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PLANNING STATEMENT

FOR A PROPOSED OFFICE BUILDING

At

**LM PARK, TOUTLEY ROAD, WOKINGHAM,
BERKSHIRE, RG41 1DB**

For

LM ELECTRICAL SERVICES

Date: 25th February 2026
Ref: TCG 7007 - planning statement



INTRODUCTION

This Planning Statement accompanies a planning application submitted to Wokingham Borough Council seeking consent for a new office building at LM Park, Toutley Road, Wokingham, Berkshire, RG41 1DB.

THE EXISTING SITE AND SURROUNDINGS

Formerly the site provided a water works and pumping station for South East Water. The site was acquired by LM Electrical Services in 2019, with consent obtained shortly after to re-purpose the water works building to provide a B8 and B1(c) industrial use in conjunction with their activity as an electrical installations contractor. In conjunction with the implementation of the consent, the Northern Distributor Road Improvement Project was undertaken which included remodelling the road-facing boundary to the site, repositioning the adjacent sub-station and the formation of a new vehicular access into the site. Those works served to create the site as it stands today, namely a detached industrial building located centrally on the front portion of the site, a tarmac surfaced parking area to the perimeter, and an unused grass area to the rear. The site benefits from a tarmac surfaced vehicular access suitable for use by commercial vehicles, fitted with automated gates.

The overall site is triangular in shape. Boundary treatments consist of Ashridge Stream watercourse to the northern side boundary, and 1.8m metal palisade fencing with laurel hedging behind to the southern side and western front boundary.

The buildings surrounding the site consist of the industrial units within the Metro Business Centre to the north, Toutley Hall Pumping Station and 1st Emmbrook Scout Group hall to the south, and residential properties to the west albeit relatively distant on the opposite side of Toutley Road.

THE REQUIREMENT

The existing site is operated by LM Electrical Services, and provides an ideal yard/storage facility for their activity as an electrical installations contractor. They're a long-standing company having been in business in excess of 25 years, and currently operate from an office in Hurst which, whilst not a massive distance away, brings operational challenges arising from running a company with resources spread over different sites. The scheme proposal is to allow the office element of their business activity to relocate to Toutley Road, consolidating all business activity onto one site.

THE PROPOSED BUILDING

The application seeks consent to construct a detached two-storey office building on the rear portion of the existing site, complete with external works to provide associated parking. The proposal is a largely symmetrical design with a traditional brick appearance, with feature fenestration to contribute both to the architectural appearance and to provide pleasant conditions within the building.

The building is positioned towards the southern site boundary with the main building axis on an east-west arrangement. This serves to provide primary outlooks to the north and west into the main body of the site, also taking advantage of the setting offered by the adjacent watercourse. The absence of an outlook towards the south duly avoids overlooking towards the scout hall, confirming that a neighbourly approach has been taken regardless of the fact that the scout hut is an assembly/leisure building and not a residential building.

The building location is on an otherwise unused portion of grass area to the rear of the site, thereby ensuring compatibility with the use of the existing building.

HARD AND SOFT LANDSCAPING

The application content is almost net neutral in terms of hard surfacing, with just a nominal extension to the tarmac surfacing to provide an improved turning arrangement adjacent to the proposed office building. Primarily the scheme includes parking space demarcation added to the existing area to formalise the parking arrangement and ensure good capacity. Thereafter, the scheme includes a paved footpath to the entrance door to the office, and opportunity for soft landscaping to the perimeter of the building footprint to be incorporated to help integrate the proposals into the site. To this end, a pre-commencement conditions requiring hard and soft landscaping proposals would be accepted.

PLANNING POLICY

The proposal constitutes a 'minor development', as the application area is less than 0.5ha and the proposal is less than 1,000sq.m in floor area. With the site having an existing lawful industrial use, associated office accommodation within a purpose-designed building is entirely compatible with the current industrial activity on site, and also with the industrial activity within the adjacent Metro Centre to the north. The most sensitive neighbours are the residential properties to the west on the opposite side of Toutley Road – the development is considered appropriate due to the relative separation distance, the building being relatively screened from being located behind the existing building on the site, and the proposed office use is considered neighbourly in terms of the absence of noise or smells arising.

INCLUSIVE DESIGN

The design includes a wheelchair-user parking space, hard surfaced access, suitable path widths, level threshold entrance, and access to office, meeting room, staff and WC facilities at ground floor level, making the proposal suitable for disabled employees or visitors.

HIGHWAYS & TRANSPORT

The previous works associated with the Northern Distributor Road Improvement Project served to provide an ideal vehicular access to the site. Both Toutley Road itself and the site entrance can accommodate commercial vehicles, with the design catering for 16T rigid vehicles being the largest that are feasible to access the site.

The design proposals have no effect on the existing vehicular access or its design requirements. The proposed office represents staff car use for the majority, with the occasional delivery van. The proposed site plan demonstrates that planning policy requirements are met for car parking, whilst also maintaining sufficient clear area for HGV vehicles to enter, turn, and exit in forward gear. The design also includes a secure cycle storage facility to encourage methods of transport other than the private car. The site is also well served by public transport - Wokingham Train Station is 1.6km away representing a circa 20 minute walk, and the nearest bus stop in Queens Road is only 270m from the site which is a circa 3 minute walk.

FLOOD RISK ASSESSMENT

The close proximity of Ashridge Stream adjacent to the northern site boundary is noted, along with the content of the Government 'Flood Risk for Planning' website which confirms there's areas of Flood Zones 1, 2 & 3 within the site curtilage. It's important to recognise that the proposed building footprint is intentionally located within Flood Zone 1 – to this end, the application is accompanied by a Flood Risk Assessment prepared by Innervision Design, the contents of which confirm the technical approach to meeting planning policy requirements relating to flood risk.

ECOLOGY

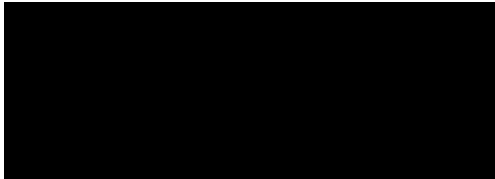
The importance of maintaining and enhancing the ecological value of the site is noted. To this end the application is accompanied by a Preliminary Ecological Appraisal and River Condition Assessment/Watercourse BNG Assessment prepared by John Wenman Ecological Consultancy. The reports contain recommendations which can be secured by way of a corresponding condition attached to any forthcoming consent.

COMMUNITY INVOLVEMENT

The proposal is for an office building on an otherwise brownfield site benefitting from an existing industrial use. The proposal isn't considered to represent a significant change to the existing arrangement either in terms of site usage or built form to necessitate pre-application community involvement. Relevant neighbours and other interested parties will have the opportunity to comment on the application during the statutory public consultation period in the normal way.

SUMMARY

The attached application is considered to represent an appropriate addition to an established commercial site, for a proposal which helps local commerce and employment in a manner which is compatible with neighbouring uses. The proposal is considered to meet all relevant planning policy requirements, and I therefore respectfully request the application be considered favourably.



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