

PLANNING REF : 250543
PROPERTY ADDRESS : Unit 7 Winnersh Fields
: Gazelle Close, Wokingham, Berkshire
: RG41 5QS
SUBMITTED BY : Mr Andrew Cushion
DATE SUBMITTED : 01/04/2025

COMMENTS:

Winnersh Fields is a dedicated commercial estate designed to support office-based businesses. Introducing a public-use facility within this setting would disrupt the intended purpose of the site, potentially interfering with daily operations. Increased foot and vehicle traffic could create logistical challenges for businesses, affecting accessibility for employees, clients, and service providers.

The controlled access system, which includes a permanently closed barrier requiring code entry, is essential for maintaining a secure environment for the estate's occupiers. Any changes to this setup to accommodate public use would compromise site security and disrupt the current operational framework.

Additionally, the estate's infrastructure is not designed to accommodate high visitor numbers. With parking already at full capacity and roads not classified as public highways, any increase in demand would create significant congestion and strain on limited resources.

Finally, activities associated with public gatherings such as increased noise levels and foot traffic would be incompatible with the professional working environment of the estate. This could have a negative impact on businesses operating within Winnersh Fields, making it an unsuitable location for public or community-focused use.