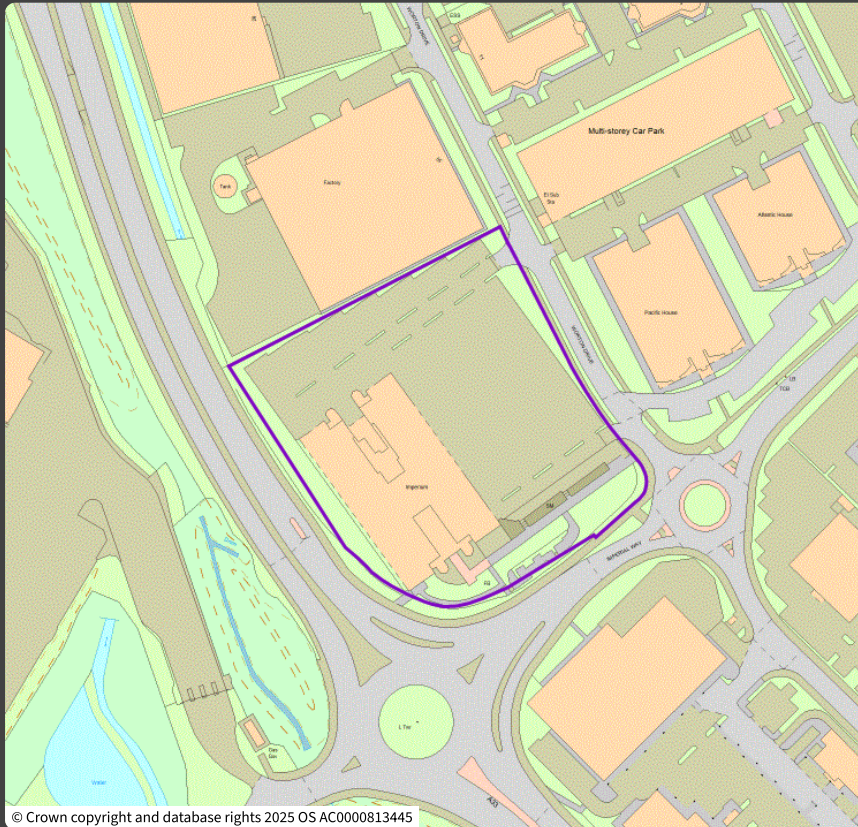


Sample Site, Sample Street, SAMPLE TOWN, XX1 1XX, England

Site area: 14842 m²



Planning applications

[Page 2](#)

59
submitted since 1997

Planning Applications

Large	9 within 1km
Medium	22 within 250m
Small	14 within 250m
Unclassified	0 within 250m
Alterations and minor new builds	14 within 100m

Planning constraints and strategies

Local authority planning strategies	Page 3	Identified
Planning constraints	Page 4	Not Identified

If you need any help with this report,
please contact our customer support team.

helpdesk@landmark.co.uk
 03300 366 619

Planning Applications

59 Applications found

Planning applications






We have identified planning application records at or near the site.

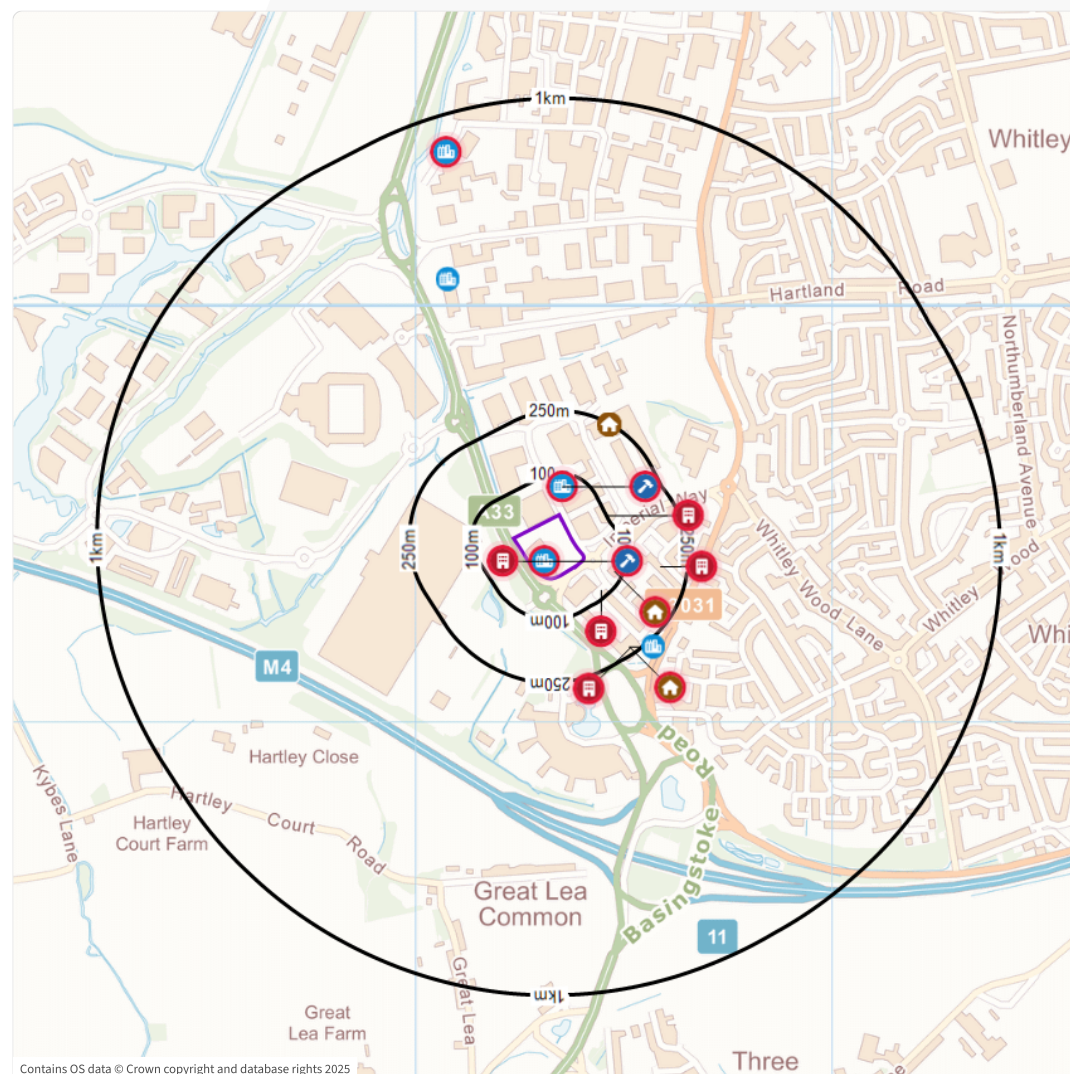
Recommendations

- Information about each identified planning application, along with a link to the full application on the Local Authority website, can be found in the Data Section.
- If nearby planning applications are of particular importance to you, we always recommend visiting the local authority planning portal, so you can see all the applications in your area.

Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the site. We do not guarantee that all applications will be shown in this report.

Planning applications found	On Site	0-100m	100-250m	250-500m	500-1000m
Multiple features present					
 Large	1	4	1	0	3
 Medium	2	11	9	n/a	n/a
 Small	0	2	12	n/a	n/a
 Unclassified	0	0	0	n/a	n/a
 Alterations and minor new builds	9	5	n/a	n/a	n/a



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Local authority planning strategies

Identified 

Summary

We have identified local authority planning strategy records at or near the site.

Recommendation

- 1** You can find further information about a policy or designation within the associated development plan. These can be accessed through your Local Planning Authority, and are usually available on their website.

Important note

Local authority planning strategies mean the Local Authority would be more receptive to planning applications of this nature, not that there are specific developments already planned.

Planning strategies

Category	Search buffer	Nearest	Result
Housing & Community	750m	41m E	Identified (2)
Business & Economy	750m	On-site	Identified (8)
Resources & Waste	750m	335m W	Identified (2)
Transport Infrastructure	750m	7m SW	Identified (30)
Heritage & Open Environment	750m	35m W	Identified (17)
Other sites and boundaries	750m	On-site	Identified (12)

⊘ Planning constraints



Not Identified ✓

Summary

We have not identified any records of environmental designations, pylons or masts within 250m of the site.

Recommendations

- 1 If you are considering carrying out development on this site, it would be prudent to contact the Local Planning Authority to see if there would be anything impacting this.
- 2 Visit the site to ensure there are no other features which would be of concern.

Category	Search radius	Nearest	Result
Multiple features present			
 Pylons and Masts	250m	-	Not Identified
 Environmental Designations	250m	-	Not Identified



Data appendix

This section provides information on features that inform the previous sections. **We will only show maps and detail where features have been identified.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

How to use this report	6
Understanding the data	7
Understanding local development plans	9
Planning Applications	
Large	12
Medium	14
Small	19
Unclassified	Not identified
Alterations and minor new builds	22
Local authority planning strategies	
Housing and Community	25
Business and Economy	27
Resources & Waste	29
Transport Infrastructure	31
Heritage & Open Environment	35
Other Sites and Boundaries	39
Planning constraints	Not identified

i How to use your report

We have designed this report for purchasers of commercial sites. It is intended to be run on a boundary representing the site. Any features which are present within this boundary are considered to be 'on-site'.

We have split planning information into three sections; Planning applications, Planning constraints and Local authority planning strategies. Each of these sections represents a different view of planning and its implications.

We check each project or development against your site boundary. If we find something on-site or nearby, we will display "Identified" on the front page. If we don't find anything we will display "Not identified". We will only describe issues relevant to the site in this report.

There will be maps and data for each individual development or project that has been identified, and based on the data that is relevant to your site, we have provided recommendations using our risk models.

Categories where we have found no applications will not be shown in the data section of this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Location accuracy

This shows how confidently we have been able to plot the location on a map using the application details.

- **Good** means the application has sufficient detail to identify the exact site of the application.
- **Fair** means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'.
- **Approx** means the address details only identify the road of the application.
- **Wider Area** means only the general vicinity of the site can be identified.
- **Multiple Sites** refers to development on more than one site.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the site we would recommend you use this report as a starting point for more extensive investigations.

Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Sitecheck Planning

Landmark
Information Group

1

Planning Applications

2

52 Applications found

3

Planning applications

We have identified planning application records at or near the site.

Recommendations

- Information about each identified planning application, along with a link to the full application on the Local Authority website, can be found in the Data Section.
- If nearby planning applications are of particular importance to you, we always recommend visiting the local authority planning portal, so you can see all the applications in your area.

Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the site. We do not guarantee that all applications will be shown in this report.

4

Planning applications found	On Site	0-100m	100-250m	250-500m	500-1000m
Multiple features present					
Large	1	2	2	1	4
Medium	2	7	11	n/a	n/a
Small	0	0	11	n/a	n/a
Unclassified	0	0	0	n/a	n/a
Alterations and minor new builds	8	3	n/a	n/a	n/a

5

6

1 The risk we have examined

2 The outcome that we have determined

3 Summary and any recommendations

4 Explanation of why we search this risk

5 Map displaying proximity of any issues to boundary

6 Map key identifying any risk features

Landmark Information Group // Sitecheck Planning

06

Understanding the data

Planning

There will be maps and data for each individual development or project that has been identified, and based on the data that is relevant to your property, we have provided recommendations using our risk models.

Categories where we have found no applications will not be shown in the data section of this report.

We have included planning applications captured by Barbour ABI Ltd to inform you of current or future developments that could influence your enjoyment and use of the site. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

If you would like further information about a particular planning application, please contact the relevant planning authority and quote the application reference. Alternatively, you can search for the application within the local authority's online planning database.

Planning constraints

Pylons are extracted from Ordnance Survey data in MasterMap and only show significant lines; if the pylons are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

Local authority planning strategies

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

We have used data obtained from Local Planning Authorities and organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Some of the data we gather is not mapped as the quality or scale of the source mapping means we are unable to accurately plot them. These are usually area wide policies or sites captured from general indicative diagrams. These will be shown in the tables as 'Not Mapped'; however we will provide as much information as we can gather.

Some designations may be captured from the mapping within development plans and not have an associated policy. These will be shown with 'No Associated Policy'. We provide as much information as we can gather from the mapping.

You can find further information about a policy or designation within the associated development plan. The 'Summary of Development Plans in Your Area' page will help you find the document you need.

Each section will provide details of the relevant document, policy (if applicable) and map it was captured from. The policy number will confirm where in the local authority document further detailed information is available. If, following this, you would like further clarification please contact the relevant local authority.

We have organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Key themes

Theme	Description
Housing and Community	For example, policies relating to Housing, Recreation and Education.
Business and Economy	For example, policies relating to Industry, Tourism and Retail.
Resources and Waste	For example, policies relating to Water, Energy and Minerals.
Transport Infrastructure	For example, policies relating to Roads, Rail and Public Transport
Heritage and Open Environment	For example, policies relating to Green Belt, Conservation and Historic Sites.
Other Sites	For example, policies relating to Mixed Usage Sites and Military Installations.

Understanding the data

Datasets searched

Planning applications

Post 1997 Planning Applications

Planning constraints

Pylons or Mast

Areas of Outstanding Natural Beauty

National Nature Reserves

Local Nature Reserves

Marine Nature Reserves

Sites of Special Scientific Interest

Forest Parks

National Parks

Areas of Unadopted Green Belt

Ramsar Sites

Special Areas of Conservation

Special Protection Areas

Areas of Adopted Green Belt

Environmentally Sensitive Areas

Listed Buildings

World Heritage Sites

Scheduled Monuments

Ancient Woodland

Country Parks

Nature Improvement Areas

National Scenic Areas

Local authority planning strategies

Local Development Plans

Development Plans

Understanding local development plans

Why are we including this information?

Every local authority must publish their development strategies for an area in their local development plans. There will always be a local development plan for your area, even if none of the strategies affect the location of your property. Local planning strategies may affect the type of planning applications that will be approved.

This section provides an overview of your local development plan documents. Any planning strategies that affect your site are detailed separately in the Local authority planning strategies section. If no strategies are detailed, it means that none currently apply to your site.

Which Development Plans have we searched?

This report will provide details of development plans published by Local Authorities. We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us.

Plan name	Local authority	Status	Date
Reading Local Plan	Reading Borough Council	Adopted	2019-11-04
Managing Development Local Plan	Wokingham District Council	Adopted	2014-02-21
Core Strategy	Wokingham District Council	Adopted	2010-01-29
Proposal Map	Wokingham District Council	Adopted	2014-02-21
Wokingham District Local Plan	Wokingham District Council	Adopted	2004-03-11

We will report information taken from maps within these documents if policies and designations are found within the search distances we have used for each section.

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there can be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us.

Plan name	Local authority	Status	Date
Reading - New Local Plan Policies Update	Reading Borough Council	Under Preparation	N/A
Reading - Central and Eastern Berkshire Joint Minerals and Waste Local Plan	Reading Borough Council	Adopted	N/A
Reading - Local Development Scheme	Reading Borough Council	Adopted	N/A
Berkshire Structure Plan 2001 - 2016	Reading Borough Council	Adopted	N/A
Reading - New Local Plan	Reading Borough Council	Adopted	N/A
Community Infrastructure Levy (CIL)	Reading Borough Council	Adopted	N/A
Replacement Minerals Local Plan for Berkshire	Reading Borough Council	Adopted	N/A
Neighbourhood Plan - Charvil	Wokingham District Council	Under Preparation	N/A

Understanding local development plans

Plan name	Local authority	Status	Date
Neighbourhood Plan - Arborfield and Newland with Barkham	Wokingham District Council	Adopted	N/A
Neighbourhood Plan - Finchampstead	Wokingham District Council	Adopted	N/A
Community Infrastructure Levy (CIL)	Wokingham District Council	Adopted	N/A
Neighbourhood Plan - Shinfield	Wokingham District Council	Adopted	N/A
Neighbourhood Plan - St Nicholas Hurst	Wokingham District Council	Under Preparation	N/A
Neighbourhood Plan - Twyford	Wokingham District Council	Adopted	N/A
Replacement Minerals Local Plan for Berkshire	Wokingham District Council	Adopted	N/A
Wokingham - Managing Development Delivery	Wokingham District Council	Adopted	N/A
Wokingham - Core Strategy	Wokingham District Council	Adopted	N/A
Neighbourhood Plan - Sonning	Wokingham District Council	Under Preparation	N/A

Plan name	Local authority	Status	Date
Berkshire Structure Plan 2001 - 2016	Wokingham District Council	Adopted	N/A
Wokingham - Local Development Scheme	Wokingham District Council	Adopted	N/A
Neighbourhood Plan - Ruscombe	Wokingham District Council	Adopted	N/A
Wokingham - Central and Eastern Berkshire Joint Minerals and Waste Local Plan	Wokingham District Council	Adopted	N/A
Community Infrastructure Levy (CIL)	Wokingham District Council	Pre Preparation	N/A
Neighbourhood Plan - Swallowfield	Wokingham District Council	Under Preparation	N/A
Wokingham - Local Plan Update	Wokingham District Council	Under Preparation	N/A
Neighbourhood Plan - Remenham	Wokingham District Council	On Hold	N/A
Neighbourhood Plan - Wokingham Without	Wokingham District Council	Under Preparation	N/A

If a document appears on this list it does not necessarily mean that your site is directly affected by the plan, but that your site is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

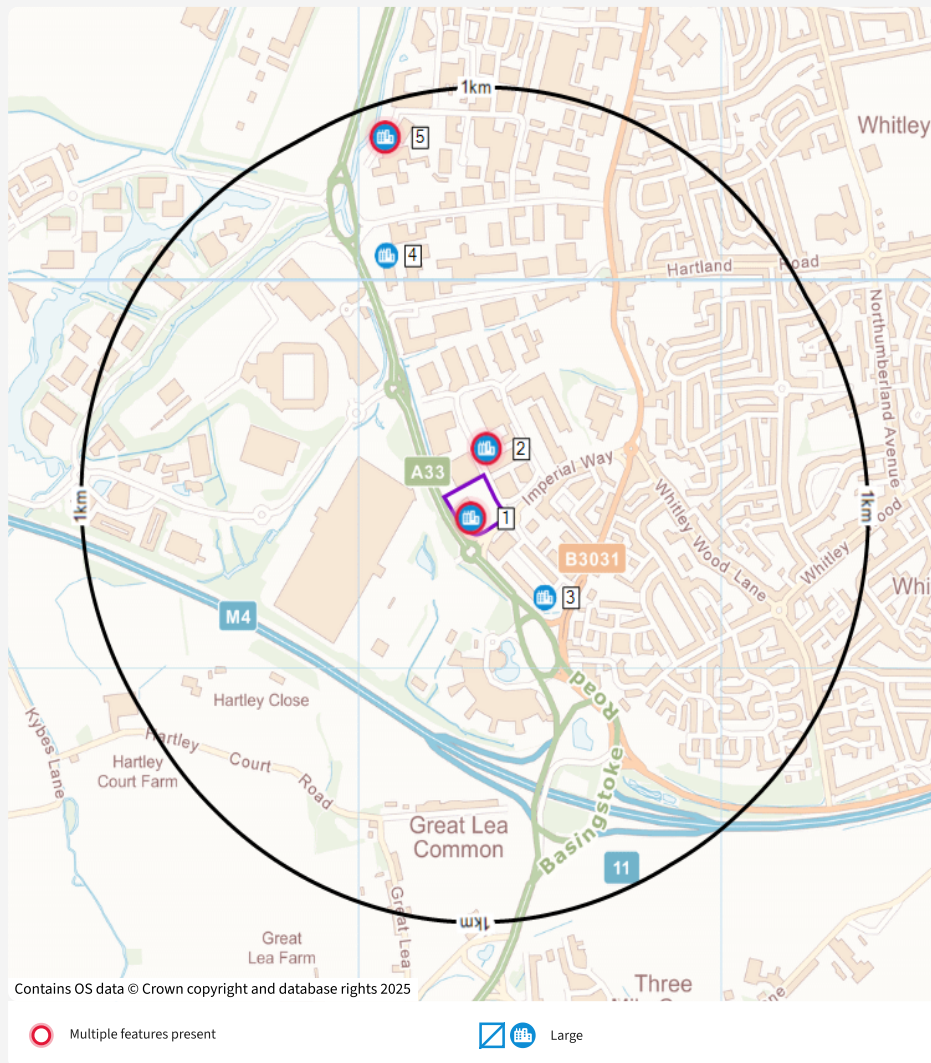
Understanding local development plans

Where can you find these plans?

A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Reading Borough Council	Local Authority Website
Environment Agency	
South East Regional Assembly	
Department for Levelling Up, Housing & Communities	
Wokingham District Council	Local Authority Website
South East Regional Assembly	

Large applications



The records below show applications within 1000m for new residential developments of over 50 dwellings recorded within a single application, and non-residential planning applications larger than 1500sqm.

Commercial (industrial, office, retail)

ID	Details	Distance	Reference	Contact
----	---------	----------	-----------	---------

Imperium Building Imperial Way, Worton Reading Berkshire RG2 0TD

1	Application date: 2018-08-28 Location accuracy: Good Site area: 16000 Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	181518	2
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Unit 30 Worton Grange Reading Berkshire RG2 0SB

1	Application date: 2024-04-30 Location accuracy: Good Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	36m N	Not Supplied	2
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UNIT 30 WORTON DRIVE READING READING RG2 0TG

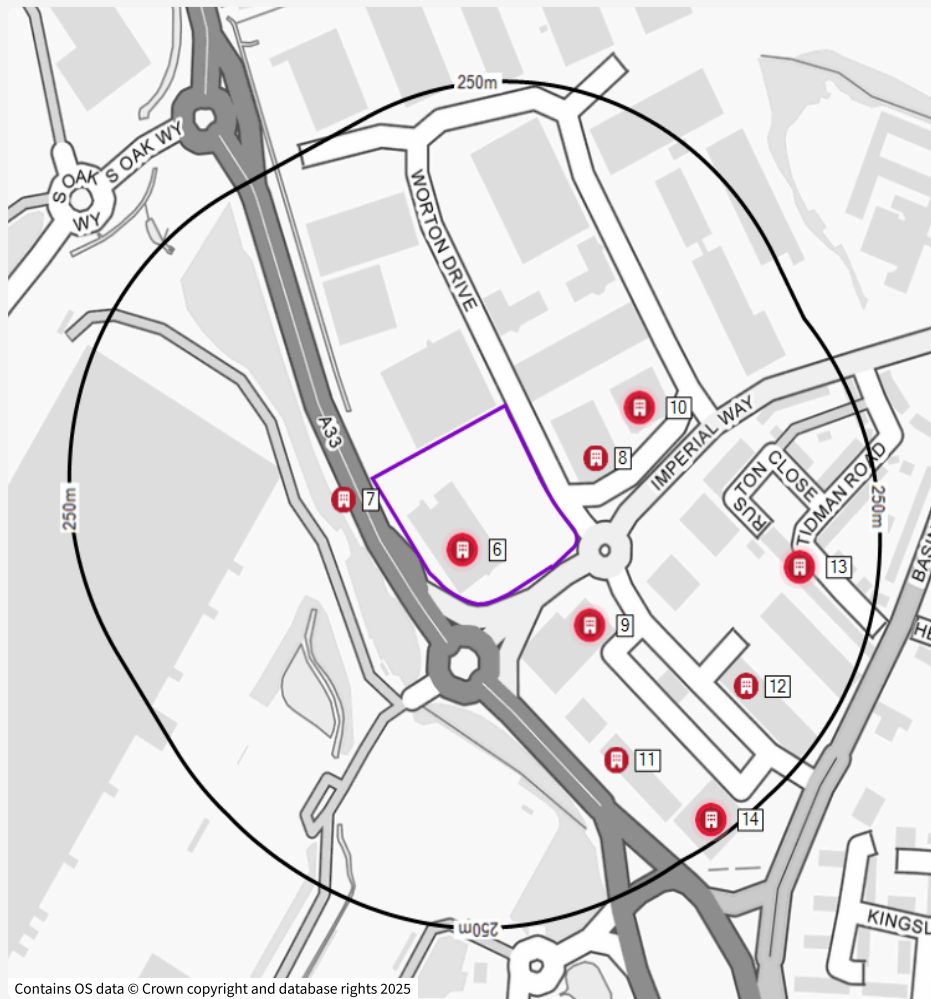
1	Application date: 2024-06-30 Location accuracy: Good Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	37m N	Not Supplied	2
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Large applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
3-5 WORTON DRIVE READING READING RG2 0TG				
2	Application date: 2022-01-07 Location accuracy: Good Site area: 9790 Status: Detail Approval Type: Extension Description: N/A	68m N	220017 	2
Atlantic House Imperial Way Reading Berkshire RG				
2	Application date: 2019-05-28 Location accuracy: Good Site area: 100 Status: Detail Approval Type: Alteration or Conversion Description: N/A	98m NE	190856	2
Unit 6 Proctor End South Reading Reading RG2 0GG				
3	Application date: 2019-06-24 Location accuracy: Good Site area: 2900 Status: Detail Approval Type: Alteration or Conversion Description: N/A	232m SE	190890 	2

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
40 Bennet Road Reading Berkshire RG2 0QX				
4	Application date: 2024-02-20 Location accuracy: Good Site area: 7471 Status: Detail Approval Type: Extension Description: N/A	625m N	231607	2
Smallmead Road (Unit 2) Reading Berkshire RG2 0QS				
5	Application date: 2019-03-31 Location accuracy: Approx Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	912m N	Not Supplied	2
Smallmead Road (Units 1 & 2) Reading Berkshire RG2 0QS				
5	Application date: 2019-03-31 Location accuracy: Approx Site area: Status: Not Supplied Type: New Build Description: N/A	913m N	Not Supplied	2

Medium applications



The records below show applications within 250m for new residential developments of 10-50 dwellings recorded within a single application, and non-residential planning applications between 250sqm and 1500sqm in size.

Commercial (industrial, office, retail)




ID	Details	Distance	Reference	Contact
Imperium Imperial Way Reading RG2 0TD				
6	Application date: 2021-07-31 Location accuracy: Good Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	0m N	Not Supplied	2
6	Application date: 2021-07-31 Location accuracy: Good Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	0m N	Not Supplied	2
Adj Tesco Distribution Centre Imperial Way Berkshire RG2 0RS				
7	Application date: 2019-05-08 Location accuracy: Good Site area: Status: Withdrawn Type: New Build Description: N/A	29m W	190754	2




Medium applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
PACIFIC HOUSE IMPERIAL WAY READING READING RG2 0TD				
8	Application date: 2024-06-30 Location accuracy: Good Site area: Status: Not Supplied Type: Refurbishment or Repair Description: N/A	48m NE	Not Supplied	2
Unit 1 Proctor End North Reading Reading RG2 0GG				
9	Application date: 2019-02-26 Location accuracy: Good Site area: 1400 Status: Detail Approval Type: Extension Description: N/A	55m SE	190339	2
9	Application date: 2018-05-11 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	55m SE	180776	2




Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
UNIT 1 PROCTOR END READING READING RG2 0GG				
9	Application date: 2021-05-12 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	55m SE	210688	2
UNIT 2 PROCTOR END READING READING RG2 0GG				
9	Application date: 2021-06-18 Location accuracy: Good Site area: Status: Detail Planning Type: New Build Description: N/A	61m SE	211009	2
Unit 1, Wren Kitchen Imperial Way Berkshire RG2 0TD				
9	Application date: 2018-08-30 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	64m SE	181529	2




Medium applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Wren Kitchens Unit A, Imperial Way Reading Berkshire RG2 0TD				
9	Application date: 2018-03-13 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	66m SE	180416 	2
Proctor End North Reading Reading RG2 0BF				
9	Application date: 2018-10-08 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	84m SE	181720 	2
Atlantic House Imperial Way Reading Reading RG2 0TD				
10	Application date: 2020-02-04 Location accuracy: Good Site area: 1000 Status: Detail Approval Type: Extension Description: N/A	98m NE	200110 	2


Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Atlantic House Imperial Way Reading Berkshire RG1				
10	Application date: 2021-02-02 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	98m NE	210053 	2
Atlantic House Imperial Way Reading Berkshire RG				
10	Application date: 2019-05-28 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	102m NE	190856 	2
Premier Inn Imperial Way Berkshire RG2				
11	Application date: 2018-06-01 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	156m SE	180917 	2

Medium applications

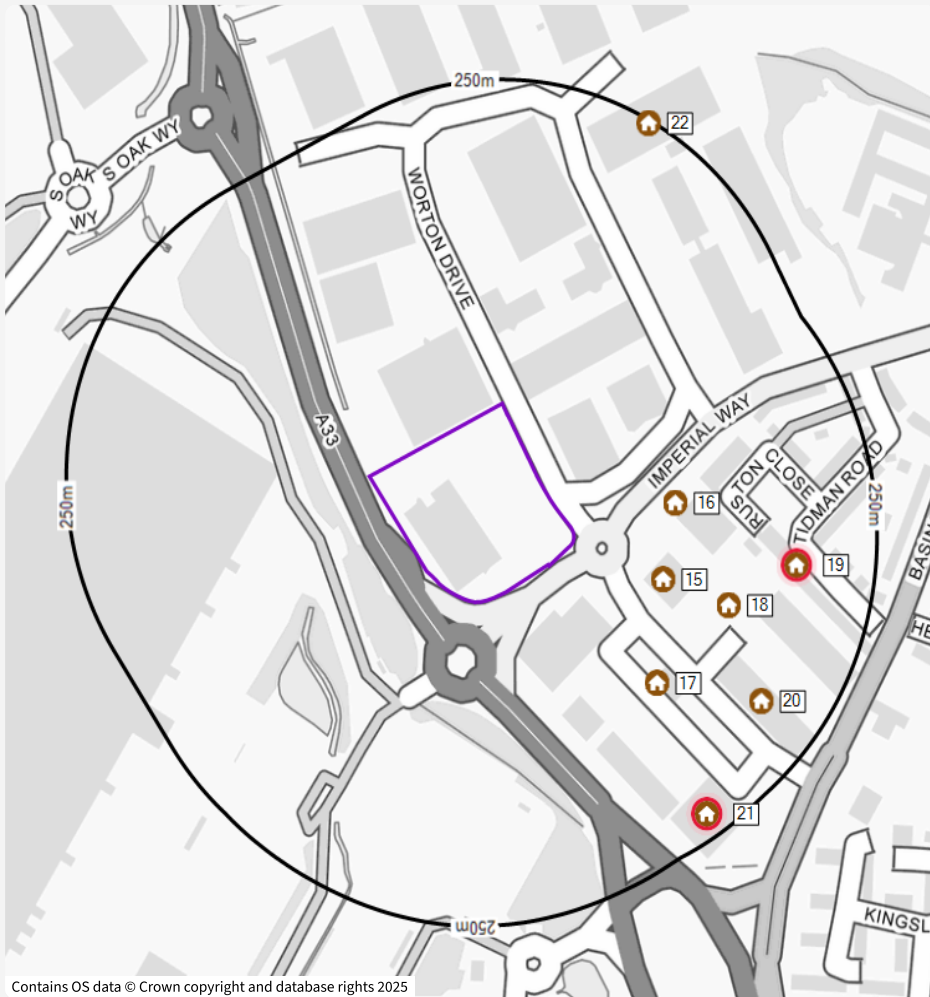
Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
UNIT 2 SENTINEL END READING READING RG2 0BF				
12	Application date: 2021-09-14 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	179m SE	211526 	2
Site of Worton Grange Imperial Way Reading Reading RG2 8TY				
13	Application date: 2018-02-09 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	180262 	2
13	Application date: 2018-10-10 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	181782 	2

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
UNIT 6 PROCTOR END READING READING RG2 0GG				
14	Application date: 2023-06-21 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	235m SE	230874 	2
14	Application date: 2022-12-20 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	235m SE	221908 	2
14	Application date: 2023-06-16 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	235m SE	230846 	2

Medium applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
UNIT 6 PROCTOR END READING READING RG2 0GG				
14	Application date: 2023-06-16 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	235m SE	230845 	2

Small applications









The records below show applications within 100m for new residential developments of up to 10 dwellings recorded within a single application, and non-residential planning applications either less than 250sqm in size or classified as minor development.

Commercial (industrial, office, retail)




ID	Details	Distance	Reference	Contact
Unit 20 Sentinel End Reading Reading RG2 0BF				
15	Application date: 2019-08-28 Location accuracy: Good Site area: Status: Detail Refusal Type: New Build Description: N/A	81m E	191408	2
Waylands Automotive Limited T/A Reading Volvo Imperial Way Berkshire RG2 0BF				
16	Application date: 2018-07-30 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	88m E	181326	2
Burger King Unit E, Worton Grange Retail Park, Imperial Way Berkshire RG				
17	Application date: 2018-07-10 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	128m SE	181168	2



Small applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Unit 12, Reading Trade City Basingstoke Road Berkshire RG2 0TA				
18	Application date: 2018-09-11 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	138m E	181604 	2
Site of Worton Grange Imperial Way Reading Reading RG2 8TY				
19	Application date: 2018-05-04 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	180611 	2
19	Application date: 2018-04-09 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	180246 	2

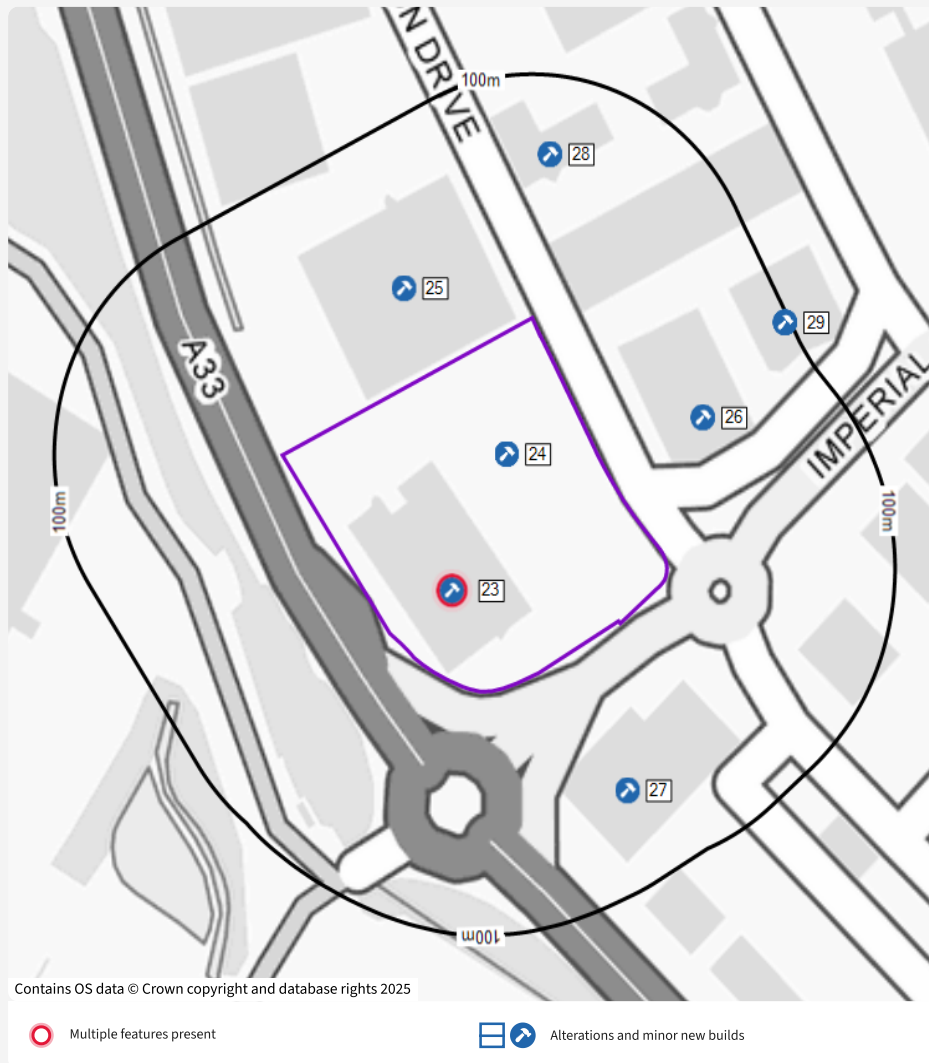
Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Site of Worton Grange Imperial Way Reading Reading RG2 8TY				
19	Application date: 2018-09-07 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	181563 	2
19	Application date: 2018-02-09 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	180161 	2
Site of Worton Grange Imperial Way Reading Reading RG2 0BF				
19	Application date: 2018-10-19 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	181817 	2

Small applications

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Site of Worton Grange Imperial Way Reading Reading RG2 0BF				
19	Application date: 2019-04-29 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	186m E	190680 	2
Unit 6 Trade City Sentinel End Berkshire RG2 0TA				
20	Application date: 2020-09-29 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	199m SE	201352 	2
Unit 6 Proctor End South Reading Reading RG2 0GG				
21	Application date: 2020-03-12 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	232m SE	200356 	2

Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Unit 6 Proctor End South Reading Reading RG2 0GG				
21	Application date: 2020-03-09 Location accuracy: Good Site area: Status: Withdrawn Type: New Build Description: N/A	232m SE	200324 	2
Unit 4 Worton Drive Reading Berkshire RG2 0TG				
22	Application date: 2022-08-09 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	248m NE	221004 	2

Alterations and minor new builds






The records below show applications within 100m for residential alterations and minor new builds.




Commercial (industrial, office, retail)				
ID	Details	Distance	Reference	Contact
Imperium Building Imperial Way, Worton Grange Reading Berkshire RG2 0TD				
23	Application date: 2017-11-24 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	172111	2
23	Application date: 2022-10-12 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	221512	2
Imperium Imperial Way Reading Berkshire RG2 0TD				
23	Application date: 2018-02-22 Location accuracy: Good Site area: Status: Detail Refusal Type: Alteration or Conversion Description: N/A	0m N	172230	2

Alterations and minor new builds

Commercial (industrial, office, retail)

ID	Details	Distance	Reference	Contact
Imperium Imperial Way Reading Berkshire RG2 0TD				
23	Application date: 2023-06-29 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	230903 	2
23	Application date: 2018-04-18 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	180655 	2
23	Application date: 2023-02-22 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	0m N	230225 	2

Commercial (industrial, office, retail)

ID	Details	Distance	Reference	Contact
IMPERIUM IMPERIAL WAY READING READING RG2 0TD				
23	Application date: 2021-08-17 Location accuracy: Good Site area: Status: Detail Planning Type: Alteration or Conversion Description: N/A	0m N	211351 	2
Reading Imperium Imperial Way Reading Berkshire RG2				
24	Application date: 2022-07-20 Location accuracy: Good Site area: Status: Withdrawn Type: Alteration or Conversion Description: N/A	0m N	221066 	2
30 Worton Drive Reading Berkshire RG2 0TD				
25	Application date: 2024-03-27 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	37m N	240392 	2

Alterations and minor new builds

Commercial (industrial, office, retail)

ID	Details	Distance	Reference	Contact
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PACIFIC HOUSE IMPERIAL WAY READING READING RG2 0TD

26	Application date: 2023-09-28 Location accuracy: Good Site area: Status: Detail Planning Type: Alteration or Conversion Description: N/A	48m NE	231220	2
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Residential

ID	Details	Distance	Reference	Contact
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Imperium Imperial Way Reading Berkshire RG2 0TD

23	Application date: 2023-06-16 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	0m N	230847	2
----	---	------	------------------------	---

Residential

ID	Details	Distance	Reference	Contact
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Unit 2 Proctor End North Reading Reading RG2 0GG

27	Application date: 2018-07-06 Location accuracy: Good Site area: Status: Detail Approval Type: Alteration or Conversion Description: N/A	62m SE	181186	2
----	--	--------	------------------------	---

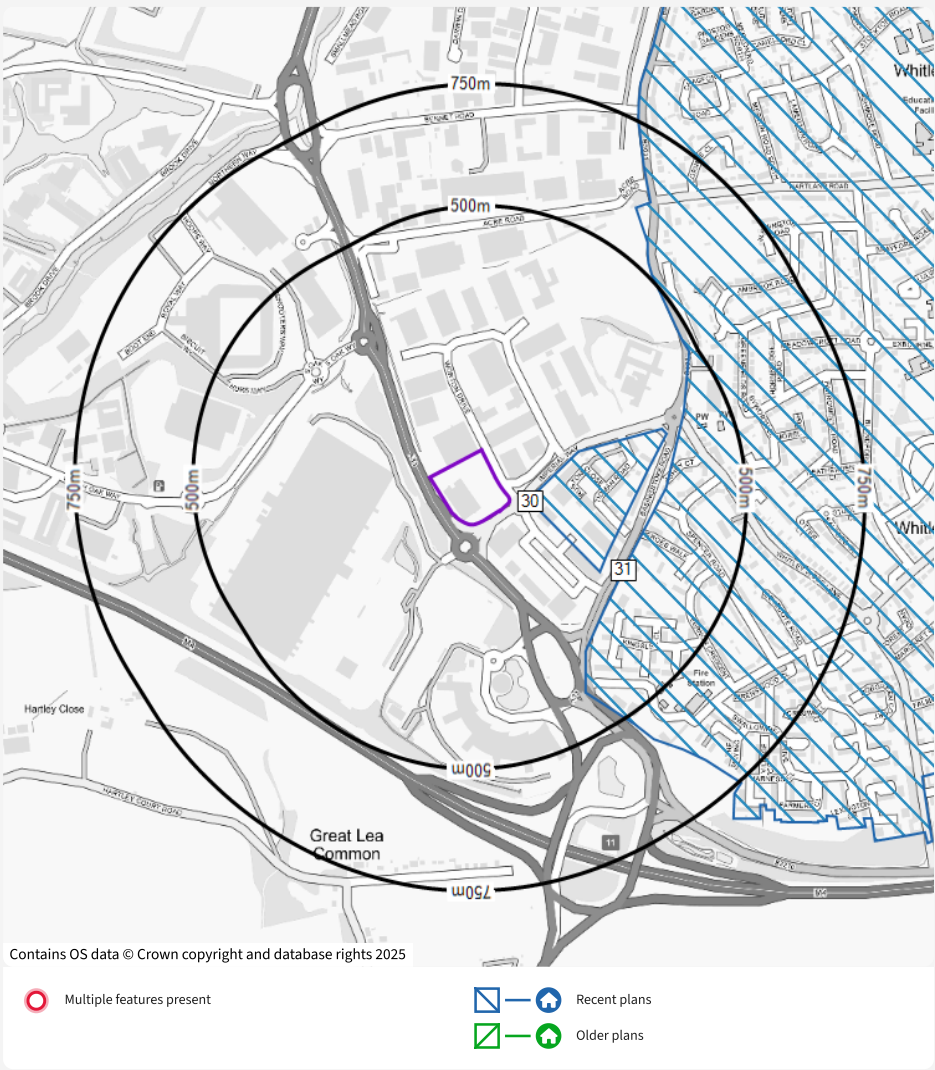
3-5 WORTON DRIVE READING READING RG2 0TG

28	Application date: 2022-12-01 Location accuracy: Good Site area: Status: Detail Planning Type: New Build Description: N/A	68m N	221794	2
----	---	-------	------------------------	---

Atlantic House Imperial Way Reading Berkshire RG1

29	Application date: 2021-01-11 Location accuracy: Good Site area: Status: Detail Approval Type: New Build Description: N/A	98m NE	210051	2
----	---	--------	------------------------	---

Local authority planning strategies: Housing and Community



The tables below provide information about the policies and designations within your area that relate to Housing and Community. For example, this could include housing developments, education and health care provision.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
30	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading
31	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading

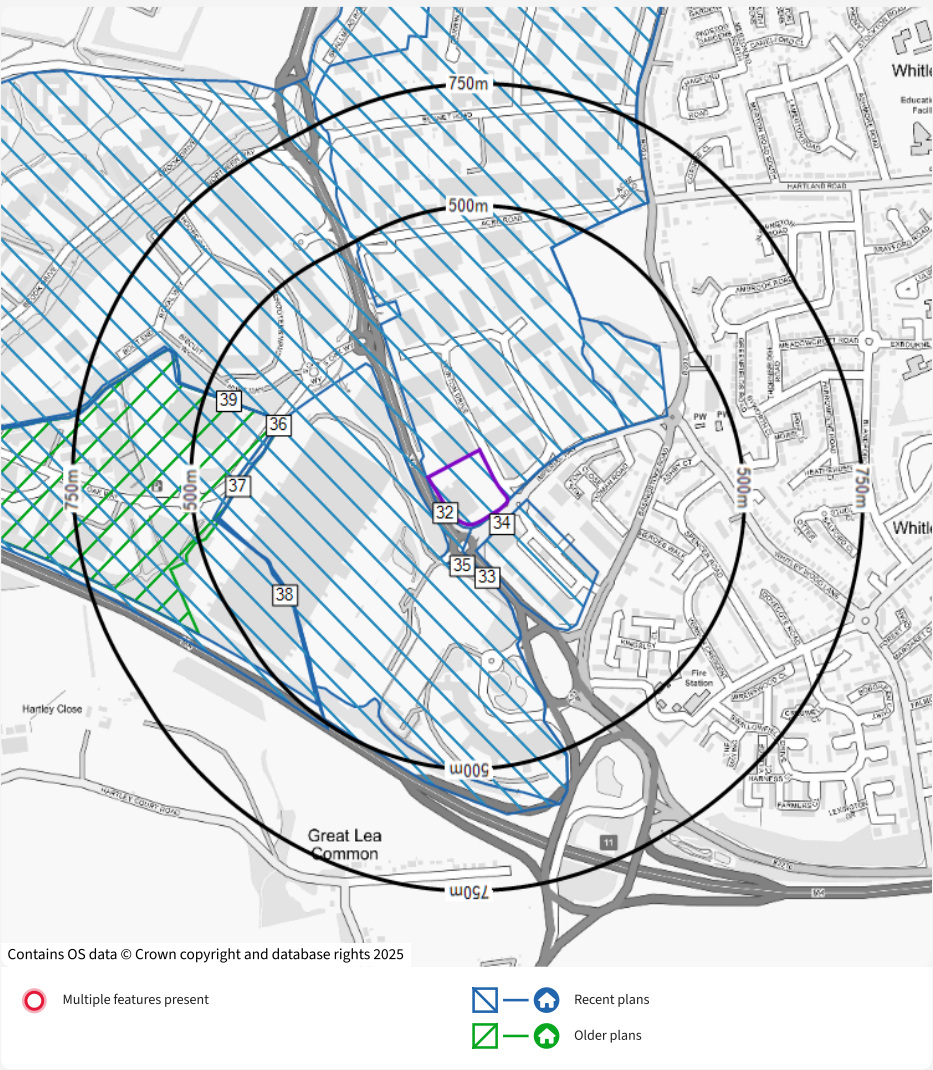
Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Local authority planning strategies: Housing and Community

Older Plans		
ID	Policy detail	Source map
No plans found		

Local authority planning strategies: Business and Economy



The tables below provide information about the policies and designations within your area that relate to business and economy. For example, this could include industry, tourism and retail.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
32	Reference:: EM2 Title:: Location Of New Employment Development Name:: Reading Local Plan Status:: Adopted	Proposal Map G
35	Reference:: EM2 Title:: Location Of New Employment Development Name:: Reading Local Plan Status:: Adopted	Proposal Map G
33	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading
34	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading

Local authority planning strategies: Business and Economy

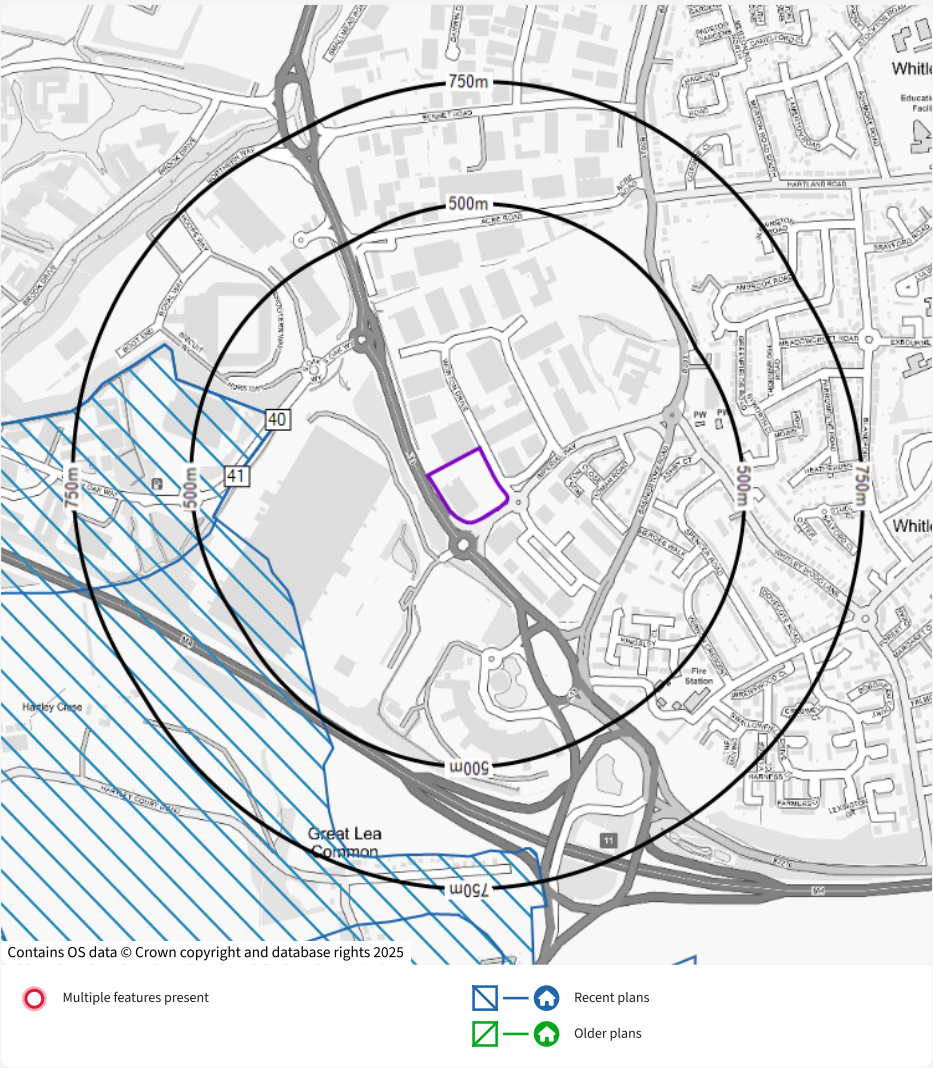
Recent plans		
ID	Policy detail	Source map
Core Strategy (2010-01-29) Adopted		
39	Reference:: CP15 Title:: Employment Development Name:: Core Strategy Status:: Adopted	Proposal Map South
38	Reference:: No associated policies Title:: Name:: Core Strategy Status:: Adopted	Key Diagram
Managing Development Local Plan (2014-02-21) Adopted		
39	Reference:: TB11 Title:: Core Employment Areas Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South

Older plans		
ID	Policy detail	Source map
Wokingham District Local Plan (2004-03-11) Adopted		
36	Reference:: WEM2 Title:: Development In Core Employment Areas Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)
37	Reference:: WEM3 Title:: Employment Development At Green Park Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)

Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Local authority planning strategies: Resources & Waste



The tables below provide information about the policies and designations within your area that relate to resources and waste. For example, this could include water, energy and minerals.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Managing Development Local Plan (2014-02-21) Adopted		
40	Reference:: TB04 Title:: Development In Vicinity Of Atomic Weapons Establishment(Awe), Burghfield Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South
Proposal Map (2014-02-21) Adopted		
41	Reference:: No associated policies Title:: Name:: Proposal Map Status:: Adopted	Proposal Map South

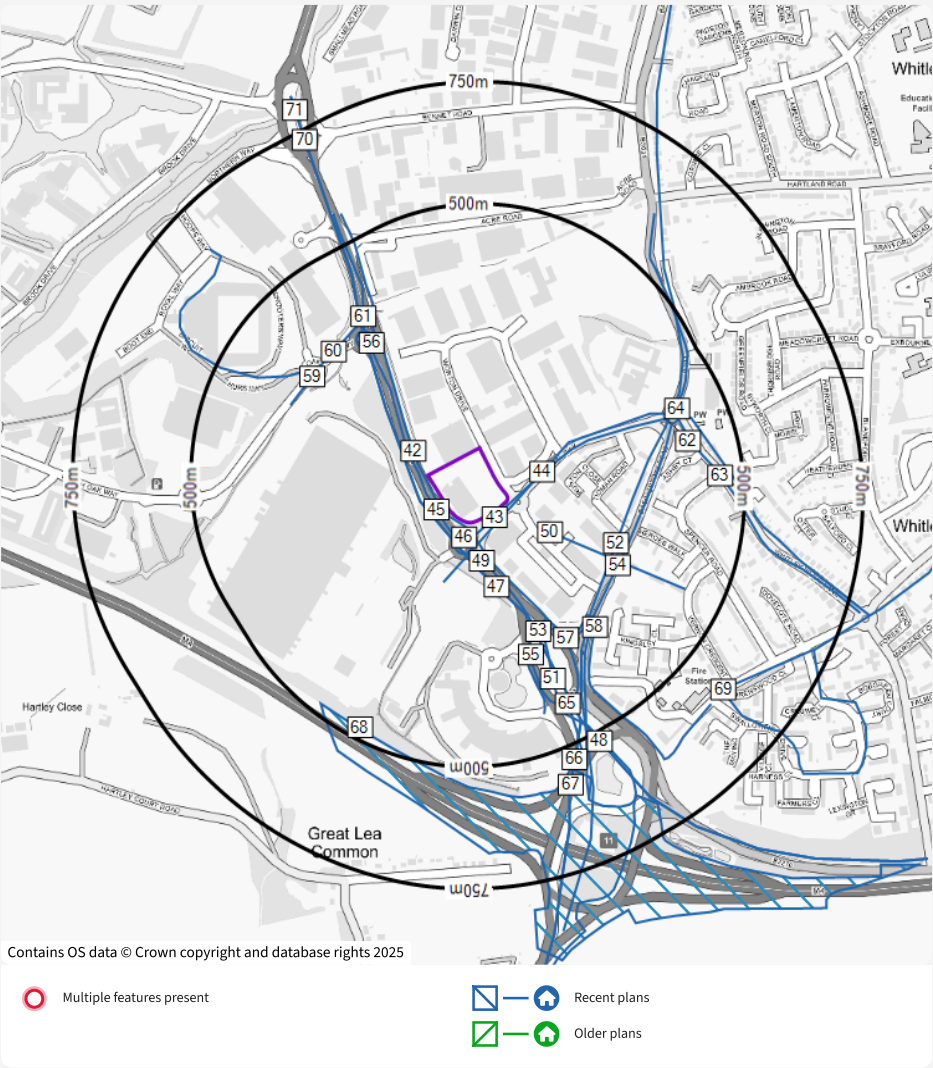
Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Local authority planning strategies: Resources & Waste

Older Plans		
ID	Policy detail	Source map
No plans found		

Local authority planning strategies: Transport Infrastructure



The tables below provide information about the policies and designations within your area that relate to Transport Infrastructure. For example, this could include roads, rail and public transport.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
42	Reference:: TR4 Title:: Cycle Routes And Facilities Name:: Reading Local Plan Status:: Adopted	Proposal Map G
43	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
45	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
46	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Local authority planning strategies: Transport Infrastructure

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
49	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
51	Reference:: TR4 Title:: Cycle Routes And Facilities Name:: Reading Local Plan Status:: Adopted	Proposal Map G
53	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
54	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
55	Reference:: TR4 Title:: Cycle Routes And Facilities Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
56	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
57	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
58	Reference:: TR4 Title:: Cycle Routes And Facilities Name:: Reading Local Plan Status:: Adopted	Proposal Map G
61	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
62	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Local authority planning strategies: Transport Infrastructure

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
63	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
64	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
65	Reference:: TR3 Title:: Access, Traffic And Highway-Related Matters Name:: Reading Local Plan Status:: Adopted	Proposal Map G
68	Reference:: TR2 Title:: Major Transport Projects Name:: Reading Local Plan Status:: Adopted	Proposal Map G
44	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
47	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
48	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
50	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading
52	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
59	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading

Local authority planning strategies: Transport Infrastructure

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
60	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
66	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
67	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
69	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading
70	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading

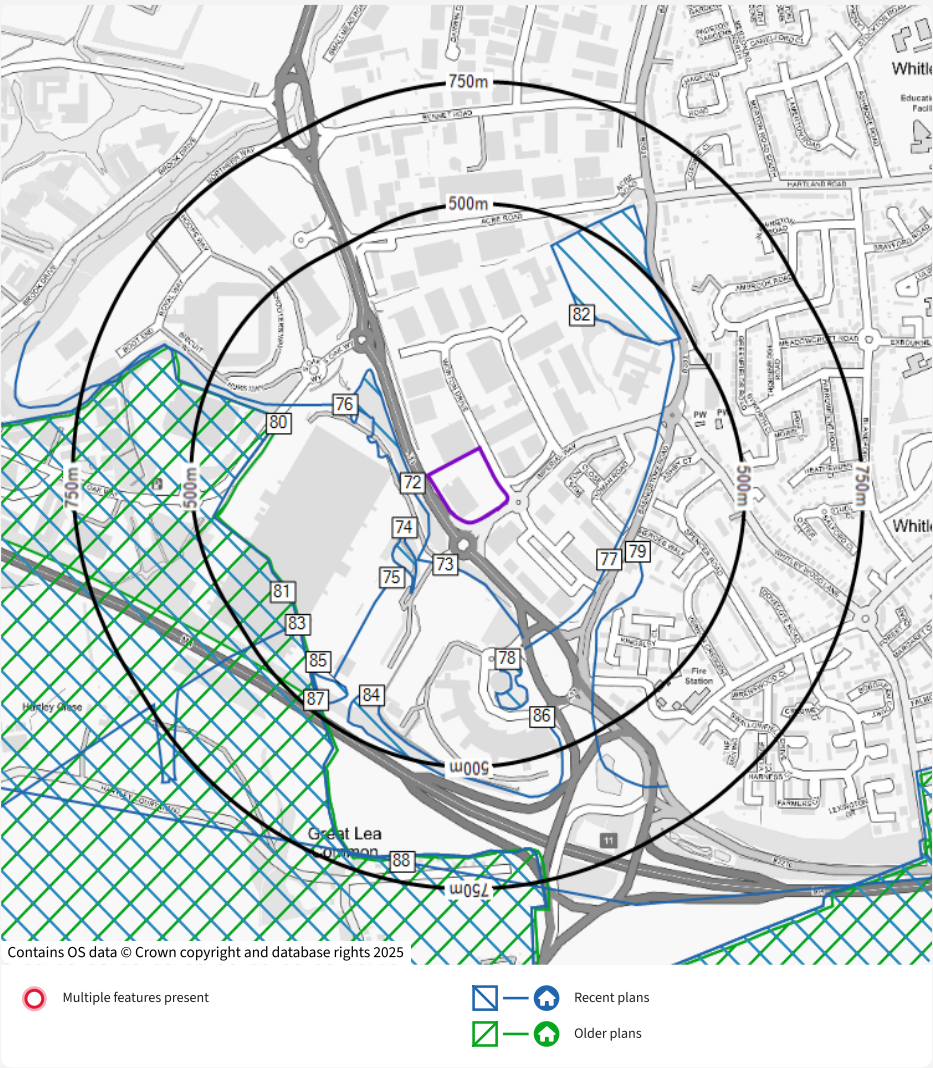
Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
71	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.8: Major Transport Schemes In Reading

Older plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Older Plans		
ID	Policy detail	Source map
No plans found		

Local authority planning strategies: Heritage & Open Environment



The tables below provide information about the policies and designations within your area that relate to Heritage and the Open environment. For example, this could include conservation areas, the Green Belt and Areas of Outstanding Natural Beauty (AONB's). Specially designated heritage areas, or areas with heritage polices, can sometimes have associated development restrictions or conditions. There can also be restrictions to development if you live near a site with an environmental designation. These restrictions can be of value to residents as they often aim to enhance and preserve the character of the area. However, if you are planning to alter or develop your site in the future it would be prudent to check any impacts.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
72	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
73	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
74	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Local authority planning strategies: Heritage & Open Environment

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
75	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
76	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
77	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
78	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
79	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
82	Reference:: EN7 Title:: Local Green Space And Public Open Space Name:: Reading Local Plan Status:: Adopted	Proposal Map G
84	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
85	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
86	Reference:: EN12 Title:: Biodiversity And The Green Network Name:: Reading Local Plan Status:: Adopted	Proposal Map G
Managing Development Local Plan (2014-02-21) Adopted		
81	Reference:: TB01 Title:: Development Within The Green Belt Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South

Local authority planning strategies: Heritage & Open Environment

Recent plans		
ID	Policy detail	Source map
Core Strategy (2010-01-29) Adopted		
81	Reference:: CP11 Title:: Proposals Outside Development Limits (Including Countryside) Name:: Core Strategy Status:: Adopted	Proposal Map South
81	Reference:: CP12 Title:: Green Belt Name:: Core Strategy Status:: Adopted	Proposal Map South
83	Reference:: CP08 Title:: Thames Basin Heaths Special Protection Area Name:: Core Strategy Status:: Adopted	Proposal Map South
88	Reference:: CP20 Title:: North Wokingham Strategic Development Location Name:: Core Strategy Status:: Adopted	Key Diagram
88	Reference:: CP19 Title:: South of the M4 Strategic Development Location Name:: Core Strategy Status:: Adopted	Key Diagram

Recent plans		
ID	Policy detail	Source map
Core Strategy (2010-01-29) Adopted		
88	Reference:: CP21 Title:: South Wokingham Strategic Development Location Name:: Core Strategy Status:: Adopted	Key Diagram
88	Reference:: CP18 Title:: Arborfield Garrison Strategic Development Location Name:: Core Strategy Status:: Adopted	Key Diagram

Older plans

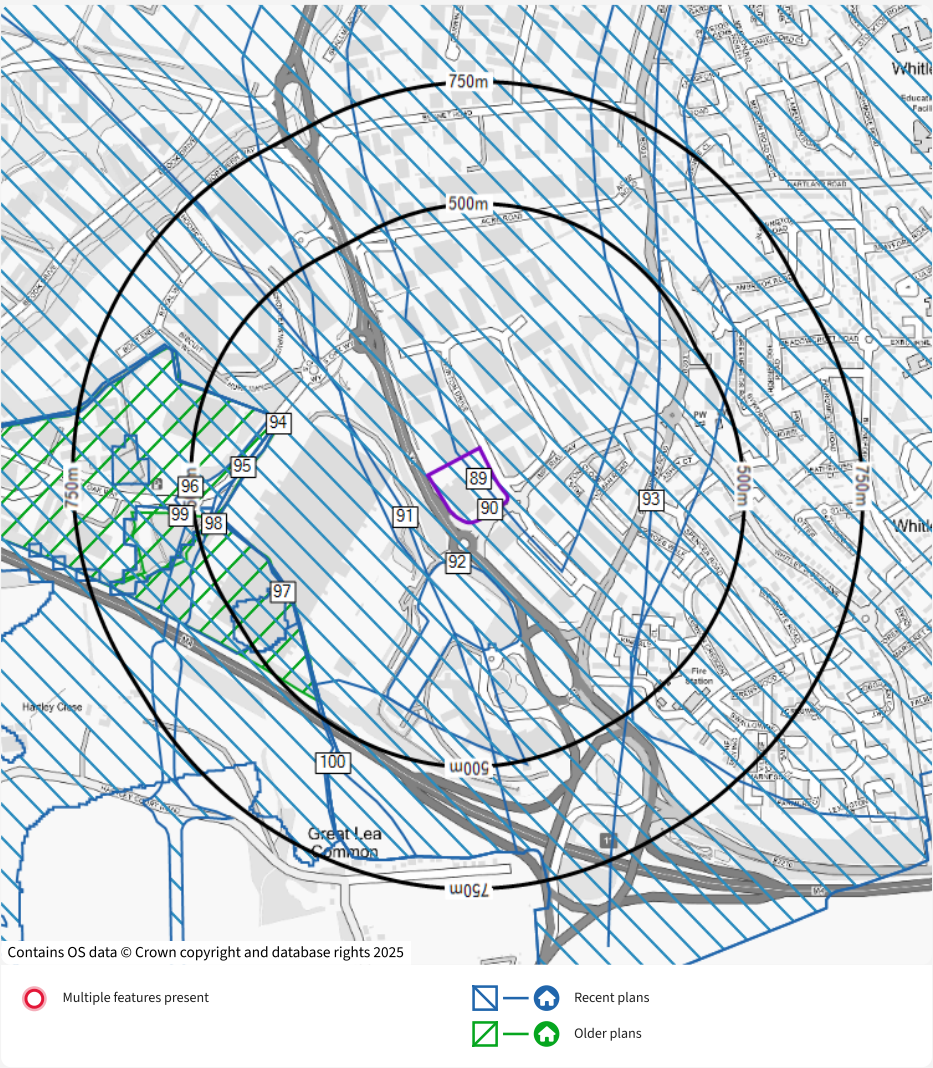
The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Older plans		
ID	Policy detail	Source map
Wokingham District Local Plan (2004-03-11) Adopted		
80	Reference:: WCC3 Title:: The Central Berkshire Forest Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)

Local authority planning strategies: Heritage & Open Environment

Older plans		
ID	Policy detail	Source map
Wokingham District Local Plan (2004-03-11) Adopted		
87	Reference:: WCC1 Title:: Development In The Countryside Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)

Local authority planning strategies: Other Sites and Boundaries



The tables below provide information about the policies and designations within your area that relate to 'Other' sites. For example, this could include mixed usage sites and military installations.

This section also provides details of any designations in your area we have captured as 'boundaries'. These are designations indicating the limits of a particular defined area. For example, a settlement boundary will generally show the area that, for the purpose of the development plan, forms a particular settlement (e.g. a town). This might be used when forming or explaining policies, e.g. policies could reference that development proposed within a settlement boundary may be preferred over development proposed outside of it.

Recent plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
89	Reference:: EN15 Title:: Air Quality Name:: Reading Local Plan Status:: Adopted	Proposal Map D
92	Reference:: SR4 Title:: Other Sites For Development In South Reading Name:: Reading Local Plan Status:: Adopted	Proposal Map G

Local authority planning strategies: Other Sites and Boundaries

Recent plans		
ID	Policy detail	Source map
Reading Local Plan (2019-11-04) Adopted		
90	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.9: AWE Burghfield Consultation Zones at 2016
91	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 4.9: AWE Burghfield Consultation Zones at 2016
93	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading
100	Reference:: No associated policies Title:: Name:: Reading Local Plan Status:: Adopted	Figure 6.1: Area Strategy for South Reading
Core Strategy (2010-01-29) Adopted		
95	Reference:: CP09 Title:: Scale And Location Of Development Proposals Name:: Core Strategy Status:: Adopted	Proposal Map South

Recent plans		
ID	Policy detail	Source map
Core Strategy (2010-01-29) Adopted		
97	Reference:: CP01 Title:: Sustainable Development Name:: Core Strategy Status:: Adopted	Proposal Map South
99	Reference:: CP01 Title:: Sustainable Development Name:: Core Strategy Status:: Adopted	Proposal Map South
Managing Development Local Plan (2014-02-21) Adopted		
95	Reference:: CC02 Title:: Development Limits Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South
96	Reference:: CC08 Title:: Safeguarding Alignments Of The Strategic Transport Network And Road Infrastructure Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South
97	Reference:: CC09 Title:: Development And Flood Risk (From All Sources) Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South

Local authority planning strategies: Other Sites and Boundaries

Recent plans

ID	Policy detail	Source map
Managing Development Local Plan (2014-02-21) Adopted		
99	Reference:: CC09 Title:: Development And Flood Risk (From All Sources) Name:: Managing Development Local Plan Status:: Adopted	Proposal Map South

Older plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Older plans

ID	Policy detail	Source map
Wokingham District Local Plan (2004-03-11) Adopted		
94	Reference:: WOS2 Title:: Housing Development Principles Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)
98	Reference:: WIC14 Title:: Development In Flood Plains Name:: Wokingham District Local Plan Status:: Adopted	Proposals Map (South)

Appendices

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Terms and conditions and copyright statement	48



Report limitations

This report has been prepared on the understanding that it is to be used for an individual commercial property transaction and should not be used or relied upon in a residential property transaction, or if development is planned at the site.

This report has assumed the property will continue in its current use and does not consider how any risks affect the potential to redevelop. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.




Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk
 customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 Reading Borough Council

Civic Centre
Reading
RG1 7DT

 www.reading.gov.uk
 0118 939 0900

3 Wokingham District Council

Council Offices
Shute End
Wokingham
RG40 1BN

 www.wokingham.gov.uk
 0118 978 6833

4 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk
 helpdesk@landmark.co.uk
 0330 036 6619

5 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk
 03708 506 506




6 Berkshire County Council

Shire Hall
Shinfield Park
Reading
RG2 9XG

 www.berkshire.gov.uk
 01734 234468

7 South East Regional Assembly, Planning

1st Floor
Berkeley House
Cross Lanes
Guildford
GU1 1UN

 www.southeast-ra.gov.uk
 secretariat@southeast-ra.gov.uk
 01483 555200

Useful information

What is a planning application?

A planning application is a request for approval from your local authority for you to carry out some form of development or change to site or land. You apply to your local authority to obtain this permission, known as Planning Permission.

Is Planning Permission needed?

Most changes will require planning permission from your local authority, but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the site is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development, it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

Applying for Permission

If planning permission is required, an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate; however this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance.

Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore, if an application within this report concerns you, we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

What are development plans

As well as managing development in your local area through the planning application system, your local authority will produce development plans. These will outline the desired approach to land use and development in the area. The plans will aim to address a wide range of environmental, economic and social needs with the overall aim of sustainable development.

Planning application decisions have to be made in accordance with the policies of the development plan, so these documents are important as they indicate what forms of development might be approved nearby in the years to come.

National guidelines are individually published by the English, Welsh and Scottish governments. These documents outline the government's view on development and planning policy. They will also provide the framework and requirements local authorities will consider to produce the policies for their area.

National legislation is important as this provides the overall strategy for development. Where a local authority local plan is judged to be out-of-date or insufficient national policy may supersede it or be a material consideration for any application.

What are Local Plans and Local development Frameworks

Local authorities will publish policies and proposals in their development plans.

Older development plans are often known as a Local Plan or Unitary Development Plan (UDP). After a change in planning legislation in 2004, English authorities started to produce their plans as a series of documents referred to as the Local Development Framework (LDF). An LDF will consist of a series of statutory documents, such as a Core Strategy and Proposals Map. A local authority may also produce a series of non-statutory supplementary planning documents (SPD's) that will provide guidance on specific development topics.

This series of documents may be produced gradually and while new documents are being drafted and approved some policies may be 'saved' from an earlier development plan. These will then be replaced as newer emerging documents are adopted. This means that in some areas older development plans may still be considered relevant alongside newer documents.

In Scotland and Wales Local Development Plans (LDP's) are gradually replacing any older Local Plans and UDP's.

As national legislation changes, local planning authorities may change their approach to creating development plans. For example, the introduction of the 'National Planning Policy Framework' (NPPF) in 2012 has meant that development plans in England are starting to be referred to as Local Plans again, and

Useful information

local authorities are being encouraged to only produce additional supplementary documents where absolutely required.

Neighbourhood Planning

In England, local communities are now being given an opportunity to shape and inform development plans for their area. Parish councils, town councils, or neighbourhood forums can develop a 'Neighbourhood Plan' to outline the community's aspirations. If approved these neighbourhood plans will then form part of the framework for the area and will be considered by the local planning authority for future planning decisions. There is currently no formal equivalent in Scotland and Wales, but local communities are encouraged to participate in discussions concerning local service delivery.

If you are interested in Neighbourhood Plans in your area, we recommend you contact your local authority for more information.

Helpful Resources

<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.

Important consumer protection information



This search has been produced by:

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🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

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