

PLANNING REF : 250543
PROPERTY ADDRESS : Borer Data Systems
: 4 Winnersh Fiel Gazelle Close, Wokingham, Berkshire
: RG41 5QS
SUBMITTED BY : Mr Robert Chapman
DATE SUBMITTED : 17/03/2025

COMMENTS:
17th March 2025

Ref: Neighbourhood Planning Application Notification Received on
14th March 2025

We are Borer Data Systems Ltd. Located at, Gazelle Close, Wokingham,
Berkshire, RG41 5QS

On Friday of last week, we were surprised to receive a change of use
notice proposal for 4 Winnersh Fields. This is our first knowledge
of this intention, as we have been NOT been approached regarding the
change of use proposal for the property we currently occupy and have
occupied for several years. We currently lease the ground floor of
this property together with six car parking spaces. Our current
lease expires May 2027 with a rolling annual 6-month break clause
provision from May, so we are committed to remain here until at
earliest
December 2025, but have no current plans to vacate before our lease
end in 2027.

We note that the proposed planning application fails to mention that
there is an incumbent tenant, Borer Data Systems Ltd. It only
mentions that first floor has been vacated by Pyronix. This was not
until late of 2024.

Overview of Winnersh Fields

This site, with seven small office blocks of between four and seven
thousand square feet, is accessed via a larger commercial site
hosting companies including a Plant Hire Company, Halfords, and
Wicks. Vehicle access to Winnersh Fields is via a short road with
single active rising barrier to allow vehicles to both enter and
exit the Winnersh Fields Estate. The barrier is kept permanently
closed as the site has, in the past, had issues with travellers
taking up residence.

There is also a narrow pedestrian track connecting Winnersh Fields
to the larger commercial centre. This originates adjacent to the
large double gates giving access the Plant Hire Company Site. Often
there are articulated vehicles carry heavy equipment manoeuvring
around this access point. Often, trucks are parked overnight
waiting to unload the next day. There is no currently no provision
for cars to stop and offload pedestrians either on or adjacent to
the Winnersh Fields
Site.

We understand that the proposal is a change usage from a Commercial
office to an educational and worship community centre. Apart from
the apparent covert manner under which this proposal has been put
forward (we the incumbent tenant have not been notified or
consulted or even referenced in the proposal), there are several
very good reasons for it to be rejected including: -

Inadequate Fire Exit Facilities for the first floor of 4 Winnersh Fields. Approximately four years ago, an attempt was made to have an educational facility on the first floor of four Winnersh fields. This was turned down by Wokingham Council on the grounds that it would constitute a fire safety hazard as the first floor has only one access point with no emergency exit and with fixed windows.

Inadequate Toilet and Washing Facilities, with each floor only have a one set of women and one of men's toilet facilities and very limited washing facilities. Fitness, gymnasium and prayer rooms are mentioned with no enhancement to washing facilities, which, I believe, are a prerequisite for the Islamic faith.

Parking Access for cars at Number 4 Winnersh Fields is very limited (6 for the ground and 6 for the first floor), and there are no unallocated parking spaces on the Winnersh Fields site. Parking spaces are at a premium and cars often double parked. Parking spaces on the adjacent commercial site belongs to the trading companies and there is no other easily accessible off-road parking in the area. The nearest commercial parking is at the Winnersh Park and Ride at the Railway Station, which is on the Winnersh Triangle side of the busy A329 and the Waterloo to Reading Railway Line.

Pedestrian access to Winnersh Fields is limited with pedestrians having to negotiate the access point adjacent to the Plant Hire Companies loading / unloading gate. Drivers would have to park in the Station Car Park. Everybody arriving by car, train, or bus would have a ten-to-fifteen-minute walk and have to cross the busy A329 with cars travelling at 40mph. The nearest pedestrian crossing is some one hundred meters distant from the estate entrance. Use of the pedestrian crossings would add at least five minutes to the commute.

Traffic on the A329. Currently there are delays on the A329 with cars traveling from the Reading direction turning into the estate causing stoppages. Additional traffic accessing the estate, assuming that they will find parking would cause even more delays.