



Planning Statement

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

Applicant: Peter Rhodes – Bearwood Brewing Ltd

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

Date: 11th August 2025

1. Introduction

This Planning Statement has been prepared in support of a full planning application to change the lawful use of the premises from B1(c) light industrial to a mixed-use microbrewery and tap room. The proposed scheme seeks to retain light industrial brewing activity in the main production space while introducing an ancillary on-site tap room to showcase the brewery's products directly to the public. The development is designed to create local employment, support the growth of the independent brewing sector and contribute positively to the economic and cultural vitality of the area.

2. Site and Surrounding Area

The application site is located at Unit 11 Anglo Industrial Park, Fishponds Road, Wokingham, RG41 2AN. The premises has good access for deliveries and good proximity to public transport links. The surrounding area comprises a mix of light industrial, commercial offices and retail premises, with some residential properties located nearby.

3. The Proposal

The proposal involves:

- Brewing Facility: Retention of the light industrial element for small-batch craft beer production.
- Tap Room: Introduction of a customer-facing hospitality space for on-site consumption and off-sales, ancillary to the brewing activity.
- Hours of Operation: Brewing to take place during standard working hours (08:00–18:00). Tap room opening hours proposed as 16:00–22:00 Mon-Thu, 12:00–23:00 weekends, as per our granted premises license.
- Design and Fit-Out: ground floor consisting of a brew kit, storage, office, kitchenette and toilet, installation of mezzanine floor for a bar and seating area, kitchen, storage and toilets.

Company Registration: 15645882

VAT Registration: 481849059

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



Temporary use of an LPG tank until mains gas is connected from streetside to the building.

- Sustainability: Commitment to responsible sourcing, recycling brewing by-products and minimising packaging waste.

4. Planning Policy Context

The proposal has been assessed against the National Planning Policy Framework (NPPF), relevant local planning policies and supplementary planning guidance.

NPPF:

- Paragraph 81: Supports economic growth and productivity, including the expansion of existing and new businesses.
- Paragraph 92: Promotes social interaction, healthy lifestyles, and the provision of community facilities.
- Paragraph 119: Encourages the effective use of land, especially brownfield sites.

Local Plan Policies:

- Policy EC1 – Focusing on economic development and creating a thriving local economy.
- Policy SD3 – Strategic development locations and infrastructure delivery.

The proposed development aligns with these policies by retaining an employment-generating light industrial activity (brewing), introducing a complementary hospitality use that increases footfall and activity, enhancing local choice for leisure and cultural activities and making efficient use of an existing building with minimal environmental impact.

5. Assessment of Key Planning Considerations

a. Principle of Development:

The combination of microbrewing and an ancillary tap room is consistent with modern trends in the craft beer sector and has been accepted in other local authority areas as a compatible use in mixed employment and commercial zones. The proposal retains the primary industrial function while adding a small-scale hospitality element that strengthens the viability of the business.

b. Impact on Neighbouring Amenity:

- Brewing operations limited to daytime hours.
- Brew kettle flue to the height of 8m eaves, so steam and any minimal brewing smells dissipate into the high air.
- Outdoor areas limited in hours of use, currently not for seating customers, as per our premises license.
- Customer management plan to prevent disturbance during dispersal, as per the licensing objectives.



c. Design and Layout:

- Internal changes only; no impact on external appearance, except for the shop sign (LPG tank request is temporary)
- High-quality fit-out consistent with the brewery's brand and values.

d. Economic and Community Benefits:

- Creation of over 10 new jobs across brewing, bar service, and events.
- Partnership opportunities with local food traders and event organisers.
- Increased economic activity and alternative evening economy vibrancy.

6. Conclusion

The proposed change of use from B1(c) to a microbrewery and tap room represents a sustainable, policy-compliant and community-beneficial development. It retains the employment function of the site, supports local economic growth, offers a unique community leisure destination and respects neighbouring amenity and environmental standards. The approval of our premises license shows that the application for a hospitality venue was considered by the community and the legal representatives of the community, then given the green light. Accordingly, we respectfully request that planning permission be granted.