

Date: 7 August 2025
Application: 251855



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251855

Applicant: c/o Agent

Site Address: Heron Industrial Estate, Unit 7 & 8, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ

Parish: Shinfield

Grid Reference: Easting - 471441, Northing - 165725

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of Units 7 & 8 as within Use Class E.(g)(iii), B2 and B8 and subdivision.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251855. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	251855
Address:	Heron Industrial Estate, Unit 7 & 8, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ.		
Proposal:	Full application for the proposed change of use of Units 7 & 8 as within Use Class E.(g)(iii), B2 and B8 and subdivision.		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal seeks change of use of the existing units 7 & 8 from B2 / B8 to Egiij / B2 / B8. The sub-division of the building would restore the original arrangement creating two separate units. There is no change in floor area and the proposal is not considered to have a significant impact on the highway network.

In respect of the extension to operating hours, Highways has no objection to this subject to ensuring that any delivery vehicles are quiet running with low reversing noise and engines switched off whilst stationary. The extended hours are outside of the AM and PM peak traffic periods.

The council does not have a specific parking standard for E.g.iii use, therefore B2 use would be considered similar, and therefore, the most appropriate WBC standard (although this is potentially a higher parking demand than Egiij or B8). On the basis that the unit is already able to operate B2 use, the worst-case scenario already exists. The submitted information demonstrates that there are 22 parking spaces available for these units and this is to be retained with a split of 11 spaces per unit. Highways consider that retention of the existing level of parking is acceptable in this instance.

Although these are not new units, in line with current standards, Electric vehicle charging points may be required by Building Regulations. The existing parking layout would not prohibit some EVC provision and is therefore acceptable.

Due to these being existing units, and no change in floor area, the cycle parking standards are unaffected. Highways request details of existing cycle storage available. If there is none, then in line with current standards further details are requested (by condition). If cycle storage is provided within each unit this shall be identified on the floor plan so as to ensure suitable, accessible areas can be utilised for this purpose. Where this is not possible, independent cycle storage unit(s) shall be provided.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CF9 (AMENDED: Within 3 months of the date of consent...details of secure and covered.....) - CYCLE PARKING (TO BE APPROVED)

Date:	12/8/25	Signed:	AC
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