Planning Statement

2516 Building 1050

Revision P01

1. Site Description & Context

The site comprises a two-storey 1970s office building, extended and refurbished in 2012, featuring dedicated parking and an existing service compound within the Winnersh Triangle Business Park. It is bounded by commercial buildings to the south, east, and west, and backs directly onto the A329(M) to the north.

2. Operational Need

The property is undergoing an interior refurbishment for a new tenant, with 25% of the footprint being fitted out as laboratory accommodation. The proposed new compound is required to house specialized services equipment necessary to support these laboratories that cannot be accommodated within the existing plant building and compound.

3. Proposal Summary

A new plant and services compound to the North of the building is proposed. Two extract stacks sit within the compound. The compound is surrounded by timber fencing.

4. Hazardous Substances

We do not believe hazardous substances stored on site exceed the threshold quantities in the Planning (Hazardous Substances) Act 1990. We have included a list of hazardous substances and quantities stored in the planning documents.

5. Visual Impact & Mitigation

The compound is situated to the North of the building to keep it and the extract stacks hidden from view from the access road in the business park. The compound is surrounded by a high timber fence to obscure the plant and services from view.

6. Access & Servicing

The external areas incorporate a dedicated loading bay designed for safe deliveries by fixed-axle vehicles (excluding articulated lorries).

7. Planning Policy Alignment

The proposed development accords with the sustainable growth and economic modernization objectives set out in the National Planning Policy Framework (NPPF) alongside the Wokingham Borough Core Strategy and the Managing Development Delivery (MDD) Local Plan.

Specifically, we believe that the scheme aligns with:

7.1 Core Strategy Policies CP1 and CP3

By delivering high-quality, unobtrusive functional infrastructure that respects the architectural character of the existing 1970s/2012 office asset and maintains the visual

and operational amenity of neighbouring commercial properties and the adjacent A329(M) corridor.

7.2 Core Strategy Policy CP8 & MDD Policy TB20

By facilitating the physical and technical upgrades necessary to modernize an established business park location for high-value laboratory and life-science tenants, supporting local economic development and employment flexibility.

7.3 Core Strategy Policy CP6 & MDD Policy TB23:

By incorporating a safe, dedicated loading layout optimized specifically for fixed-axle service vehicles, ensuring that the development functions efficiently without disrupting parking standards or wider circulation within Winnersh Triangle Business Park.