

(Part of) Eastheath House, Eastheath Avenue, Wokingham, RG41 2PR

“Change of Use from B1/Class E (Office), B2 & B8 to Class E(d) Indoor Sport”

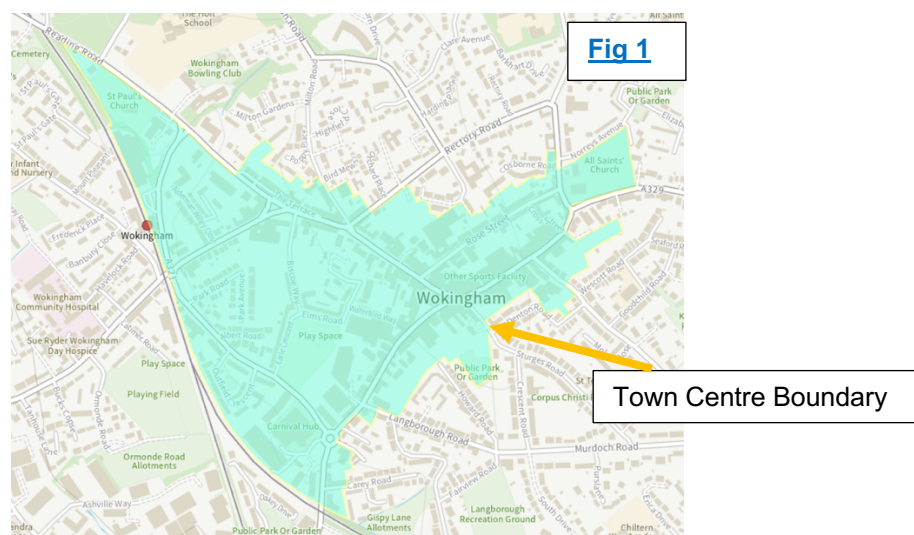
Wokingham Town Centre Sequential Test

Introduction

To accord with national guidance in the National Planning Policy Framework (NPPF) together with Policies CP13 and CP14 of the Core Strategy and Policy TB16 of the Managing Development Delivery Document (Local Plan) this Sequential Test has been undertaken to establish if there are any commercial units within Wokingham Town Centre which are available and suitable for accommodating the proposed use. The proposed development comprises a Padel Court facility (2 x doubles courts & 1 x singles court) within a building of some 1,000m² located within the Molly Millars Industrial Area core employment area.

The Area of Search for the Sequential Test was determined by the extent of the Wokingham Town Centre as shown on the Planning Policies and Constraints Map. This is shown on Fig 1 below.

Wokingham Town Centre Boundary



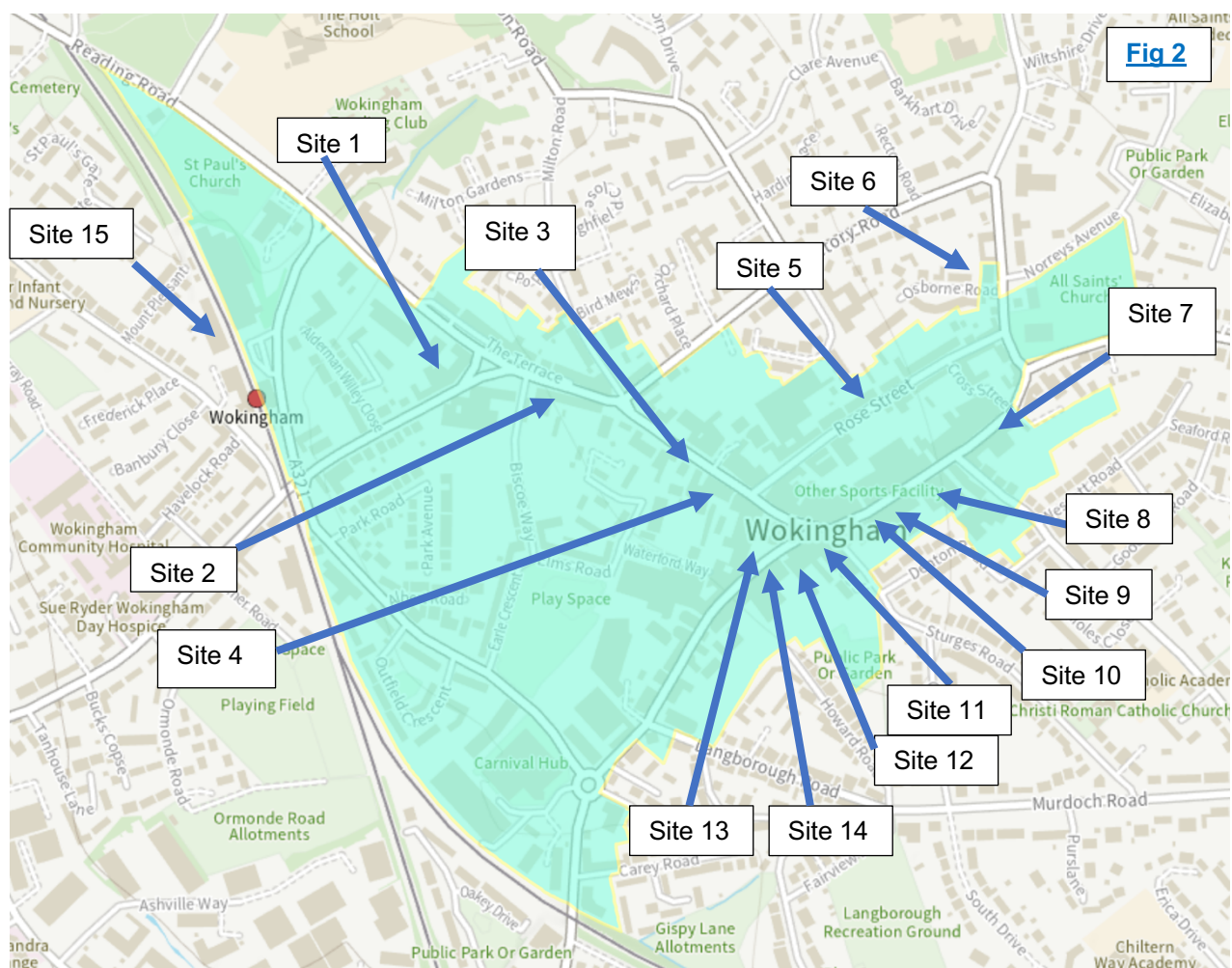
LPC (TRULL) LTD, TRULL, TETBURY, GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

The Sequential Test was undertaken on Friday 6th February 2026 by Tom Sadler (MRTPI). The Methodology was as follows:

- A physical walk over of all the land within the Wokingham Town Centre Boundary as shown on Fig 1.
- Any commercial units which were vacant were evaluated. This included units which had Commercial Agent Display Boards and to give full veracity to the evaluation, units which didn't have any Commercial Agent Display Boards but appeared vacant and possible 'available' were also evaluated.

The site visit demonstrated that 15 units are currently vacant (including a unit located just outside on the edge of the centre boundary to the west of the train station) and the approximate location of each site is shown on Fig 2 below.

Location of Sites Evaluated



Site Assessments

Site 1 – Hope & Anchor Public House, Station Road



These premises comprise a pub which is for sale on Station Road. The building & site are clearly grossly undersized and the wrong configuration to accommodate the proposed use.

The layout, configuration and size of this site means it are not sequentially preferable to accommodate the proposed Padel Courts use.

Site 2 – Albany House, Shute End



This is a an office building located to the west end of Shute End. The floorspace of the available unit appears to be in the region of 75m². The unit is clearly grossly undersized and the wrong format to accommodate the use and has no dedicated on site parking and servicing provision.

The layout, configuration and size of the unit means it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 3 – Wallis House, Broad Street



This is a first & second floor commercial office unit located on Broad Street above an existing estate agents. The floorspace of the unit available is 1,272sqft. The unit is clearly grossly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 4 – 6 Broad Street



This commercial unit located on Broad Street had a 'For Sale by Auction' board attached to it, however the date given for the auction was 13/02/2025. Given the building appeared to be in use/occupied, it is assumed it is no longer available and the sign has simply not been removed since the sale. In any case, the unit is clearly grossly undersized to accommodate the use and has no dedicated on site parking and servicing provision.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 5 – 32A Rose Street



This is an office unit located on Rose Street. The floorspace of the unit available to let is 292-707sqft. The unit is clearly grossly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 6 – Mulberry House, Osborne Road



This is a converted office building now converted to residential. The 'for sale board' witnessed on site relates to the sale of one of the residential apartments within the building. The site is therefore not suitable or available for the proposed use.

The layout, configuration, size and existing lawful use of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 7 – 65 Peach Street



This is an office unit located on Peach Street currently occupied by 'Melanie Curtis' accountants. The unit is clearly grossly undersized and does not have a suitable configuration or layout to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 8 – 53-59 Peach Street



This is an office unit located on Peach Street. The floorspace of the unit available for sale is 922sqft. The unit is clearly grossly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 9 – 47 Peach Street



This is a commercial unit located on Peach Street. Previously occupied by an art gallery evidently. The advertisement sign states that the unit has been let so is no longer available. In any case, the unit is clearly grossly undersized and not the correct format/layout to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 10 – 43 Peach Street



This is an office unit located on Peach Street for sale, located above Hunters and David Cliff Estate Agents. The unit is clearly grossly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 11 – 35 Peach Street



This is a mixed use restaurant/takeaway commercial ground floor unit with residential apartment above located on peach Street. The commercial floorspace of the unit available for sale is approximately 75sqm. The unit is clearly grossly undersized to accommodate the use with no dedicated parking or servicing areas.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 12 – 31 Market Place



This is an office & retail unit located on Market Place. The floorspace of the unit available is c.6,700sqft set out over two floors. Whilst the total floorspace could accommodate the proposed use, it is clearly of a layout and form which would make accommodating the use impossible – in particular the fact the floorspace is laid out over two floors.

The layout and configuration of the unit means it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 13 – Gotelee House, 6-7 Market Place



This is a vacant site located at 6-7 Market Place. It is being marketed via RightMove Commercial for residential redevelopment. The unit is clearly grossly undersized and not of an adaptable layout to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 14 – Market House, Denmark Street



This is an office unit located on the first and second floors of a building with occupied retail space on the ground floor. The floorspace of the unit available for sale is 400-2322sqft. The unit is clearly grossly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Site 15 – Station Industrial Estate (not within Town Centre boundary but on the edge)



This site is not located within the town centre boundary but is located on the edge and is therefore sequentially preferable in location terms to the application site.

The industrial/warehouse units available to let are 129sqm. One court on its own requires 200sqm and therefore the unit is clearly undersized to accommodate the use.

The layout, configuration and size of the unit mean it is not sequentially preferable to accommodate the proposed Padel Courts use.

Conclusion

This Sequential Test clearly demonstrates there are no units within (or on the edge of) Wokingham Town Centre that are more suitable for the use than the application site. Indeed, given the relatively low vacancy rate of units within the Town Centre it is clearly in a very healthy position in respect of its economic well-being and the services and facilities it provides for the Wokingham community.

Given that none of the vacant units evaluated are suitable to accommodate the proposed Padel Courts use, the Sequential Test is complied with.