

PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT

**AN MOTORSPORTS LTD
UNIT 2, PARKSIDE BUSINESS PARK
15 HEADLEY ROAD
WOODLEY, BERKS RG5 4JB**

Date : 08.05.2026

1.0 Site Use

AN Motorsports is a local employer and manufacture specialised valves and hoses for Formula One Racing. AN Motorsports occupy Unit 2 at The Parkside Business Park. The premises is now too small and they have a requirement for additional storage space and upgraded WC facilities (including dedicated WC for disabled persons). AN Motorsports wish to remain in the Wokingham area where they currently employ 25 people. The proposed extension would allow an important local employer to remain in the area for the foreseeable future.

2.0 Site Description

The application site abuts Unit 2 and Unit 6. To the rear is a disused single storey plant room which housed extract fan machinery and filters for the adjacent Joinery Workshop in unit 6. The Joinery shop ceased trading and all equipment and tools have been removed. The proposed area for the storage building was formerly occupied by a large saw dust container and dedicated loading bay required to periodically remove the full sawdust container and replace with a new container. The site is formed with a 100% hardstanding formed of concrete and tarmac. There are no trees or vegetation on site.



Google Earth View of Unit 2 site



View of site from car park area. Unit 2 to the left and Unit 6 to the right

3.0 Design

The proposed single storey building occupies full width of the redundant space between unit 2 and unit 6 and incorporates the existing single storey former plant room to the rear. The proposal extends the flat roof of the building to the rear and

uses matching facing brickwork and windows to Unit 2. The required 2 car parking spaces (1 per 25 sq.m. of new area) are contained within the existing ex loading bay. The proposed building is not visible from any public view point.

4.0 Planning Considerations

The site is located within an established Business Park and does not lie within a Conservation Area, Rural Area or Valued Landscape Area or any other specialised category.

The site is not liable to flooding and is not located in a River Course floodable area or liable to Surface water Flooding. An FRA is therefore not required.

NPPF Section 6 Building a Strong Competitive Economy Para 85 states :-

“Planning Policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas of high levels of productivity, which should be able to capitalise on their performance and potential.”

This applies specifically to a specialist supplier of Formula One Racing equipment located in Unit 2. An approval of this extension would retain the business in its current location.

5.0 Community Involvement

This is a small extension which if located in a discreet corner of Parkside Business Park and is not visible from any public view point. The rear view being essentially as existing. It is not thought necessary to engage in public consultation

6.0 Other Matters

CIL is not payable on this development as it is a zero rated category and less than 100 sq.m. in area. However a CIL form 1 accompanies this application. The existing FW and SW drainage system on site will accept drainage from the proposed building