

16.11.20

Application No: 201508

CLE Application for confirmation of use class on an existing warehouse.

Having consulted with a planning consultant and directly with the Ministry of Housing Communities and Local Government, we have been advised to apply for a certificate of lawful development for confirmation of building use under the new consolidated E Class.

GoPerform Overview

GoPerform is a Sports Injury and Human Performance clinic that opened in November 2017. We were granted 5-year additional usage (D1) for our existing premises at Unit 22 Britten Road, Robert Cort Industrial at the time (ref. 171286). GoPerform has since developed into a successful centre and is now a strategic part of the public health infrastructure in Reading.

We have now reached the point of building space capacity and our landlords (Robert Cort Properties Ltd) have offered us a larger, long time vacant warehouse adjacent to our current warehouse (see attached block plan).

This would allow our current building Unit 22 to be rented out to a new tenant. Our landlord currently has several interested parties in our smaller warehouse unit which is easier for them to let.

Why we need a large warehouse building?

We specifically need a warehouse facility in order to house our specialist rehabilitation and testing equipment and to enable good access for less able-bodied individuals. We have one of the only publicly available anti-gravity treadmills in Berkshire and also require sufficient open space to perform health assessments and functional rehabilitation.

We currently have two consultation rooms. A larger building would allow us to increase our capacity to five consultation rooms and to be able to use our rehabilitation and physiological testing space for more than one use at any time.



Reasons for staying at Britten Road

We have an excellent relationship with our landlords Robert Cort Properties. Having completed extensive building searches in the past we are keen to remain in this location largely due to its excellent access via public transport and ample car parking. We believe we have had a positive Impact on the Core Employment Area creating job opportunities and supporting local and larger businesses around us.

We have developed strong partnerships with 10 local secondary schools and colleges who attend for educational visits and field trips. Local businesses such as Haslams, Jemca and SFL have benefited from our corporate health support programme. Having a larger facility to work from will allow us to continue to support local public health for many years to come.

Ownership, former B1 use and Unit 60 marketing since 2012 (CS 5.15ii)

Unit 60 has not been let on a permanent basis since 2012 despite being marketed by two leading commercial property agents. In recent years it has been used as storage (on a rolling monthly basis) as required by residents of the estate. The principal reason it has been difficult to lease permanently is that it does not have a yard. As an established and growing local business our landlords Robert Cort Properties Ltd have suggested we vacate our smaller premises with existing interested parties and move into this larger neighbouring warehouse.

Employment Opportunities (CS 5.14)

We currently employ 5 full-time members of staff; 7 part-time employees, and offer an annual graduate Internship. This is in keeping with the Core Employment Plan, we have actually been able to create more job opportunities than normal for an industrial unit of this size (usually 3 full time). We place value on creating employment opportunities for local young people and continue to offer ongoing support and shadowing opportunities to school leavers and university graduates. Moving into the larger Unit 60 building will provide jobs for a further 3 members of full-time staff.

Public health within Reading (in light of Covid 19).

Public health in the UK continues to be of increasing concern and an area that government planning is looking to address. We currently work in partnership with local healthcare providers to promote health and fitness programmes to the local community.



We offer specialist health and fitness assessments and deliver rehabilitation and training programmes that improve the health and fitness of the local community and reduce social and economic disparity. We have recently employed a respiratory physiotherapist to help support Individuals recovering from Covid-19, we have started to see an Influx of referrals from local GP's in order to deliver post Covid rehabilitation.

Core Employment Area.

We are aware of the existing policy in place for building usage in the CEA (as outlined in the Core Strategy and the Sites and Detailed Policies Document).

We believe that the arguments put forward previously for our existing (D1) change of use are now even more pertinent. We are now an established business and have a track record of having made a positive contribution to public health in Reading over the past three years.

We trust this supporting information will give you sufficient justification to issue our business with a Lawful Development Certificate for building usage, this will enable us to continue to develop our business, create new employment, and free up our smaller warehouse for another local business to move into.

As Reading continues to develop and undergo an 'Urban Renaissance' (CS 2.7) we believe our business has become part of the town's necessary supporting infrastructure and ask that you consider our application favourably.

We understand that planning decisions are made on a case by case basis and are keen to go through the necessary steps to ensure we have the correct permissions in place.

I look forward to hearing from you,

Kind regards,

Dan Buchanan

Director, GoPerform Ltd.

