



## Statement of Community Involvement

Proposed Change of Use from B1(c) (Light Industrial) to a Microbrewery and Tap Room

Applicant: Peter Rhodes – Bearwood Brewing Ltd

Site Address: Unit 11 Anglo Industrial Park, Fishponds Road, Wokingham, RG41 2AN

Date: 11<sup>th</sup> August 2025

### 1. Introduction

This Statement of Community Involvement (SCI) outlines the steps taken to engage with the local community, neighbouring businesses and other stakeholders in relation to our proposal to change the use of the premises from B1(c) to a microbrewery and associated tap room.

Our aim has been to inform, consult and listen to local views at an early stage, to ensure the proposal is responsive to community needs and concerns, and to demonstrate how feedback has shaped the final scheme.

### 2. Community Engagement Activities

#### A. Early Informal Consultation

- Premises license application: we applied for our premises license, which involves notifying the public and the local neighbours, by way of newspaper publications, the internet and notices on the building itself. This gave the public the opportunity to voice their concerns.
- Direct engagement with adjacent units: we met with some owners/managers of neighbouring units to explain the plans and discuss potential impacts such as deliveries, parking and noise management.

#### B. Online Engagement

- Information about the proposal has been shared via our business social media channels, allowing people to voice any concerns and submit comments digitally.

#### C. Word of mouth through a sister business, also based in Wokingham

- The proposal and its location have been promoted by word of mouth via customers of The Outhouse Brewery, opening up opportunity to voice any concerns.

### 3. Key Feedback Received



The feedback received can be summarised as follows:

- Positive support: many welcomed the idea of a locally-owned microbrewery, noting the potential for community events, local employment and an attractive new social venue.
- Traffic & parking: some concerns were raised about delivery times.
- Noise management: questions were raised about potential noise from evening customers and live music.

#### **4. Response to Feedback**

We have incorporated the following measures into our final proposal:

- Traffic & parking: deliveries will be scheduled according to the rules already set by the estate management.
- Noise management: brewing operations will be limited to daytime hours; the tap room will close at 11pm on weekdays and weekends. Live music has been removed from the premises license. One of the license objectives require us to act in the prevention of public nuisance, so we will encourage modest behaviour and noise levels from our customers. Our target market is the drinkers who drink to enjoy the flavours, not to get drunk.
- Community integration: we will host periodic 'open brew days' and local food events in collaboration with local traders.

#### **5. Ongoing Engagement**

We are committed to continuing dialogue with the community following approval, including:

- A contact email for local queries or concerns.
- Regular collaboration with local suppliers, community groups and event organisers.

#### **6. Conclusion**

This SCI demonstrates that we have actively engaged with the local community prior to submitting the planning application and have listened and responded to feedback to minimise potential impacts and maximise community benefits.

We believe that the proposed microbrewery and tap room will bring positive economic,



cultural and social value to the area, including valuable employment, whilst respecting the needs and expectations of our neighbours.