

London Industrial Estate Redevelopment

Dear Owner / Occupier

January 2016

We hope that 2016 is a good year for you and your business. West Berkshire Council will be working hard with its partner St.Modwen to progress the regeneration of the London Road Industrial Estate. In September of last year the parties signed the development agreement to achieve this. During 2016 we expect to build a new access into the estate extending off Fleming road through to the A339.

Redevelopment across the estate will be completed on a plot by plot basis and overall the regeneration may take up to ten years. Redevelopment plots are unlikely to mirror the footprints of existing estate holdings. The introduction of new uses may lead to a substantial reconfiguration of the estate including the realignment of the existing estate roads. Obviously, it will be necessary for St.Modwen to undertake a significant site assembly exercise. Some businesses and owners of investments on the estate took the opportunity to meet them in 2015. We do encourage you to do this. If you are a business on the estate, St.Modwen are keen to learn about your future occupational requirements. If you are an investor looking to dispose of your asset, they could be ready to make you a proposal.

St.Modwen will submit a planning application as soon as the evolving Local Plan gives them a framework to do so and a consultation exercise will form part of the application process.

Points of contact are:

St.Modwen – Nick Kay, Development Director, nkay@stmodwen.co.uk

West Berks Council – Bill Bagnell, Property Services, bbagnell@westberks.gov.uk