

29th September 2025

Head of Planning
Wokingham Borough Council
Civic Offices
Shute End
Wokingham RG40 1BN



Our ref: SIGL103

By email only

Dear Sir/Madam,

**ERECTION OF A STORAGE BUILDING AND REPOSITIONING OF THE MAIN ENTRANCE GATE
AND ADDITIONAL PARKING SPACES
SIG ROOFING, 94 READING ROAD, FINCHAMPSTEAD, WOKINGHAM RG40 4RB**

We are pleased to submit the enclosed planning application on behalf of our client, SIG Roofing Ltd, for the erection of a storage building and repositioning of the main entrance gate with additional parking spaces at 94 Reading Road, Finchampstead.

The application has been submitted via the Planning Portal (PP-14182317) and comprises the following drawings and documents in addition to this letter, which outlines the justification and operational need for the proposed development:

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| • Application form and Certificates | |
| • Site Location Plan | 2656-P1 |
| • Existing Site Plan | 2656-P2 |
| • Proposed Site Plan | 2656-P3 |
| • Proposed New Building | 2656-P4 |
| • BNG Report | EBD |
| • Proposed Statutory Biodiversity Metric Condition Assessment | July 2025 |
| • The Statutory Metric Assessment | |
| • CIL Form 1 Completed | |

The planning application fee of £1,261 (for the erection of buildings – excluding dwellings, agricultural buildings, or glasshouses) has been paid directly by our client.

Background

SIG Roofing Ltd is a national branch of SIG plc, they are leading suppliers of specialist building products across the UK and Europe. The company provides a wide range of roofing materials for roofing contractors and housing developers.

The company's Finchampstead branch at 94 Reading Road has been in operation for multiple years, serving as a local hub for the distribution of roofing materials across Wokingham. The branch comprises offices, a trade counter, a secure open yard, and storage areas for the handling of bulk materials. Following market trends, there has been an increase in bulkier products that require internal storage. As such, the company is improving its operational efficiency and stock capacity at the Finchampstead site in response to this market trend. This application to expand the storage aspect and

reconfiguration of the internal site layout ensures the branch remains safe and fit for purpose.

Description of Proposed Storage Building and Reconfiguration

The proposed development involves the erection of a lightweight storage building within the existing yard. The building is to be positioned adjacent to the main warehouse building and will occupy a space that has been previously used for open-air storage and vehicular circulation.

The structure is required due to the branch's expanding range of bulkier product lines, which require covered storage to maintain the quality of stock and support vehicular movements within the site. The building itself will measure 15 meters in length by 7.5 meters in width and will have a maximum height of 5 meters.

The building will be constructed out of lightweight aluminum and metal panels with a white painted external finish. The building is open at one end for forklift access.

Additionally, the proposal includes an improved site layout. This involves the repositioning of the main site entrance gate further towards Reading Road, which will create a safer and more functional HGV waiting area within the yard boundary.

Five additional parking spaces for staff are also provided, aiming to improve general vehicular circulation on site. These changes are essential to ensure that the company can remain competitive, ensure a safe working environment, and remain a fit for purpose branch.

Planning considerations

The proposed erection of the storage building and reconfiguration of car parking spaces raises the following planning considerations:

- a) Whether the principle of development is appropriate within a Countryside Area
- b) The effect of the storage building on the character and appearance of the area
- c) The BNG matters of the proposal

a) Principle in Countryside area

The site of the proposed development lies within the existing yard of SIG Roofing, which is within the village of Finchampstead. The site is outside the development limits and is within a designated countryside area under Core Strategy Policy CP11 of Wokingham Borough Core Strategy (2010).

The proposed development will be within the existing yard and will not result in any encroachment into the surrounding open countryside. It is a proportionate and essential upgrade to the established business, which aims to support the operational needs for SIG and the future growth of the site as a local employer. Sections 1), 2), and 3) of Policy CP11 are achieved, which aims to permit development where it does not lead to excessive encroachment or development away from original buildings.

The principle of development is therefore consistent with Core Strategy Policy CP11, which allows for development in the countryside. There is a clear and justified need for this scheme. It is also fully

aligned with Policy CP1, which promotes sustainable development, and paragraph 85 of the NPPF, which encourages planning decisions that support local business operations and drive economic growth. As such, the scheme is acceptable in principle and permission should be granted.

b) Character and Appearance

The proposed storage building and other features will not have any unacceptable impact on the visual appearance of the surrounding area. The structure is modest in scale and is situated fully within the yard, without encroaching into the countryside. Its design is consistent with other structures on-site and is in keeping with the established use of the site.

The development will not impact the amenity of residential properties due to its location and limited height. As such, the scheme is fully compliant with Sustainable Development Policy CP1 in terms of preserving residential amenity and adheres to the General Principles of Development under Policy CP3 as it is of an appropriate scale, mass, height, and layout.

The repositioning of the gate has been designed to improve the safety of the site in relation to HGVs. This will improve circulation and reduce the risk of any conflict between pedestrians, vehicles, and other equipment in the yard. The addition of five additional car parking spaces will help to better serve staff.

c) BNG Matters

A Biodiversity Net Gain (BNG) Assessment has been undertaken by Ecology By Design Ltd and is submitted with the application. The baseline habitat value of the site is 0.18 habitat units. The proposed development will result in a net loss of 0.17 habitat units, equating to a 96.34% decrease, which cannot be compensated for within the site due to the lack of available vegetated land.

The shortfall will therefore be addressed via an off-site biodiversity offset contribution, in line with the requirements of Core Strategy Policy CP7 regarding biodiversity.

Planning Balance

This letter fully explains the company's operational need for a new small-scale storage building and a revised site layout at the Finchampstead branch. The proposed development supports the continued function of services on site by providing additional storage spaces, improving access arrangements, and increasing on-site parking capacity. These upgrades are essential to accommodate changes in market trends in stock whilst ensuring that the site is safe and fit for purpose.

The development is in full accordance with the relevant policies of the Wokingham Core Strategy, including CP1, CP3, CP7 and CP11 in relation to sustainable development and development outside development limits. It aligns with national planning policy, which places significant weight on the need to support economic growth and adaptation for businesses. The planning application should therefore be approved without delay in accordance with Section 38(6) of the Act and the presumption in favor of sustainable development at paragraph 11(c) of the National Planning Policy Framework.

I trust that you have everything required to validate the planning application and look forward to receiving confirmation. We will contact the case officer once they have had the opportunity to review

this submission. Please do not hesitate to contact me if anything is unclear or if further information is required in the meantime.

Yours sincerely,

Thomas Schofield
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cc: Client

Encs.