarding GPL 2017, Paices Hill Appeal decision, The Officer's report March 2026, correspondence between the case officer and the chair of the Parish Council February 2026. These are available to view in full within the background papers. Legal Opinion: The Parish Council instructed Keystone Law to provide a legal opinion on why the application should be refused. The opinion is that the site does not benefit from a B8 use across the whole site contrary to the conclusions in the previous report. The site cannot be considered as previously developed land as the development has not occurred lawfully, there are uses on the site which are unlawful and not immune from enforcement action, There is no analysis of how the site came to be in B8 use. There is no primary use on the site, and different lawful uses. The areas of unlawful use should return to agricultural use. The previous report is fundamentally flawed, and so the interpretation of polices in incorrect. The full legal opinion is available to within the background papers. 3rd Response: Object, the whole site is not previously developed land, past changes of use are not lawful and cannot be made acceptable by changing the description. A more zonal approach should be taken to the history. Points to highlight • Only 6% of the site has an unfettered B8 use. Certificates of lawfulness do not apply to the whole site • The whole site is not previously developed land so SP17 not met. Dispute the claim in the amended Design & Access Statement that the lawful uses on the site were B2 & B8, much of the site was not lawful when the applicant acquired the site in 2022. • Existing use of the site prior to 2022 was not lawful meaning DM35 not met

	• Unauthorised uses across the site are not immune form enforcement action • Planning permission should be required for any development that is not agriculture • The change of use assumes a change from B2 to B8 which is erroneous, given the fragmented mixed use of the site. Addendum does not relate to whether previous uses were lawful • Investigation should be made into the import of waste into the site raising ground levels by 5-10 metres. The site is on the Environment Agency's National Watchlist of High priority waste sites in England May 2026 • Traffic addendum does not acknowledge traffic restrictions which results in no legal access route for HGVs to the site • No changes to the access are claimed but new gates and fences have been erected and HGVs have been observed making multiple manoeuvres to access the site. Swept path analysis is required • Reliance on B2 uses across the site and the TRICS data to show a reduction in traffic, the site has neve been used in an intensive, organised way as now proposed. Actual historic traffic data should be used. • The traffic addendum conclusion is flawed • Inadequate assessment by the Highway officer • Single carriageway road is a planning constraint, future occupiers will access the site with HGVs, and previous planning history should be a planning constraint • Gabion walls are jarring, and replacement landscaping is inadequate • Close proximity to public footpaths • Analysis of the planning history is vague & fails to take into account that past consents covered small areas of the site, • Unauthorised ground works and levelling have taken place since 2022, including levelling of bunds, and further groundworks have taken place resulting in poorly engineered escarpments which are an eyesore and negative visual impact • Quote the highways authority comments about unsuitability of the roads for lorries in an appeal statement in 1986. The appeal was allowed, as there would not be an increase in vehicles accessing the site

	• There will be an intensification of the use of the site, leading to increased noise, hours of operation, deliveries and employment levels • There is no fallback position of an unfettered B2 or B8 use • Previous conditions were not complied with • Request conditions as previously requested including use restrictions, and screening
Highways:	1st Response: No highway objections 2nd Response: Further clarification is required on what the existing permitted use is at this site and the scale, with guidance on how the existing and proposed uses need to be considered, in order that the Highway Authority can adequately assess the impact that this proposal will have. 3rd Response: Generally, B2 use generates a greater level of vehicle trips than B8. This is supported by the TRICS data provided within the Highways Technical Note Addendum. As part of the site was previously B2 use it is considered reasonable that the site could potentially result in a level of traffic generation that it not greater than the previous permitted use.
Environmental Health:	1st Response: No objection 2nd Response: Continue to have no objection
LLFA:	No Objection subject to conditions
Trees:	Object: The removal of 100-120 m of boundary trees along Rag Hill has taken place and replaced in part by gabion crates and metal fencing, previously it was tree lines. There has been a loss of a significant number of trees to the detriment of the character of the area, the mitigation proposed will be set back form the public realm and not soften the visual impact from the road or public footpath.
Active Travel England:	No comment
Waste Management:	No comment
Royal Berkshire Fire & Rescue Service	No duty on the Fire Service to comment on the application and highlight requirements of S32 of the Berkshire Act 1986.
Nature Space:	No objection, and provide informatives about the reducing the potential impact on Greater Crested Newts
Archaeologist:	There are no archaeological implications to this proposal, but most of the boundaries could be of later 19th century date or older and might have ecological as well as historic interest.

Ecology:	1st Response: Need to review the BNG Calculator which was not submitted with the application 2nd Response: Sufficient information provided and recommend conditions
Thames Water:	No response received
Environment Agency:	No comments to make
Emergency Planning:	No adverse comments to make on the basis that the site is outside the DEPZ for AWE Aldermaston and AWE Burghfield. The site in within the Outline Planning Zone and will be accounted for in the AWE off-site Emergency Plan
Access Officer:	No response received
Thames Valley Police:	No response received
SPOKES:	No response received
Economic Development:	No response received
Transport Policy:	No response received
Environment Delivery Team:	No response received
Integrated Care Board:	No response received

Public representations

4.2 Representations have been received from 22 contributors, 0 of which support, and 22 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

- Insufficient passing places on the single track road for lorries and trucks which is dangerous
- Road has a 7.5 tonne limit apart from access, and access direction has a width restriction
- Traffic calming or reduction in the speed limit should be considered
- The lane is frequently used by local residents, walkers, horse riders, fitness groups,
- Problems experienced with lorry driver behaviours, and damage to verges
- Impact on the rural character of the area, removal of the trees, and replacement with the gabions and fencing, this should be behind the screening

- Increase in noise, traffic and potential pollution will disturb habitats and threaten species that rely on hedgerows, fields and woodland
- The site has grown from a small shed building company 8 years ago to a heavy goods logistics hub down a residential country road which is unsuitable
- Many near-miss incidents
- Noise pollution for residents
- Flood risk from the site as there is an ongoing problem with water running down Rag Hill
- Rag Hill not designed for the size and volume of traffic
- Insufficient access for expansion of the site
- Accept that there has been some commercial use established historically. The majority of the site does not have planning permission and no continuous use has existed, which has allowed the change of use through the passage of time, the area of Harris' Copse should be returned to agricultural land, not incorporating it into the site and doubling it.
- Land levels have been increased and sone of this has been by the previous owner who was prosecuted, and waste should have been removed but this did not occur, and more has been added, and inert material continues to be delivered to site
- Due to changes in land level the remaining screening does not adequality screen the site
- Light pollution from lights left on overnight
- Reliant on adjoining landowners to provide screening
- Noise impact for neighbours
- Negative impact on adjacent land due to groundwater leaching out of the banks the soakaways are not deep enough
- The Technical Note identifies that lorries will use the north exit from the site, but this has a width restriction in place, and the southern route has been identified as unsuitable
- Incorrect site boundary
- The mature tree and hedges historically provided natural protection which significantly lessened the impact of frost and ice
- Inadequate site screening
- There are other buildings on the site which should be considered as part of the application
- No more HGVs should be allowed to go through Aldermaston village
- Aldermaston village is not suitable for HGV traffic, damage to boundary walls form HGVs
- HGV traffic vibrations harm historic buildings
- Aldermaston village is a conservation area, and want support to conserve it.
- Exit though the village are not suitable
- Incursion to adjoining land, metal fencing has replaced wood fencing
- Potential leaching from the site.
- Para 116 of the NPPF refers to the cumulative impacts on the highway, and the size of the lorries is an unacceptable impact
- Concerns about the descriptions of the uses in the previous committee report, and lack of objection from the Highways Authority
- Plans and extracts with comments relating to the planning history of the site
- Nosie pollution and air quality issues for schools and nurseries in Aldermaston.
- Traffic will be untenable for residents in Aldermaston
- The enlargement of this site is unnecessary
- Will increase traffic along Church Road which may also exceed the 7.5 tonne weight limit, and increase the accident risk
- The site has expanded from a sawmill and wood yard to a full scale commercial industrial unit, with impacts on traffic noise, ecology and the rural setting

- Issues with HGVSs meeting each other and unable to pass along Raghill
- No lawful or suitable access to Padworth sawmills that avoids the 7.5 tonne restriction or 6 foot 6 inch width restriction

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

Development Plan Document	Relevant Policies
West Berkshire Local Plan Review 2023-2041	**Strategic Policies** • Policy SP1 The Spatial Strategy • Policy SP2 North Wessex Downs AONB • Policy SP3 Settlement Hierarchy • Policy SP4 AWE Aldermaston and Burghfield • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP9 Historic Environment • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP17 Strategic Approach to Employment Land • Policy SP18 Town & District Centres • Policy SP19 Transport • Policy SP20 Infrastructure Requirements & Delivery **Development Management Policies** • Policy DM3 Health & Wellbeing • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM8 Air Quality • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM35 Sustaining a Prosperous Rural Economy • Policy DM41 Digital Infrastructure • Policy DM42 Transport Infrastructure • Policy DM44 Parking • Policy DM45 Travel Planning

5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)

6. Appraisal

Principle of development

6.1 The most important policies for assessing the principle of development are Policies SP1, SP3, SP17, and DM35 of the Local Plan Review. These are assessed below.

6.2 **Policy SP1** sets the overarching spatial strategy for West Berkshire, which directs development to areas of lower environmental value, optimises use of previously developed land, and optimises the density of development to make the best use of land whilst conserving and enhancing the distinctive character and identity of the built, historic and natural environment.

6.3 The application site is located with the spatial area known as the Eastern Area. The policy states that the area will continue to be important for business development with the retention of designated employment areas. Outside of settlement boundaries, land will be treated as open countryside where development will be more restricted, as set out in policy DM35 for economic development.

6.4 **Policy SP3** provides a settlement hierarchy to focus development based on the function and sustainability of settlement across the District and promote sustainable communities. Development outside of these settlements, in other rural hamlets and in isolated groups of development will be restricted to that which is appropriate in a rural area.

6.5 The application site is located outside of any settlement boundary, and is therefore treated as open countryside where development is more restricted, and policy DM35 applies. A detailed assessment against Policy DM35 follows.

6.6 **Policy SP17** sets the strategic approach to employment land. It states that through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period through site allocations and by promoting the supply of B8 storage space in the District.

6.7 According to Policy SP17, appropriate proposals for business development (offices, industrial, and storage and distribution) will be supported where they are located:

a. On sites allocated for business development in accordance with the individual site specific policy (ESA1 -ESA6) in this Plan of any subsequent neighbourhood plans; or

b. On a suitable site within a settlement boundary; or

c. Within a Designated Employment Area (DEA) in accordance with policy DM31, and as listed in Appendix 4 and as defined on the Policies Map; or

d. On previously developed land within existing suitably located employment sites; or

e. Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular policy DM35.

6.8 The policy goes on to say that the redevelopment and regeneration of existing employment sites for business use will be supported.

6.9 The application site is an existing employment site, where Policy SP17 supports the redevelopment and regeneration of existing business sites. The planning history of this site has been examined in detail, and reconsidered since the previous report for consideration on this application was published, although consideration of the application by the Eastern Area Planning Committee was deferred prior to the meeting. The planning history of the site indicates that in 1979 an Established Use Certificate (78/09580/CERTE) was granted "for buying of timber for debarking machining treating and selling as fencing stakes." A subsequent planning application (79/10565/ADD) for a building for debarking machining treating and selling was approved in May 1979. The subsequent planning applications have demonstrated that the site was being used to make timber fence stakes through bringing fresh timber to the site, treating it, and making timber stakes which were then delivered off-site. This timber was collected from other sites, and so it was a manufacturing process only on the site, which is a B2 use, rather than a sawmill ancillary to any forestry use taking place on the site. A planning application submitted in 1993 (93/43963/ADD) for an industrial building for manufacture of fence posts, was submitted with a plan showing extensive use of the site for ancillary storage purposes, i.e. ancillary B2 use. This plan is attached as an appendix. This demonstrates that an extensive part of the site has planning permission for storage purposes ancillary to the primary B2 use of the site. There has also been a period of unregulated uses on the site. In 2010 a certificate of lawfulness for the buildings and land in the south-east corner of the site was granted for B8 storage use, and a certificate was also granted for a vehicle repair business within the site in 2002. During this period there were other uses on the site, which also included some timber processing, as demonstrated by aerial photographs of the site. These uses introduced new planning units onto the site, some of which were never regularised – i.e. were unauthorised. It is understood that when the site was bought by the applicant those uses ceased on the site, and so a new planning chapter is being commenced with this application which is seeking a B8 use across the whole site. However, given the wood processing activities and ancillary storage activities that have taken place across the whole site in accordance with the 1993 planning permission, it is considered that site constitutes previously developed land, as defined by the NPPF. It is acknowledged that there is some ambiguity in the planning history about the extent of the land coverage. However, without any evidence to contradict the sawmill use having been established and remaining established as the lawful use of the site (excluding those parcels subject of their own Lawful Development Certificates), it is considered to have remained previously developed land. As any other uses not subject of grant of a Lawful Development Certificate have ceased, were unauthorised and have not been demonstrated to have been lawful, your officers' view is that these did not change the use of the land away from its established lawful use for Class B2 purposes as a sawmill and ancillary storage land as approved in 1993. The redevelopment of the site as an existing employment site is supported by Policy SP17 and the advice contained within E4 of the NPPF which supports development proposals in rural areas which are not well served by public transport to use previously developed land, and sites that are physically well-related to existing development, which includes the area of the land within the application site that has been disputed by the Parish Council as previously developed land, and is within the curtilage of the sawmill site.

6.10 **Policy DM35** (sustaining a prosperous rural economy) states that development proposals that contribute to sustaining a prosperous rural economy will be encouraged.

To support the rural economy, proposals for economic development in the countryside will only be permitted where they satisfy the given criteria.

6.11 It should be noted that Policy DM35 applies to all forms of economic development in the countryside. This is consistent with E4 of the NPPF which says that in meeting the need for business land and development the sustainable growth of business in rural areas should be supported. E4 2 of the NPPF as referred to above highlights the opportunities for development proposals to use previously developed land.

6.12 The criteria of policy DM35 are set out below, with an appraisal of the proposed development.

a) The proposals demonstrate that the business can make a positive contribution to the rural economy.

6.13 The Planning Inspector's Paragraph 24 of the Hoad Way Theale appeal decision (APP/W0340/W/25/3360702) reinforces that "the [current Local Plan Review] policies are not worded to specify or limit the particular nature of the proposed development to rural enterprises, rather look to a generalised benefit of the rural economy." The proposed uses do not have an intrinsic connection to a rural area. However, given their location in the countryside of the Eastern Area, it is reasonable to conclude that a number of future employees may live in the local area which is predominantly rural, and to this extent will contribute positively to the generalised benefit of the rural economy.

b) The use/development is suitable for a rural location.

6.14 This is assessed on an individual basis within the context of each application site. In this instance the application site is an existing business as set out in the assessment of Policy SP17 above. The application is proposing the retention of development including the siting of a storage building, within the existing site, as well as hard surfacing and the alterations to the boundaries. In principle, given the employment use of the site, the development is proposed in a suitable location, subject to the consideration of the other criteria within Policy DM35

c) The proposals are compatible with uses in the surrounding area.

6.15 The application is proposing additional works and building within the existing site. As this is an existing use the proposal is considered to be compatible with the uses in the surrounding area. There will be an assessment of how the development as proposed will impact the residential amenity of the nearby residential dwellings under a separate heading.

d) Where new buildings are proposed the landowner has not disposed of, or converted, any buildings to a residential use in the previous 3 years which could have met the needs of the development proposed.

6.16 No buildings on the site have been disposed of or converted which could have been used for the proposed development.

6.17 Criteria e, f, and g will be considered in more detail, as these relate to the design and siting of development and the highway impacts, and so as they do not relate to the principle of the development are also considered under the individual headings. Albeit that the Highways Officer has not raised any objections to the proposals.

h) It would not have a detrimental effect on the fabric, character and setting of historic buildings or other heritage assets.

6.18 Upper Church Farm Aldermaston, is a grade II listed building situated 120 metres to the south-west of the site. Due to the intervening buildings the proposal does not affect the setting of this listed building.

i) Appropriate proposals which make more efficient use of previously developed land will be encouraged. The site constitutes previously developed land.

6.19 The application site constitutes previously developed land, as discussed above. The development proposed, and the works which have been carried out are intended to support the business development on the site, and so is considered to make efficient use of this previously developed site.

6.20 The application site is not allocated for development, within a settlement boundary, or within a DEA. However, taking the above policies together, it is considered to be previously developed land, and an existing employment site in the countryside and accordingly it is considered that the principle of development is in accordance with the current Local Plan policies SP17 and DM35.

Character and appearance

6.21 Policy SP7 requires that new development will strengthen a sense of place through high quality locally distinctive design and place shaping, and that development should take opportunities for conserving and enhancing the character, appearance and quality of an area and the way it functions. The policy goes on to say that development proposals will be expected to show how they have responded positively to national and local design guidance.

6.22 Policy DM35 criterion e requires:

Any proposals are of a high quality design, are appropriate in terms of siting, scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape.

6.23 Criterion g of Policy DM35 requires:

New or replacement buildings are located within or adjoining an existing group of buildings and further expansion into the open countryside is avoided;

6.24 The proposal includes the retention of a building to the south of the site. The building is constructed of metal sheeting coloured blue, which is 7.8 metres to ridge height, and 5.8 metres to eaves height. The design and appearance of the building is industrial and utilitarian, and appropriate. It is of a size and scale which relates to the rest of the built form within the site and to the overall appearance of the site, with a commercial use. It is sited adjacent to existing buildings, and does not extend the development into the open countryside. The application is proposing open storage within the site, and so a condition is proposed to restrict the height of open storage to 6 metres in height within the site, to minimise the visual impact of the development. A condition is also proposed requiring the removal of a redundant portacabin office building on the site.

6.25 The application is also proposing the retention of gabion walls and fencing, as well the widening of the entrance to the site from Rag Hill. The creation of the new fencing and gabion walls has resulted in the loss of trees along the boundary with the highway. This has opened up the site to more views from the public highway, and has also eroded the rural appearance of the lane, and making the commercial appearance of the site more evident within the rural environment. The Tree Officer has raised an objection due to the loss of trees, and impact on the landscape setting, and this is discussed in more detail below. The loss of trees and hedge is regrettable as a screen to the site, as the public

views of the site have been opened up, and there is harm to the rural character of this part of Rag Hill. However, the mix of fencing and gabion walls along the boundary which have been erected is not as stark as some industrial fencing can be. The mixture of materials which have been used, particularly the use of the stone gabion baskets assists in the boundary relating appropriately to the rural setting of the site. In addition, an area of landscaping is proposed in the north-east corner of the site, which will assist in providing additional screening to that corner of the site and this can be secured through conditions. The site is proposed to be continued to be used for B8 storage purposes. The application proposes the retention of hard surfacing which has been laid on the site, and the laying of further hardstanding across the site. Whilst this will have some visual impact, overall, this will be within the context of the wider storage use within the site. The site history and aerial photography indicate that the areas where it is proposed to extend the hardstanding have been used as areas of storage, and so the extension of the hardstanding will not increase the storage area within the site, but will contribute towards it functioning better, with an improved surface for the storage areas. There have been concerns raised about light pollution, and whilst the existing hardstanding areas of the site are not included within the application, it is possible to impose a condition to restrict lighting within the areas proposed to be hard surfaced, to minimise light pollution within the rural environment.

6.26 Whilst the site has been opened up in views from the public domain, overall the new boundary treatments are considered to be appropriate to a commercial site within the rural setting, and with the addition of landscaping, there will be some mitigation. The building which has been constructed is appropriate within the overall setting of the site, and the hard surfacing will enable a more appropriate surfacing of areas of the site which have been developed and used historically for storage purposes.

Residential Amenity

6.27 Policy DM35 as previously discussed required the proposed use to be compatible with surrounding land uses. Policy DM5 says development proposal will be supported where amongst other criteria there would be harm to the amenity of occupants of neighbouring land and buildings though an unacceptable increase in pollution, including from light, noise, vibration and/or odour. Policy DM30 also sets out criteria for assessing the harm on living conditions of existing residential dwellings, which includes no harm due to noise, dust, fumes and odours

6.28 The application site is to the north of a group of dwellings on Rag Hill. The areas of development proposed within this application are situated to the northern and eastern end of the site. The storage building which is proposed to be retained, is approximately 120m away from the boundary of the site with the nearest dwelling (Hillview), and there is an intervening building between the boundary and the storage building. The area proposed for additional hard surfacing is further to the north and east of the site. The new boundary treatments are along the boundary with Rag Hill, rather than any adjoining residential properties. The physical developments on the site will not result in additional harm to the residential amenities of the neighbouring properties. The site is an existing commercial site, and so the proposal is not considered to result in additional harm from an increase in pollution for light, noise, vibration and/or odour. The Environmental Health Officers have assessed the proposals, and do not raise any objections to the application, which is not considered to result in significant harm to the residential amenity of nearby residential dwellings, given the authorised uses on the site.

Highways

6.29 Policy SP19 sets out the policies which relate to development that generates a transport impact, and seeks to minimise all forms of travel on the environment, to mitigate any adverse impacts on local transport networks and the strategic road network. Policy

DM44 sets out the parking requirements for new development. Policy DM35 requires that development does not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their character and use by motorised and non-motorised traffic;

6.30 There have been a number of objections raised from members of the public and the Parish Council about the use of the road leading to the site, and the type of vehicles using it, and their potential impact on highway safety. The proposal is for an alteration to the existing access to the site, and for additional hard surfacing within the site, as well as a change of use of the site to B8 use. The Highways Officer has noted that the Highways Technical Note Addendum has provided details of likely traffic movements from the previous B2/B8 use on the site, and the likely reduction in vehicle movements as a B8 use across the site. The Highways Addendum has referred to both the authorised uses and the unauthorised activities that were taking place prior to the change in ownership of the site. The Highways Officer also requested further clarity about the authorised uses on the site to ensure the assessment was based on the correct land uses. This was provided via email, and concluded that the authorised activities on the site included a B2 sawmill with associated storage and areas of B8 storage and distribution for which a Certificate of Lawfulness applies. In the light of the additional information provided about the previous uses on the site, the Highways Officer has concluded that using the TRICS data provided within the Highways Technical Note Addendum that as part of the site was previously in B2 use it is considered reasonable that the site could potentially result in a level of traffic generation that is not greater than the previous permitted use on the site, and so do not raise any objections to the proposal on highway safety grounds.

6.31 There are no objections raised by the Highways Officer, and whilst there are objections for the local community due to the level and type of traffic, given the authorised uses on the site, the proposed development is considered to generate a level of traffic which will not result in additional harm to highway safety and accords with the highway requirements of Policies SP19, SP17, and DM35 and the parking requirements of Policy DM44.

Drainage

6.32 Policy SP6 requires that on all development sites surface water will be managed in a sustainable manner through the use of Sustainable Drainage Methods (SuDS). It also requires that a Flood Risk Assessment (FRA) is submitted where a development is in an area of flood risk from any source of flooding, or on a site of more than 1 hectare. The policy says that development will only be supported if it is demonstrated that it is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms, and there are no suitable and available sites at a lower flood risk. The policy sets out the criteria for development within areas at risk of flooding to meet, and requires that on all development sites surface water will be managed in a sustainable manner through the implantation of SuDS, and setting out run-off rates for development to meet.

6.33 The application has been submitted with a Sustainable Drainage Assessment, and a Flood Risk Assessment. This sets out how the drainage will be managed in a sustainable manner to soakaways within the site. The Council's drainage team have reviewed the details which have been submitted with the application, and they are satisfied with the level of information provided, and the conclusions of the Assessment. No objections have been raised, and the details are considered to be satisfactory, and in accordance with Policy SP6.

Trees & Hedgerows

6.34 Policy DM15 says that development which conserves and enhances trees, woodland and hedgerows will be supported. It goes on to say that where appropriate opportunities should be identified for the restoration and planting of new trees, woodland and hedgerows. This application is seeking retrospective permission for new boundary treatment along Rag Hill, for the wall and fencing which replaced trees along that boundary, over a distance of 100-120 metres, The trees which have been removed were not subject to a Tree Preservation Order. However, they did contribute towards the rural character of Rag Hill, and the Public Right of Way ALDE/12/2 passes through the Aqua Vitae Copse and the Ancient Woodland of Great Fishers Copse to the north of the site from Rag Hill. The removal of the trees has also reduced the level of amenity experienced by users of that path. The Tree Officer has raised concern that there is insufficient justification for the removal of the trees, other than security for the site, which could have been achieved without removing the trees. There is mitigation planting proposed, and this can be secured by condition, but it is considered by the Tree Officer that this is not sufficient to overcome the harm to the character of the area. This has been attributed some negative weight in the planning balance, as addressed at section 7.1 below.

Ecology

6.35 Policy SP11 requires new development to demonstrate how they conserve and enhance biodiversity including their long-term management and where required to deliver Biodiversity Net Gains. The policy sets out criteria for protecting and enhancing biodiversity and protecting nationally and internationally designated sites, as well as irreplaceable habitats.

6.36 The application has been submitted with a Preliminary Ecological Appraisal and Biodiversity Net Gain Report and Metric. The Council's Ecologist and the Newt Officer have not raised any objections to the proposal, as they are satisfied with the level of information which has been provided. The Council's Ecologist has requested a number of conditions, this includes that the lighting is controlled in the interests of protecting bats within the area. This has also been recommended to minimise the impact of the rural skies, and is considered to be appropriate. There are also conditions required with regards to the construction phase of the development, and to control invasive non-native species within the site. The application also makes provision to provide Biodiversity New Gain, and conditions are required to secure this provision.

6.37 The Newt Officer as also made recommendations with regards to the potential for protecting habitats for newts within the site. These can be added as informative notes on the decision notice.

6.38 There have been objections raised about how the application will affect wildlife within and around the site. The details that have been submitted are considered to be satisfactory and the proposed development, and retention of existing works within the site is not considered to be harmful to the protected species and their habitats.

Climate Change

6.39 Policy SP5 requires the principles of climate change and adaptation to be included into new development, improving the resilience of land, buildings and existing and future communities to the opportunities and impacts arising from climate change. It goes on to say that development should contribute towards West Berkshire becoming, and staying carbon neutral, and sets out criteria for development to meet, depending upon the nature and scale of the proposals. The policy requires the submission of a Sustainability Statement, which demonstrates how the principles of Policy SP5 have been embedded into the development. It says that the level of information provided should be proportionate to the scale and nature of the development proposed. Policy

DM4 requires new development to demonstrate how the development will achieve net zero operational carbon emissions.

6.40 The application has been submitted with a Sustainability Statement to set out how the principles of sustainability have been incorporated into the development. An Energy Statement has also been produced to refer to the storage shed building to be retained on the site. However, it is important to note that this building is for storage purposes only, and given the nature of the building for storage purposes only, and not as workspace , it only has very limited energy requirements, and so there is not a BREEAM standard which is applicable to this the building, or a need to reduce the carbon emissions.

Parish Council representations

6.41 The Parish Council have raised extensive objections to this application, and the matters of the principle of the development have been addressed. It is noted that the second representation received from the Parish Council with the legal opinion on the proposals was submitted before the description of the development was amended. The application now proposes the change of use of the application site to B8 use, and the assessment of the application has been made on this basis. Consequently, the assessment and this report have been fully revised to consider the change of use that is proposed within the current application.

6.42 The Parish Council objections have also referred to the waste deposition and moving of bunds on the site. It is not clear from the evidence presented when such works took place. The local authority has evidence that there was raising of the grounds in 2010 and so would now be immune from enforcement action. They have referred to the site being on the Environment Agency's Locations of High Priority Waste Sites in England. The list was initially published on 22nd May 2026 and updated on 10th July 2026 removed the site from the list. The Environment Agency were also consulted on the application, and they have not raised any objections to the application. There have been concerns raised about the stability of these areas of the site. The NPPF, P2 advises that sites should be suitable for their uses, taking int account land stability, and goes on to say that where a site is affected by land stability issues the responsibility for securing a safe development rests with the developer and/or landowner. Following this guidance, it is the responsibility of the landowner to ensure the stability of the site, and no land moving is required as part of this application.

7. Planning Balance and Conclusion

7.1 The application is proposing the retention of a storage shed, boundary treatment and security gate, the retention of some surfacing within the site, and the addition of further hard surfacing, and change of use of the site to B8 use. The works are generally considered to be of a benefit to the operation of the site, and the retention of business use of the site, and the ability to make effective use of the employment land, in accordance with Policies SP17 and DM35, and the NPPF (E2) says that substantial weight should be given to the economic benefits of proposal for commercial development which allows businesses to invest, expand and/or adapt. Therefore, substantial weight is given to the benefits of the continuing business use in the site, in a manner which regularises the activities and controls the proposed development. There are no objections from the Highways Officer or Environmental Health Officer, and the proposal is considered to have a neutral impact on the highway network, and the living conditions of nearby residents, given the authorised uses within the site. There has been harm identified due to the loss of trees along the boundary with Rag Hill, and this has opened up the site to public, and eroded the rural character of the lane. However, whilst there is some harm, and this given weight, this can be partially mitigated through

additional planting within the site, which lessens the weight of the harm afforded to the loss of rural character within Rag Hill. Nevertheless, this matter does attract moderate negative weight in the planning balance. There are also benefits of the development, through the works that have been carried out to overcome some previously identified harms within the site, and the introduction of a sustainable drainage system within the site to reduce the risk of flooding which are also given substantial weight. Therefore, addressing the planning balance overall, whilst there is identified harm in the form of harm to the character of the area and loss of trees, this is considered to be outweighed by the significant economic benefit of utilising an existing employment site within the District, consolidating the existing mixture of authorised B2 and B8 uses into a single authorised B8 use, the improvements to the appearance within the site, with the additional hardstanding make it more efficient to use, and the improvement to drainage arrangements and visibility at the access.

7.2 The proposal is considered to accord with the relevant development plan policies as a whole.

8. Full Recommendation

8.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1	**Commencement of development** The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2	**Approved plans** The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Location Plan received 21st August 2025; Proposed Site Plan Drawing No PSM/PL/100 Rev A received 18th August 2025; Existing Fence Elevations Drawing No PSM/EX/300 received 21st August 2025; Proposed Elevation -Fence Drawing No PSM/PL/300 received 21st August 2025; Storage Shed – Existing Elevations Drawing No PSM/EX/203 received 21st August 2025; Existing Floor Plans – Storage Shed Drawing No PSM/EX/202 received 21st August 2025; Existing Floor Plan and Section Storage Shed Drawing No PSM/EX/202 Rev A received 18th August 2025; Tree Constraints Plan received 21st August 2025; Sustainability Statement dated September 2025 received 18th September 2025; Planning, Design and Access Statement dated Hune 2026 received 3rd June 2026 Preliminary Ecological Appraisal prepared by GS Ecology reference ECO3839 dated 4th August 2025 received 21st August 2025; Sustainable Drainage Assessment prepared by GeoSmart received 21st August 2025; Flood Risk Assessment prepared by GeoSmart received 21st August 2025;

	Tree Survey and Arboricultural Impact Assessment prepared by GHA Trees dated 7th May 2025 received 21st August 2025; Highways Technical Note prepared by Paul Basham Associates received 21st August 2025; Highways Technical Note Addendum prepared by Paul Basham Associates reference 502.0239/HTNA/2 Rev2 dated 01.06.2026 received 3rd June 2026; Biodiversity Net Gain Calculation prepared by GS Ecology reference ECO3839b dated 4th August 2025 received 21st August 2025; Biodiversity Net Gain metric received 22nd January 2025. Reason: For the avoidance of doubt and in the interest of proper planning.
3.	**Lighting design strategy for light sensitive biodiversity** No lighting associated with the development hereby permitted shall be installed until a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: Bats, badgers and otters are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. The condition is also necessary to protect the rural character and dark skies within the landscape. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP8 and SP11 of the West Berkshire Local Plan Review 2023-2041.
4.	**Construction Environmental Management Plan** No extension of the hard surfacing area and/or extension of the boundary treatments hereby permitted shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) Risk assessment of potentially damaging construction activities. (b) Identification of "biodiversity protection zones". (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) The location and timing of sensitive works to avoid harm to biodiversity features. (e) The times during construction when specialist ecologists need to be present on site to oversee works. (f) Responsible persons and lines of communication.

	(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.
5.	**Restrictions on operations involving invasive non-native species** No extension of the hard surfacing area and/or extension of the boundary treatments hereby permitted shall take place until an invasive non-native species protocol has been submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Japanese knotweed and Himalayan Balsam on site. The measures shall be carried out strictly in accordance with the approved scheme. Reason: It is an offence under the Wildlife and Countryside Act 1981, as amended, to introduce, plant or cause to grow wild any plant listed in Schedule 9, Part 2 of the Act. Japanese knotweed and Himalayan Balsam is included within this schedule. All Japanese Knotweed waste (the plant itself or material containing its rhizomes) is classed as a controlled/special waste and therefore needs to be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991. The submission of a method statement, to be agreed in writing with the local planning authority by condition, is to ensure that an adequate means of eradicating or containing the spread of the plant is considered and thereafter implemented to prevent further spread of the plant which would have a negative impact on biodiversity and existing or proposed landscape features. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because measures may need to take place throughout the construction phase.
6.	**Biodiversity Gain Condition** No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 24th July 2025 prepared by GS Ecology and shall include: i. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; ii. the pre-development biodiversity value of the onsite habitat; iii. the post-development biodiversity value of the onsite habitat; iv. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; v. any biodiversity credits purchased for the development.

	The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
7.	**Habitat Creation Management and Monitoring Plan (HCMMP)** Prior to the commencement of the development the HMMP shall be submitted to, and be approved in writing by, the local planning authority. The HMMP shall include: i. Summary of Habitat Proposal and Plans providing the biodiversity baseline assessment against which BNG outcomes are assessed and monitored; ii. Site Context Photos iii. Retention and Protection Measures Map iv. Management plan aims and objectives; v. Design Principles Informed by Baseline Information vi. a programme detailing the long-term phases of the management the number of years to achieve and then maintain the BNG targets; vii. Habitat targets. Habitat creation, enhancement condition management targets and prescriptions. viii. Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures ix. A monitoring strategy and schedule to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets to include methods and intervals of reporting and adaptive management. x. If management is not delivering the biodiversity outcomes, or is deemed unlikely to (on the basis of trajectory of change in condition and known time to target condition), changes in the management regime shall be agreed in writing and implemented to deliver a successful outcome. xi. Evidence of legal, financial, governance and practical arrangements for the long-term delivery and management of BNG measures. The approved HCMMP will be implemented in accordance with the approved details. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
8.	**Soft landscaping (Prior Approval)** No extension of the hard surfacing area and/or extension of the boundary treatments hereby permitted shall take place until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft

	landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following commencement of the hard surfacing. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
9.	**Sustainable Drainage measures** No extension of the hard surfacing area and/or extension of the boundary treatments hereby permitted shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall: a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document (2018) with particular emphasis on Green SuDS that provide environmental/biodiversity benefits and water re-use; b) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change. If not achievable, evidence must be provided and a suitable rate agreed with the LLFA. c) Provide a Maintenance Plan for the proposed drainage system over its lifetime (100 years for residential, 60 years for commercial). The above sustainable drainage measures shall be implemented in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy SP6 of the West Berkshire Local Plan review 2023-20141, Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place

10.	**Maximum Storage Height** All materials, goods, equipment or containers shall only be stacked or deposited on the areas of the site defined as Open Air Storage on Drawing No PSM/PL/100 Rev A received 18th August and shall not exceed six metres in height. Reason: In the interests of visual amenity, and to clarify the extent of the permission. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP1, SP7, SP8, and DM35 of the West Berkshire Local Plan Review 2023-2041.
11.	**Removal of office building** The office building shown on Drawing No. PSM/PL/100 Rev A (received 18th August 2025), shall be removed in its entirety and the land restored to its former condition within 6 months of the date of this permission. Reason: To clarify the extent of the planning permission, and to ensure that the unauthorised building is removed to protect the character and appearance of the area. This condition applied in accordance with Policies SP1, SP7, SP8, and DM35 of the West Berkshire Local Plan Review 2023-2041.
12.	**Use restriction** The premises shall be used for and for no other purpose (including any purpose in Class B8 Storage ad distribution of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason: To clarify the extent of the planning permission across the application site. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP17, SP19 and DM35 of the West Berkshire Local Plan Review 2023-2041.

Informatives

1	Proactive This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

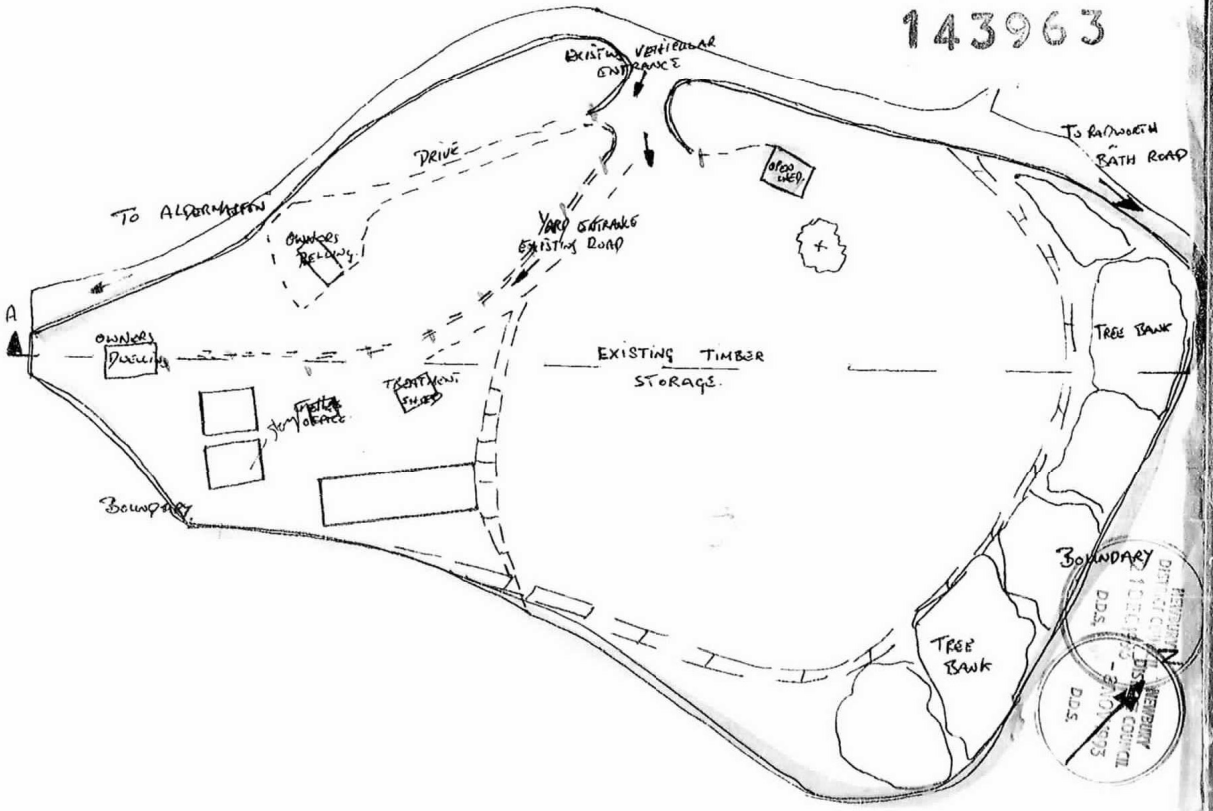
	(a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be West Berkshire District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply. If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans). EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS The following are the statutory exemptions and transitional arrangements in respect of the biodiversity gain condition. 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024. 4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) the application for planning permission was made before 2 April 2024; ii) planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii). 4.2 Development below the de minimis threshold, meaning development which: i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

	ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric). 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building. 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee). 4.5 Self and Custom Build Development, meaning development which: i) consists of no more than 9 dwellings; ii) is carried out on a site which has an area no larger than 0.5 hectares; and iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015). 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013. * "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions. IRREPLACEABLE HABITAT If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990 If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation

	to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted: i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.
3	**Great Crested Newts** Any trenches left overnight should be covered or provided with ramps to prevent Great Crested Newts from becoming trapped. o Any building material should be stored in pallets or on an area of hardstanding to discourage Great Crested Newts from using them as shelter. o Any demolition materials should be stored in skips or similar containers rather than in piles on the ground and should be removed from the site each day where possible.

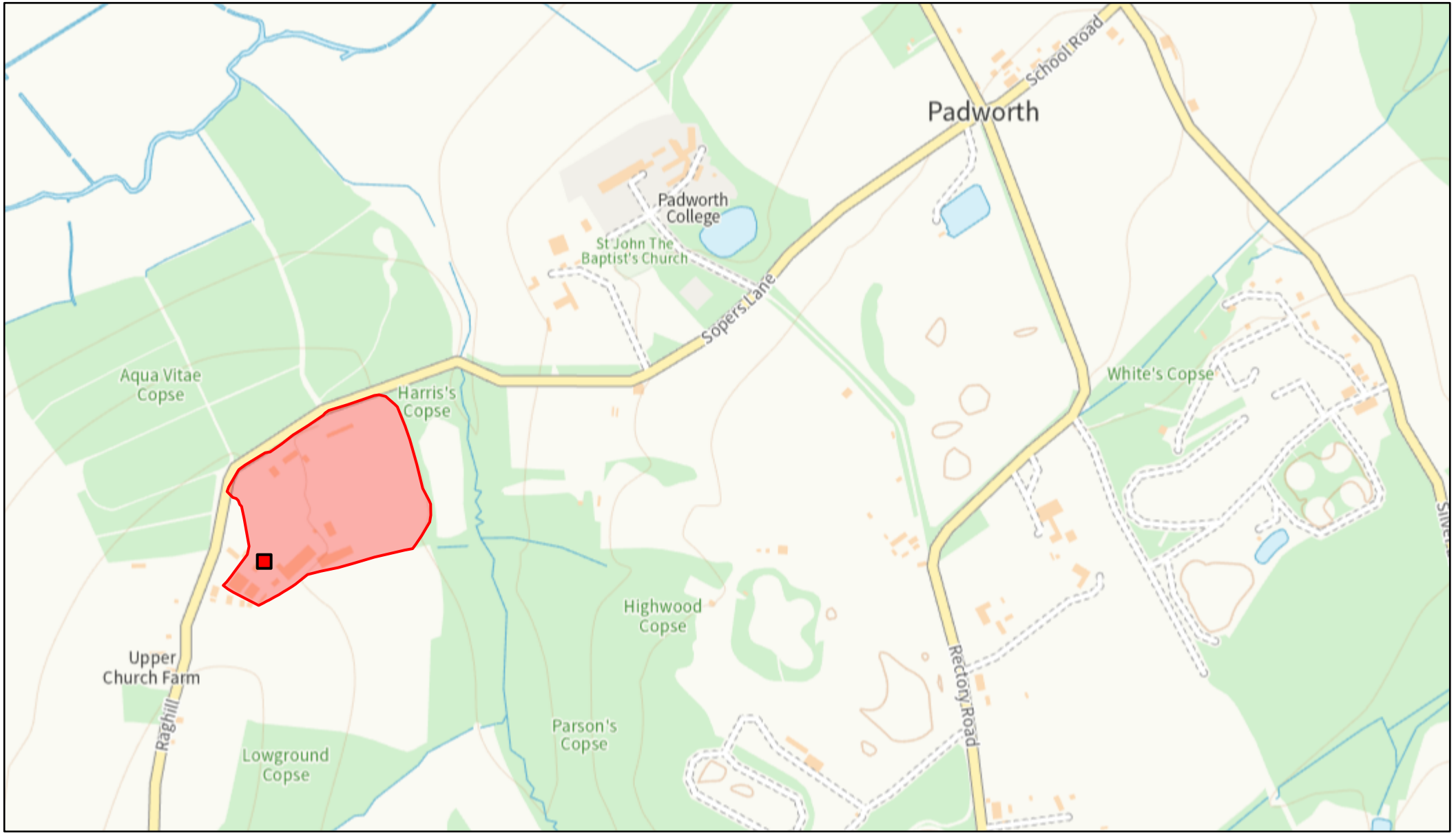
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EXISTING VEHICULAR ENTRANCE
DRIVE
TO ALDERMASTON
OWNERS BELOW
YARD STORAGE EXISTING ROAD
TO RAMSDORTH - BATH ROAD
A
OWNERS DWELLING
EXISTING TIMBER STORAGE.
TREE BANK
BOUNDARY
TREE BANK
BOUNDARY
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25/01915/FULMAJ – Padworth Saw Mills, Rag Hill, Aldermaston, RG7 4NU



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West Berkshire Council
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Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 2nd September 2026 at 6.30pm

At Council Chamber, Council Offices, Market Street, Newbury, RG14 5LD

&

And via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*

25/01915/FULMAJ
Padworth Saw Mills
Rag Hill
Aldermaston
Reading
RG7 4NU

Location Plan

Site Address: **Padworth Saw Mills, Rag Hill, Aldermaston, Reading, RG7 4NU**

PlanningPortal

Date Produced: **20-Aug-2025**

Scale: **1:2500 @A4**



0 100

Metres

Planning Portal Reference: **PP-14266182v1**

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NOTES

Drawings for sketch purposes only and not for construction.



Pre-Existing Hardstanding

Vegetation

Dirt Mounds

Open air storage

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USL Architects.

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HA6 1NW

usl@uslarchitects.co.uk

Job No.	Job	Drawing	Drawing No.	Revision
2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	PRE-EXISTING SITE PLAN	PSM/PE/100	
Date			Drn: NT / Chk: BK	
29/07/2025				

N

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PAPER SIZE: A3 SCALE 1:1250

NOTES

Drawings for sketch purposes only and not for construction.



- Pre-Existing Hardstanding
- Vegetation
- Entrance gate
- Existing Hardstanding
- Existing metal fence and/or gabion wall (without planning permission)
- Existing buildings - (Without Planning Permission)
- Open air storage
- Isolated Metal Railing Fence
- Low rise metal traffic barrier

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Job No.	Job	Drawing	Drawing No.	Revision
2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	EXISTING SITE PLAN	PSM/EX/100	REV A
Date			Drn: NT / Chk: BK	
12/09/2025				

N

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

PAPER SIZE: A3 SCALE 1:1250

NOTES

Drawings for sketch purposes only and not for construction.



- Pre-Existing Hardstanding
- Vegetation
- Entrance gate
- Existing Hardstanding
- Existing metal fence & gabion wall (without planning permission)
- Existing buildings - (Without Planning Permission) Existing Office building (not part of this application, separate application to follow/building to be removed)
- Proposed Hardstanding
- Proposed metal fence
- Open air storage
- Isolated Metal Railing Fence
- Low rise metal traffic barrier
- Proposed soft landscaping

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Job No.	Job	Drawing	Drawing No.	Revision
2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	PROPOSED SITE PLAN	PSM/PL/100	REV A
Date: 12/09/2025			Drn: NT / Chk: BK	

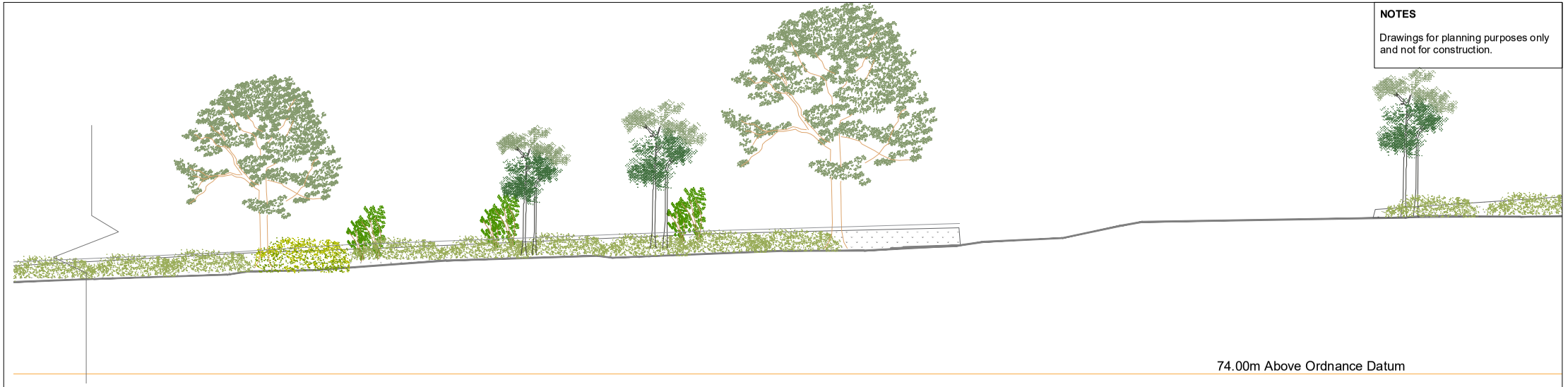
N

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

PAPER SIZE: A3 SCALE 1:1250

NOTES

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KEYPLAN



PADWORTH SAW MILLS

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PLANNING

Job No	Date	Drawing
PSM/2025	29/07/2025	PRE-EXISTING ELEVATION - FENCE
Drn	**Chk**	**Drawing Number**
NT	BK	PSM/PE/300

Rev number	Rev date	Revision detail

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SCALE :	1:100@ A1 1:200@ A3

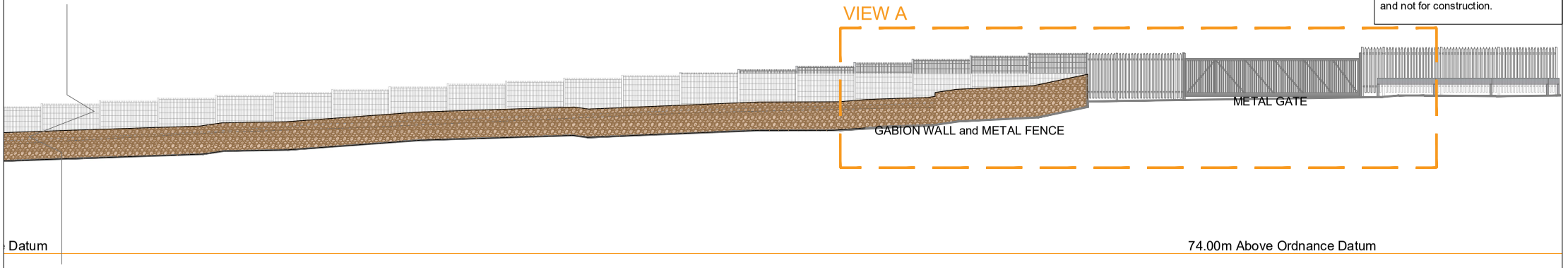
SCALE 1:100 @ A1 SCALE 1:200 @ A3

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NOTES

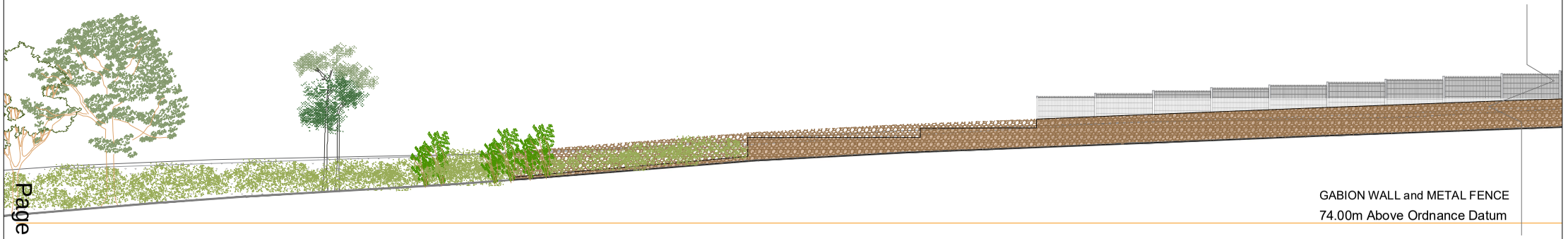
Drawings for planning purposes only and not for construction.

VIEW A



Datum

74.00m Above Ordnance Datum

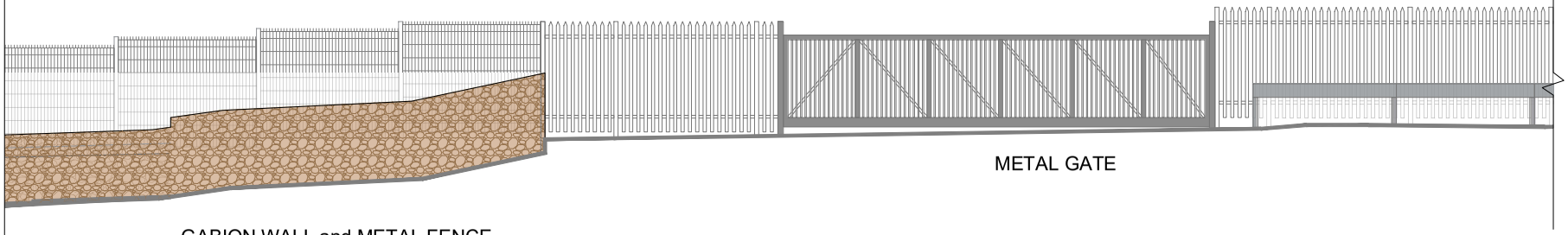


GABION WALL and METAL FENCE

74.00m Above Ordnance Datum

VIEW A

SCALE 1:50

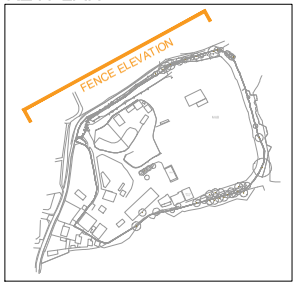


METAL GATE

GABION WALL and METAL FENCE

74.00m Above Ordnance Datum

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PLANNING

Job No	Date	Drawing
PSM/2025	29/07/2025	EXISTING ELEVATION - FENCE
Drn	**Chk**	**Drawing Number**
NT	BK	PSM/EX/300

Rev number	Rev date	Revision detail

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SCALE :	1:100@ A1 1:200@ A3

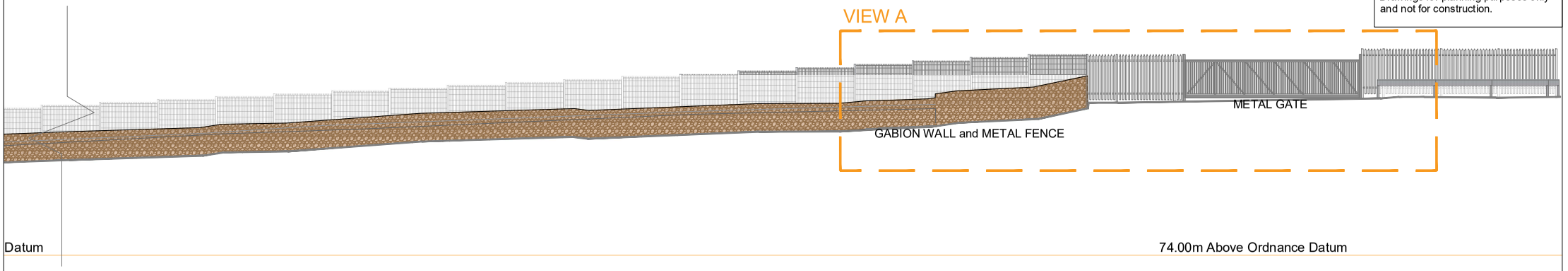
SCALE 1:100 @ A1 SCALE 1:200 @ A3

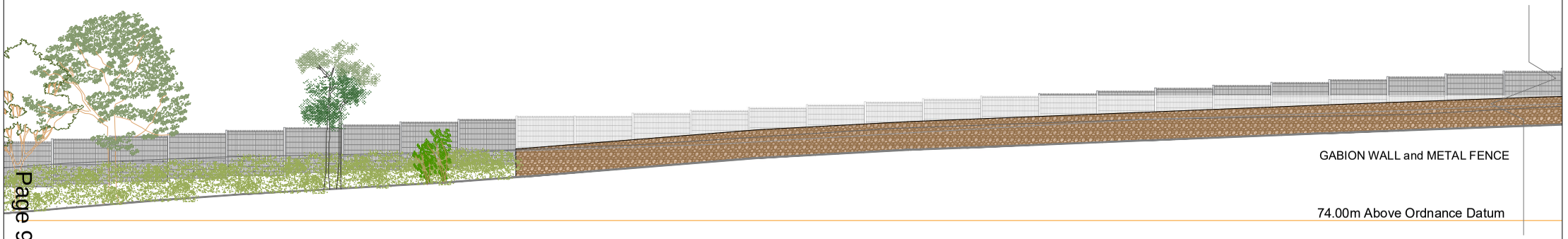
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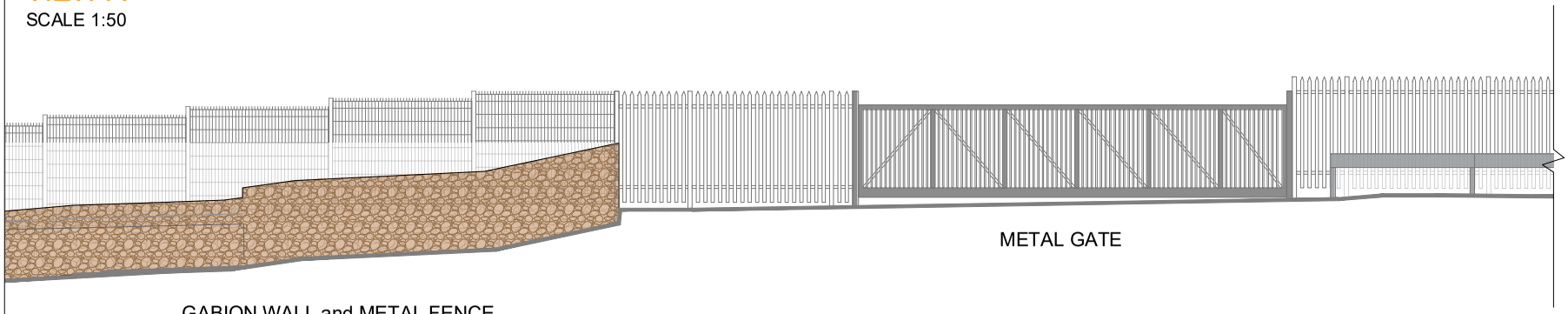
VIEW A





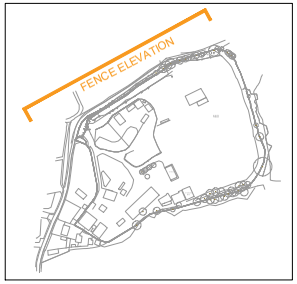
VIEW A

SCALE 1:50



74.00m Above Ordnance Datum

KEYPLAN



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RG7 4NU
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PLANNING

Job No	Date	Drawing
PSM/2025	29/07/2025	PROPOSED ELEVATION - FENCE
Drn	**Chk**	**Drawing Number**
NT	BK	PSM/PL/300

Rev number	Rev date	Revision detail

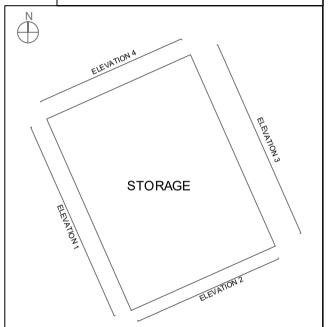
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SCALE :	1:100@ A1 1:200@ A3

SCALE 1:100 @ A1 SCALE 1:200 @ A3

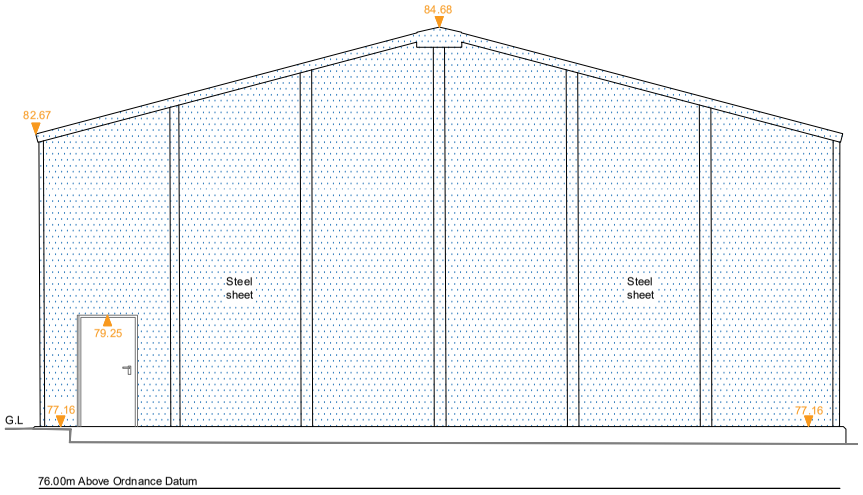
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NOTES

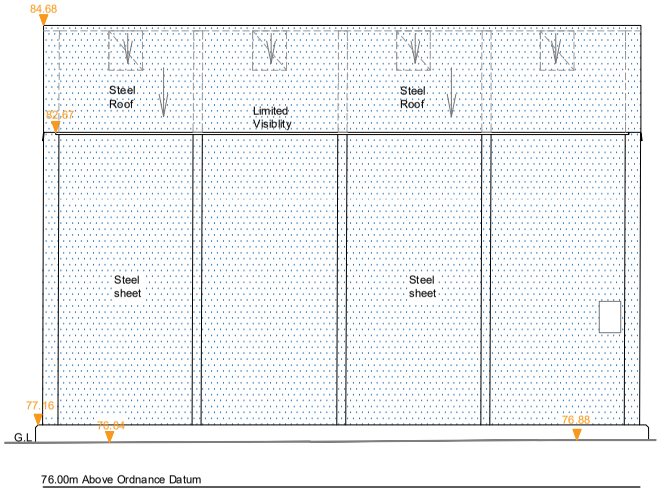
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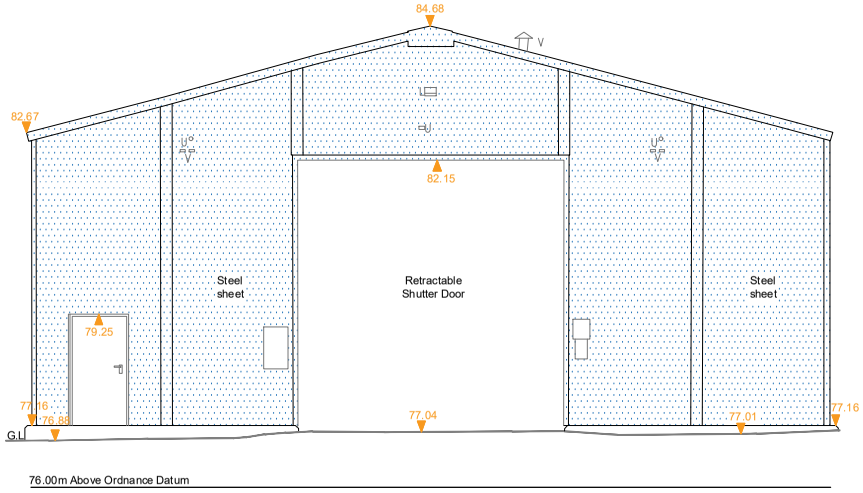
ELEVATION KEY PLAN



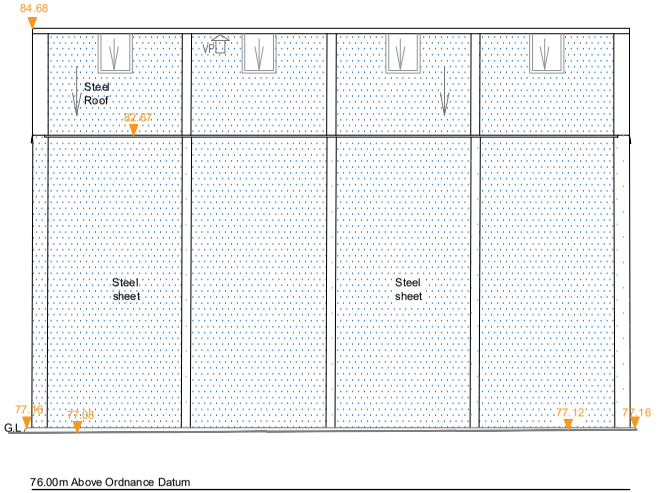
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

BLUE COLOR STEEL SHEET

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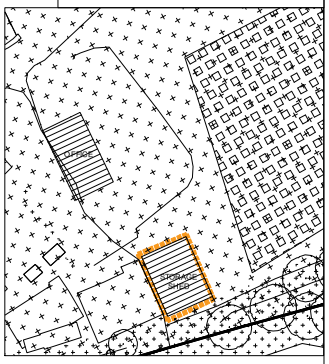
Job No.	Job	Drawing	Drawing No.	Revision
2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	EXISTING ELEVATIONS - STORAGE SHED	PSM/EX/203	
Date			Drn: NT / Chk: BK	
22/04/2025				

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

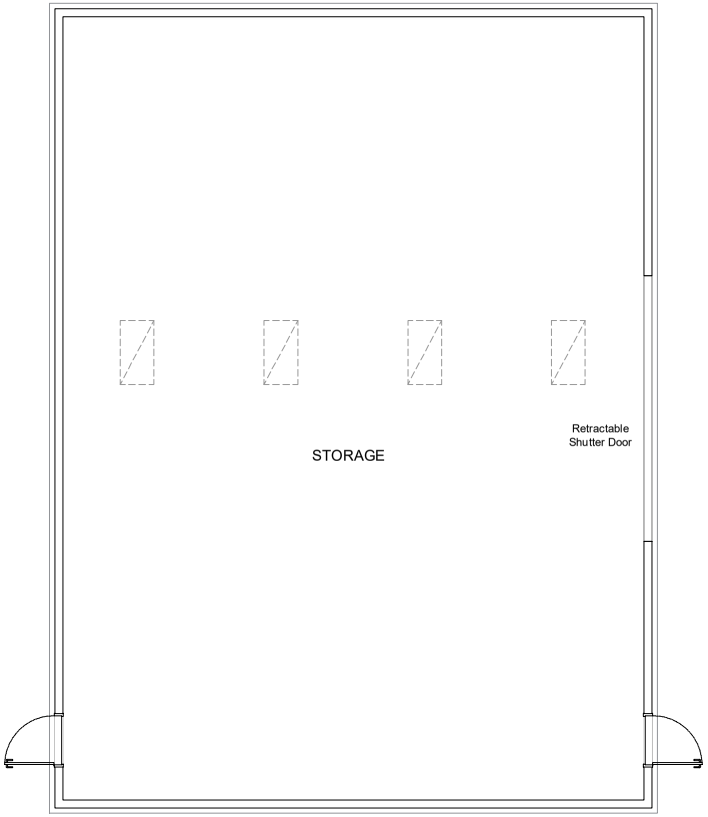
PAPER SIZE: A3 SCALE 1:100

NOTES

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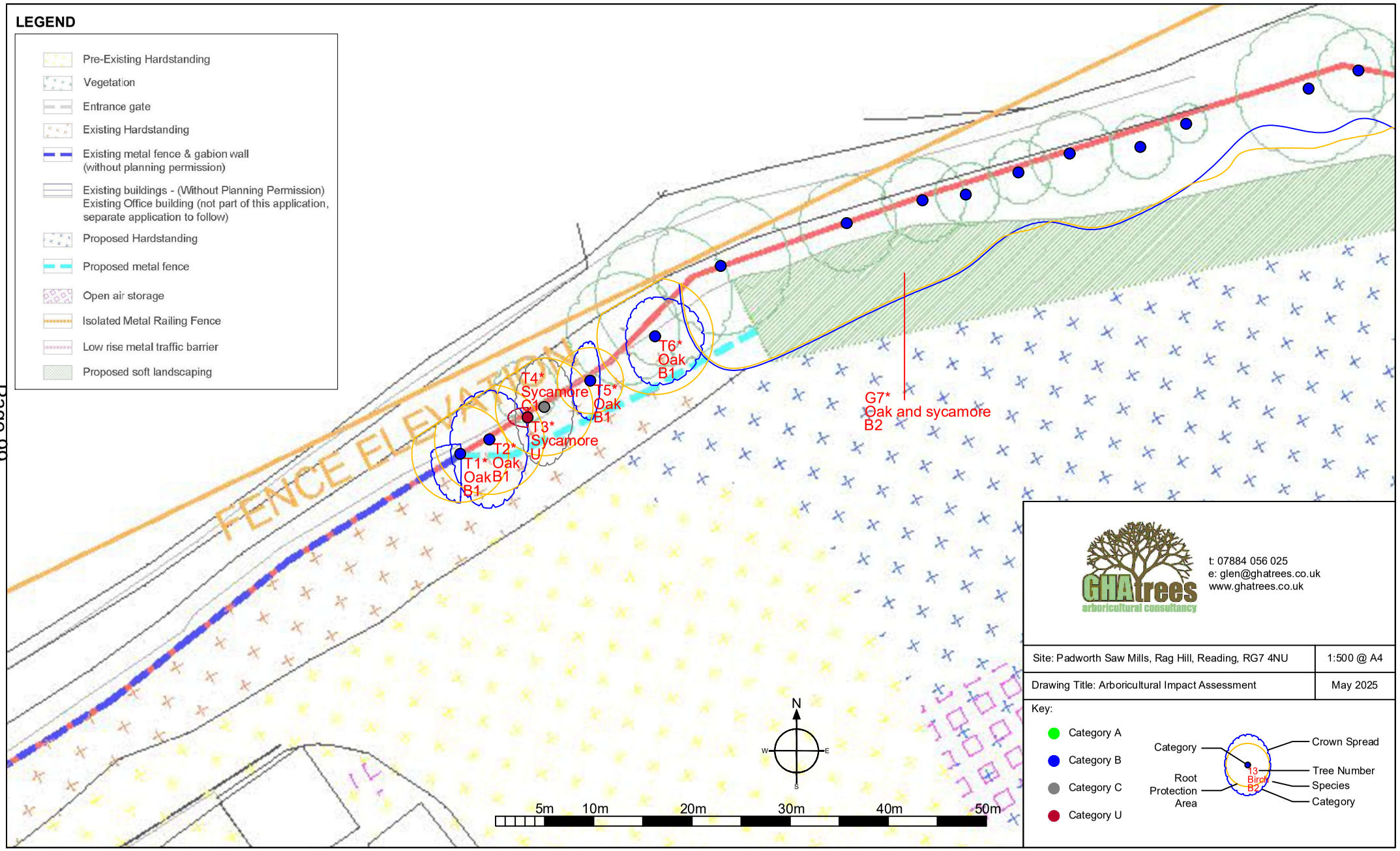
usl@uslarchitects.co.uk

Job No.	Job	Drawing	Drawing No.	Revision
2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	EXISTING FLOOR PLANS - STORAGE SHED	PSM/EX/202	
Date			Drn: NT / Chk: BK	
22/04/2025				

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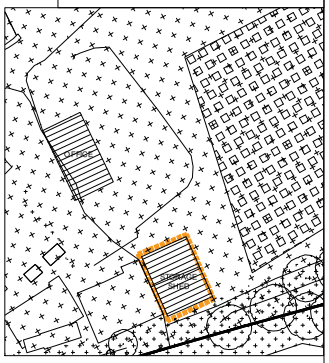
PAPER SIZE: A3 SCALE 1:100


LEGEND
Pre-Existing Hardstanding
Vegetation
Entrance gate
Existing Hardstanding
Existing metal fence & gabion wall (without planning permission)
Existing buildings - (Without Planning Permission) Existing Office building (not part of this application, separate application to follow)
Proposed Hardstanding
Proposed metal fence
Open air storage
Isolated Metal Railing Fence
Low rise metal traffic barrier
Proposed soft landscaping
FENCE ELEVATION 1
FENCE ELEVATION 2
G7* Oak and sycamore B2
T9 Oak B1
T41 Sycamore B1
T10 Oak B1
T11 Oak B1
T12 Sycamore B1
T13 Oak B1
T14 Oak B1
(Existing office building not as part of this application, separate application to follow)
OFFICE
STORAGE SHED
N
5m 10m 20m 30m 40m 50m
GHAtrees arboricultural consultancy
t: 07884 056 025
e: glen@ghatrees.co.uk
www.ghatrees.co.uk
Site: Padworth Saw Mills, Rag Hill, Reading, RG7 4NU
1:500 @ A1
Drawing Title: Arboricultural Impact Assessment
May 2025
Key:
Category A
Category B
Category C
Category U
Category
Root Protection Area
Crown Spread
Tree Number
Species
Category
NOTE: Tree/group numbers marked with an * have approximate locations.

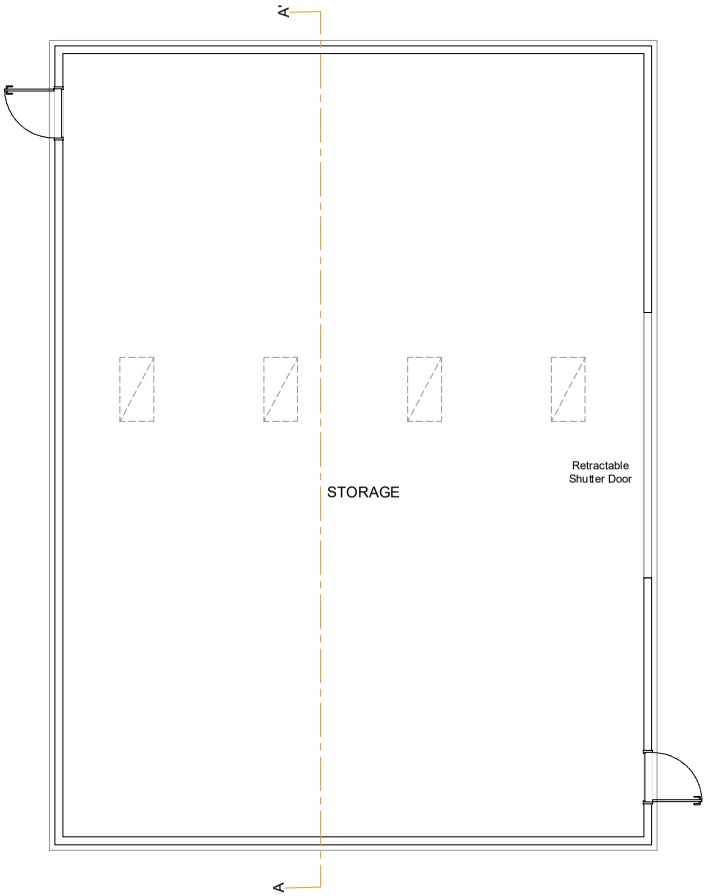

LEGEND
Pre-Existing Hardstanding
Vegetation
Entrance gate
Existing Hardstanding
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Proposed Hardstanding
Proposed metal fence
Open air storage
Isolated Metal Railing Fence
Low rise metal traffic barrier
Proposed soft landscaping
FENCE ELEVATION
T1* Oak Oak B1 B1
T2*
T3* Sycamore U
T4* Sycamore C1
T5* Oak B1
T6* Oak B1
G7* Oak and sycamore B2
N
W
E
S
5m
10m
20m
30m
40m
50m
GHAtrees
arboricultural consultancy
t: 07884 056 025
e: glen@ghatrees.co.uk
www.ghatrees.co.uk
Site: Padworth Saw Mills, Rag Hill, Reading, RG7 4NU
1:500 @ A4
Drawing Title: Arboricultural Impact Assessment
May 2025
Key:
Category A
Category B
Category C
Category U
Category
Root Protection Area
13 Birch B2
Crown Spread
Tree Number
Species
Category

NOTES

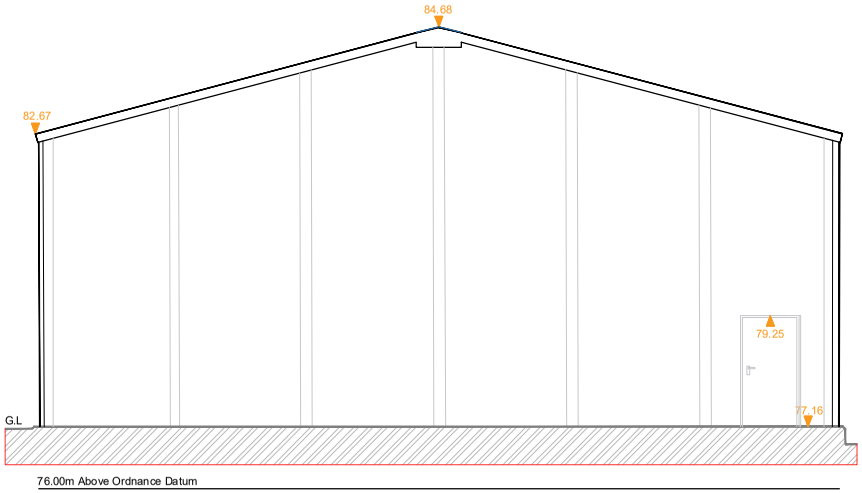
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KEYPLAN



EXISTING FLOOR PLAN



EXISTING SECTION AA'

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2025/ PSM	**PADWORTH SAW MILLS** Aldermaston Reading RG7 4NU	EXISTING FLOOR PLAN AND SECTION - STORAGE SHED	PSM/EX/202	REV A
Date			Drn: NT / Chk: BK	
12/09/2025				

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

PAPER SIZE: A3 SCALE 1:100