

PLANNING STATEMENT, in relation to the change of use from B1/Class E(i) and Class B8 to the Use Classes Order 2020 (As amended), to Class B2 (General Industrial):

The application seeks Planning Permission to change the use from Class B1/E(g)(i) and B8 Storage (Existing use as confirmed by the Landlord), to proposed B2, for use as a MOT and car repairs use. No extensions or other external works are proposed. So the application will presumably be dealt with purely in terms of the change of use of this unit, in terms of Policy CP15 (discussed below), and possible parking questions/implications. (We assume the Local Highway Authority – LHA – will be consulted during the application consideration.

This accords with the Employment policies of the **Wokingham Borough Adopted Core Strategy DPD Adopted January 2010**, in particular:

CP15 - Employment Development

Employment development for business, industry or warehousing is permitted, including the expansion or intensification of existing employment uses, provided it takes place within one of the following Core Employment Areas:

- 1) Green Park Business Park, Reading;*
- 2) Headley Road East, Woodley;*
- 3) Hogwood Industrial Estate, Park Lane, Finchampstead;*
- 4) Molly Millars Industrial Estate, Wokingham;*
- 5) Ruscombe Business Park, Ruscombe;*
- 6) Sutton's Industrial Estate, Earley;*
- 7) Thames Valley Business Park, Earley;*
- 8) Toutley Industrial Estate, Wokingham; or*
- 9) Winnersh Triangle Business Park, Winnersh.*

Elsewhere within development limits, the redevelopment, refurbishment or minor extension of buildings in employment use is generally acceptable. Limited additional employment development may also be identified in: i) The Managing Development Delivery DPD; ii) Within Strategic Development Locations as detailed in the proposed SDL Masterplan SPDs (Policies CP18-21); or iii) Retail centres defined in policy CP13 for office proposals.

Proposed changes of use from B1, B2 & B8 should not result in an overall net loss of floorspace in B Use classes within the borough. Provision will be made for a variety of premises and sites in different sizes, types, quality, and locations to support incubator/start up, move on, expansion and investment needs, reflecting the requirements of specific business sectors.

All employment development proposals (including offices in accordance with Policies CP13 and CP14) must include mitigation that corresponds to the impact of the development on housing, labour, skills, traffic, and highways demand.

So, in this case, a straightforward change of use is being sought, which would not lead to an “*overall net loss of floorspace in B Use Classes...*” However, should any further questions arise, particularly with regards Highways – parking, then clearly we are happy to discuss.