

Planning
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Direct dial: 020 7440 5181
Email: mark.harris@freeths.co.uk

FAO Kieran Neumann

26th February 2026

Our Ref: 88117674/2/MH

Submitted via the Planning Portal Ref: PP-14680440

Dear Mr Neumann,

UNITS 7 & 8 HERON INDUSTRIAL ESTATE, BASINGSTOKE ROAD, SPENCERS WOOD, RG7 1PJ

VARIATION OF CONDITIONS 2, 4 & 6 OF PLANNING PERMISSION REF: 251855 DATED 17TH OCTOBER 2025 TO RESTRICT THE TEMPORARY TRIAL PERIOD TO THE PERMITTED EXTENDED OPERATIONAL HOURS ONLY
PLANNING APPLICATION ON BEHALF OF HALLWAY PROPERTIES LIMITED

We act on behalf of Hallway Properties Limited ("Hallway"), the freehold owner and asset manager of the above Industrial Estate, including Units 7 & 8 ("the Site").

You will be aware planning permission was granted on 17th October 2025 (LPA Ref: 251855) for the change of use of Units 7 & 8 to Use Classes E.(g)(iii), B2 and B8, plus the subdivision of the units and an associated extension to operating hours. The planning permission was granted with conditions relating to a temporary trial period. This application is being made to amend Conditions 2, 4 and 6 of the planning permission such that the temporary trial period relates specifically to the extended operational hours only and not the permitted use and operational development.

The description of development is as follows:

'Variation of Conditions 2, 4, & 6 imposed under Planning Permission Ref: 251855 dated 17th October 2025 to restrict the temporary trial period to the permitted extended operational hours only.'

In addition to this covering letter, the application comprises the following:

- Application form signed and dated;
- CIL Form 1: Additional Information Form, signed and dated; and
- Site Location Plan (b3 architects, 6138_P01 rev C).

The appropriate application fee of £671.00 (including the Planning Portal service charge) has been duly paid via the Planning Portal online. This has been calculated based on the application being for the removal/variation of a condition relating to non-major development.

Site

The extent of the Site encompasses Units 7 and 8 as shown in red on the submitted Site Location Plan (Ref: 6138_P01 rev C).

Units 7 & 8 have a Gross Internal Area ("GIA") of 1,215 sqm and are part of the established Industrial Estate extending which extends to 0.84 hectares, with a total floorspace of 4,315 sqm across seven units. The buildings are of two-storey construction, featuring a combination of brickwork and cladding. Each unit benefits from dedicated pedestrian and vehicular access via separate reception entrances and roller shutters.

Unit 7 has been occupied since 19th January 2026. Unit 8 is currently vacant. This planning application has been made to support occupation and restore both units to beneficial economic use.

The units are arranged around a central shared service yard, with their principal elevations and entrances oriented inwards. Surface-level car parking is located to the rear of the units onto Basingstoke Road. The Estate provides 75 car parking spaces for use by occupiers, their staff and visitors and of these, 22 car parking spaces are allocated for Units 7 & 8.

The Estate is occupied by a range of light/general industrial and storage users. It serves as a valuable source of commercial accommodation for both national and local businesses. Tenants are attracted to the Site due to its accessibility to a skilled local workforce and proximity to the M4 and wider strategic road network. We understand from the Applicant, that circa 75 people are employed on to the Site (full and part-time), with circa 25 people being local to Spencers Wood. The Site therefore plays a significant role as an economic and social asset for the settlement and the wider Borough.

The Site is well served by a range of transport options. The nearest public transport provision is a bus stop on Back Lane, located approximately 60 metres to the south, offering regular services to Reading and surrounding areas. Additionally, the Site lies within easy walking distance of local services and amenities available in Spencers Wood centre to the north.

Vehicular and pedestrian access to the Site is taken from Basingstoke Road, which functions as a key distributor road link within the Borough, connecting Spencers Wood and surrounding settlements, as well as direct access to the M4. The road is regularly used by industrial and commercial traffic during peak periods, consistent with its strategic role in the local transport network.

Planning History

The Site and wider Industrial Estate has a lengthy planning history. Planning permission was most recently granted on 17th October 2025 for the change of use of Units 7 & 8 to Use Classes E.(g)(iii), B2 and B8, plus the subdivision of the units and an associated extension to operating hours.

The planning permission was granted with conditions relating to a temporary use period which in effect relate to both the newly permitted use E.(g)(iii) and the permitted extended operating hours. The extended hours allow the units to be operated between the additional period of 1800 to 2300 hours, Monday to Friday. This was an increase from the originally permitted hours of 0700 to 1800

Monday to Friday. The existing operating hours for the weekends, 0700 to 1200 on Saturday, were unchanged.

The proposed extension to operational hours was acceptable only on a temporary 3 year basis to provide a trial run to assess the effect of the increase on the area and specifically the amenities of adjoining dwellings (see the Delegated Report, pages 10-11). There was no given reason in the Delegated Report for a trial period relating to the land use and operational development.

Planning Policy Context

The Development Plan for the Site comprises of the Wokingham Core Strategy ("CS") (2010), Managing Development Delivery Document ("MDD") (2014) and the Shinfield Parish Neighbourhood Plan (2017).

The Proposals Map confirms the Site lies within the Development Limits (Policy CC02) of Spencers Wood and within a wider consultation area for development in vicinity of the Atomic Weapons Establishment ("AWE"), Burghfield (Policy TB04). The Site is not allocated or designated for employment use and falls outside the identified Core Employment Areas.

WBC has been in the process of preparing the Wokingham Borough Local Plan Update 2023-2040, which when adopted, will replace the CS and MDD. It was submitted for examination on 28th February 2025. The Part 2 Examination Hearings are due to commence in March 2026. Only limited weight can be given to the emerging policies at this stage. This application has therefore been assessed based on the Development Plan policies.

The Site lies in Flood Risk Zone 1. There are no identified heritage assets on the site or nearby. The Site is not in an AQMA. There is no record of any TPOs.

Proposed Condition Revisions

This planning application proposes the following revisions to the 17th October 2025 permission conditions:

1. Timescale: No change.
2. Temporary Period: To be amended as follows (~~deleted~~ / **new text**):

The ~~development~~ **temporary period for the extended operating hours** hereby permitted shall be discontinued three (3) years from the date that the details related to part a) of condition 4 are approved in writing by the Local Planning Authority.

3. Approved Details: No change.
4. Noise Management: To be amended as follows:

a) Prior to the commencement of development **relating to the extended operating hours**, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall specify the provisions to be made for the control of noise emanating from within Units 7-8, including the yard, between 18:00-23:00, with specific consideration given to the dwellinghouses that adjoin the site. The provisions approved shall be implemented prior to the occupation of ~~the development~~ **Units 7-8, including the yard**.

b) Within 3 months of occupation **and operation of the extended operating hours**, a post-implementation report shall be submitted to and approved in writing by the Local Planning Authority. This report will assess the effectiveness of the provisions approved in association with the noise impact assessment, and the subsequent impacts on the dwellinghouses that adjoin the site **relating to the extended operating hours**. The details approved shall be implemented and maintained for the lifetime of the development.

5. End user emergency plan: No change.

6. Delivery and Servicing Plan: To be amended as follows:

Prior to the occupation of the development and **operation under the extended opening hours**, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

- i. Management details of proposed delivery activities between the hours of 18:00-23:00 (Trained banksmen to be used).
- ii. Including HGV booking system (such as Fulcrum or similar).
- iii. Anticipated daily HGV nos. expected between the hours of 18:00- 23:00
- iv. Routing plan for HGVs between the hours of 18:00-23:00 (avoiding any schools and weight/height restrictions on the surrounding road network);
- v. Accreditation Schemes in use (E.g. FORS and CLOCS)
- vi. Parking and Turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle.

The management of all delivery activities **between the hours of 18:00-23:00** shall be in accordance with the approved details thereafter.

7. Hours of Use: No change.

8. Lighting: No change.

Planning Assessment

The proposed condition revisions are justified based on the original objectives for the permitted development and reasons for granting planning permission. These are explained below.

Description of Development & Principle

The description of development has three components:

- (i) Use for E.(g)(iii), B2 and B8;
- (ii) Sub-division of the units; and
- (iii) Extension to operating hours .

Use Classes B2 and B8 are the permitted and established lawful uses for the existing units, respectively. Use Class E.(g)(iii) was added under the planning permission to allow for light industrial users which was absent from the base permission.

A light industrial use is acceptable in principle in this location and wider residential context as it covers any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area. The wider Estate also has a number of units permitted for and

operating as light industrial. This was confirmed in the Delegated Report for the permission (see page 6 of the Delegated Report). The sub-division was also acceptable in principle.

Reason for the Temporary Period

The proposed extension in operating hours was acceptable only a temporary 3 year basis to provide a trial run to assess the effect of this change on the amenity of occupants of the surrounding dwellings. This related specifically to the proposed extended hours and not the other two components of the permitted development (see Delegated Report pages 10-11).

There is therefore no reason to grant a temporary trial period for the E.(g)(iii) use and sub-division. The proposed operational hours clearly restrict all permitted uses but there is no planning reason to isolate E.(g)(iii) as a land use that also needs to be trialled for 3 years given the nature of that use and its acceptability in this location. The sub-division works also do not create any amenity issues that justify control and/or a trial period.

The wording of the relevant conditions can be revised to be suitably precise to relate only to the extended temporary hours.

The revision also allows for the prospective tenant to occupy the unit without having to submit details pursuant to Conditions 4 and 6 if they do not wish to utilise the permitted extended hours.

Conclusion

Based on this assessment, we consider the proposed condition revisions to be acceptable against CS Policies CP15 and CP3 and MDD Local Plan Policies TB20 and CC06. The revised conditions continue to control the principle of the land use and physical development whilst protecting residential amenity, consistent with the rationale for temporary period.

The permitted development was also found acceptable against a range of other development management considerations. These are not relevant to the condition revisions subject of this application.

As the scheme is considered in accordance with the Development Plan and there are no material considerations to indicate otherwise, the proposal should be granted planning permission without delay.

We trust that the above justification is sufficient to positively consider this application. We look forward to receiving the validation letter and timescales for approval. In the meantime, should you require any additional information or wish to discuss further, please do not hesitate to contact either Mark Harris (mark.harris@freeths.co.uk) or Stephan Vargas-Pritchard (stephan.vargas-pritchard@freeths.co.uk).

Yours sincerely

This letter is approved but unsigned.

Planning and Environment
Freeths LLP
Please respond by e-mail where possible

Enc.