

17 March 2026



Planning Department
Reading Borough Council
Civic Offices
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PP-14766499

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Dear Sir / Madam,

FULL PLANNING PERMISSION – UNIT 6, WORTON GRANGE, WORTON DRIVE, READING, RG2 0TG

On behalf of our client, UBS Triton General Partner Ltd, we hereby submit a full planning application for proposed works to Unit 6, Worton Drive in Reading.

Accordingly, please find enclosed the following documentation which comprises the application:

- Completed and signed application form and ownership certificates;
- Architectural Drawings prepared by Savills:
 - Site Location Plan;
 - Existing Ground Floorplan – drawing ref. 001;
 - Existing First Floorplan – drawing ref. 002;
 - Existing Elevations – drawing ref. 003;
 - Existing Site Plan– drawing ref. 004;
 - Proposed Ground Floorplan – drawing ref. 005;
 - Proposed First Floorplan – drawing ref. 006;
 - Proposed Elevations – drawing ref. 007;
 - Proposed Site Plan – drawing ref. 008.
- Proposed External Modifications Justifications Document prepared by Savills.

Site and Surroundings

The site is located in the Worton Grange Industrial Estate to the north of Worton Drive. The site is located within a designated Core Employment Area, known as South of Basingstoke Road as identified within the Reading Local Plan. The site consists of a detached industrial building with independent access from Worton Drive. The site is surrounded by industrial development to the north, east and south, and is bound by the A33 to the west and the Whitley Wood Recreation Ground to the east.

Proposal

This application seeks full planning permission for minor changes to Unit 6:



- Replacement cladding to part western and southern elevations and spraying of existing cladding;
- Removal of gas boiler with replacement high efficiency electrical system and associated external condensers and vents;
- Replacement glazing on all elevations; and
- Two new docks to replace goods door and ramp on west elevation.

Full details of the proposed external modifications are available in the submitted justification document accompanying this application.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the Reading Local Plan adopted November 2019.

Other material considerations include government guidance as set out in the National Planning Policy Framework (NPPF) (2024) and the various dated online Planning Policy Guidance. The Council has also adopted a number of Supplementary Planning Documents including the Sustainable Design and Construction SPD (December 2019).

The key policies and guidance from the adopted Development Plan and supplementary planning documents that are relevant to the proposals are summarised below.

Local Plan (2019)

Policy CC1 (Presumption in Favour of Sustainable Development) states that the council will support proposals which accord with the development plan.

Policy CC2 (Sustainable Design and Construction) supports proposals which use appropriate resources and take account of the effects of climate change.

Policy CC3 (Adaption to Climate Change) requires all new development to provide provisions for the adaptation to climate change.

Policy CC7 (Design and the Public Realm) conditions all development to be of high design quality that maintains and enhances the character and appearance of the area, including through the use of architectural detail and materials. New development should make a positive contribution to the character and quality of the area and public realm.

Sustainable Design and Construction SPD (December 2019)

Reading Borough Council declared a Climate Change emergency on 26th February 2019. The SPD is intended to guide developers and decision makers on the implementation of key sustainability policies in the Local Plan.

NPPF (2024)

Chapter 12 of the NPPF sets out the Government's guidance to achieving well-designed places.

Planning Assessment

Principle of Development

Local Plan Policy CC7 requires all new proposals to be of a high design quality that maintains and enhances the character and appearance of the area. The site is situated within a Core Employment Area on the adopted Proposals Map.

Worton Drive is a private road and can only be accessed by those visiting or working within the industrial estate. The application site is set back from the main public road. The alterations to Unit 6 will improve the building's carbon performance and are considered to enhance its overall appearance. The building in its current state is not fit for the use of future occupiers to meet their needs and hence prospects to let and the associated employment are limited. The proposals are consistent with the existing industrial character of the site and surrounding context and are appropriately designed in accordance with Local Plan policies CC2, CC3, and CC7 and the NPPF.

I trust that the above and enclosed is sufficient to enable validation of the submitted planning application. Should you require any further clarification, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Moyne".

Róisín Moyne MRTPI

Planner