



HARBUR
DESIGN

PLANNING STATEMENT

In retrospective of

| ERECTION OF A NEW LODGE HOME WITH SOME LANDSCAPING TO SUIT HOME

At site location of

| Lydiaville, Bearwood Path, Wokingham, RG41 5EZ

On Behalf of

| [REDACTED] Kieth Pape

| FINAL ISSUE

| 24TH July 2025



1 Introduction

- 1.1 This Design and Access statement has been prepared to support the planning application for permission under the Town & Country Planning Act 1990 for the erection of a new lodge home (mobile home) dwelling as well as landscaping to suit the home orientation and location.
- 1.2 This document has been prepared on behalf of the 'client', [REDACTED] Kieth Pape by Harbur Design Ltd
- 1.3 This document will provide information on the following points and prove that:
- The proposal will not negatively affect the local area or neighbours.
 - The proposal will suit the planning policies outset by the local authority and demonstrate a code of good design for the development
 - The proposal will be suitable for within it's location and resemble and in keep within the context of the surrounding area
 - The scheme demonstrates suitable access and parking parameters that is to local policies
- 1.4 This document will be accompanied by the following drawings and other assessments / statements. These are to be read in conjunction with the following:
- PL-201153-P-001 - Proposed Dwelling Plans
 - PL-201153-SP-001 - Existing Site Plan
 - PL-201153-SP-002 - Proposed Site Plan
 - PL-201153-SL-001 - Existing & Proposed Site Location & Block Plan



2 Site Appraisal

2.1 The site is a 0.097-acre plot with 2 brick-built homes adjacent to the site in question. These two homes are apart of a previous agreed outline planning application (O/2001/3623) as well as subsequent full planning application approvals. Furthermore, a mobile home park towards the end of Bearwood Path, this then connects to Miller Drive which is mainly a housing estate which has interconnected residential roads all leading towards Reading Road (A329). Mainly residential area with Forest School just over half a kilometre away from site as well as a similar distance to Winnersh Train station. For the occupants of the home is ideal as this retains suitable transport connection. Further public transport is very common along Reading Road (A329), this is typically for 4 Lion / 4a Lion which goes towards Bracknell Bus Station & St Mary's Butts.

2.2

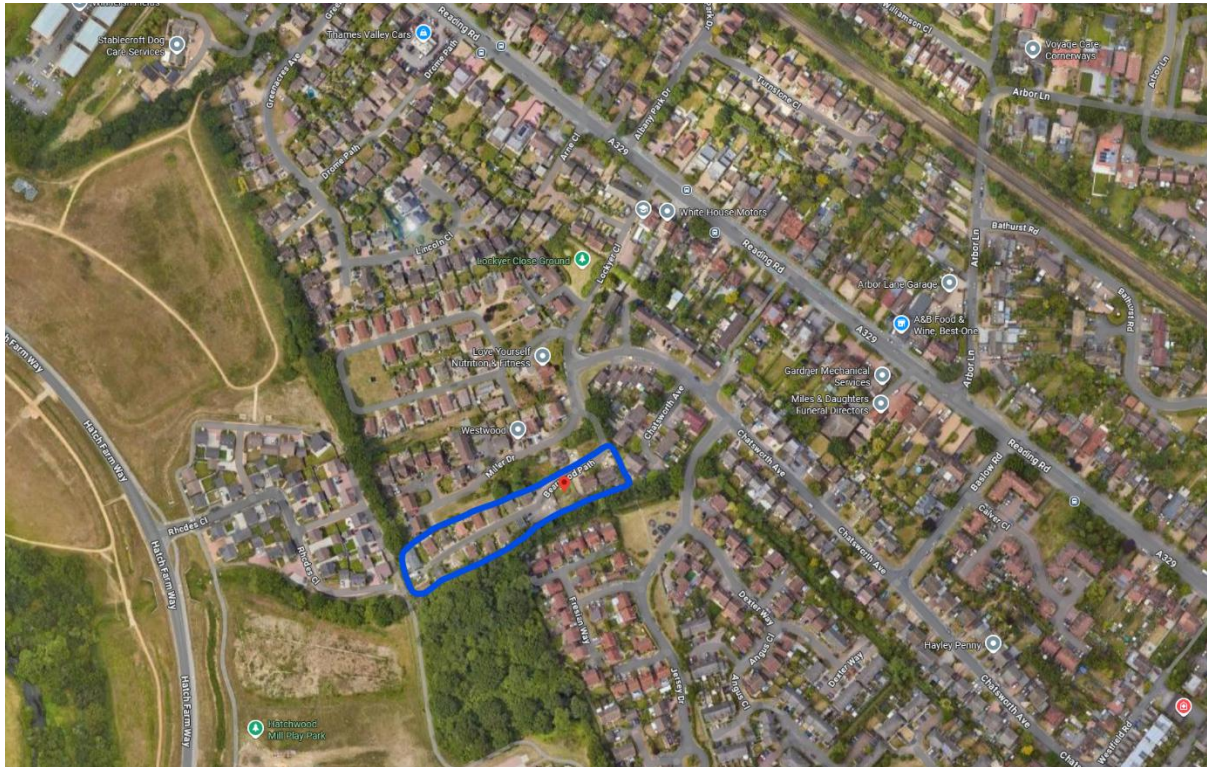


Figure 01 – Google satellite image showing site in red pin drop

2.3 On site at current there is a series of brick-built homes with a mobile home park located southwest to the site. The site in question does not have any specific elements on site only temporary fencing and made-up ground mound. The blue line denotes the overall ownership whilst the red pin denotes the site individually. Towards the south of the site is a tree line and overgrown shrubbery which is going to be retained as this provides both natural security as well as screening. Within the shrubbery and treeline is a timber close boarded fencing. Appendix A demonstrates road street view along Bearwood Path.



3 Planning Policy Appraisal & Surrounding Context

3.1 Previously the site has included a series of development such as scope for 3 new dwellings, mobile park and landscaping / access. A series of planning policies have been applied to those sites to ensure the development is within said guidelines and aligns with the local authority goals and objectives. Since some of the development was approved and conducted, some policies have changed.

3.2 Wokingham Borough Council Core Strategy - Policy CP1 – Sustainable Development

This relates to several points focusing on sustainability and how a proposal will impact the wider environmental ecosystem. Elements within this reference's sustainability appraisal as well as CP9 & CP6 which will be independently looked at in relation to the scheme. CP1 states,

"Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;*
- 2) Minimise the emission of pollutants into the wider environment;*
- 3) Limit any adverse effects on water quality (including ground water);*
- 4) Ensure the provision of adequate drainage;*
- 5) Minimise the consumption and use of resources and provide for recycling;*
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;*
- 7) Avoid areas of best and most versatile agricultural land;*
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;*
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);*
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;*
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and*
- 12) Contribute towards the goal of reaching zero-carbon developments 41 as soon as possible by:*
 - a) Including appropriate on-site renewable energy features; and*
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form."*



3.2a The site in question overall will retain the existing environment, this is through mainly retention of existing hedgerows and treeline located south to the site. This will be left and have no impact on the development including within build. Additionally planting and other native trees / hedgerow will be applied to further enhance the greenspace which currently is vacant and has dying patches of grass land. Relation will be made to CP9.

3.2b The mobile home will be apart of a modular build which will be constructed and manufactured offsite, therefore, massively limiting on site works (noise, dust and excavation). Due to the structural fabrication of the home, the main ground works be limited in comparison to potential 2m deep trench footings as per recommendation through Table 12 of the NHBC (Foundations Depths). Due to the proximity of the trees at the rear of the site. Further retention to local occupant and minimal disruption for traffic and construction vehicles.

3.2c Waste will be very crucial with a lot of the materials for the mobile home able to be recycled if this is ever removed. On site waste and day to day bins will include recycle bins – ensuring reduction of landfill. This will be included once the home is in situ. Furthermore, in terms of water waste and optional potential water harvesting, this can be through water butts at points of the downpipes. Additional water consumption will require a new development to not exceed 110 litres per person per day, and suit Building Regulations Part G.

3.2d For drainage elements and such will be further developed in Flood Risk (within this document), this will detail the extent of the flooding potential, with a watercourse on site it will be paramount to ensure retention and no further additional water being directed to this. From roadside (north side) application of an aco drain will be applied to the junction to ensure main access road is avoid of flooding potential. For future potential, application of putting the mobile home on a brick plinth will further avoid risk of flooding and stops any impacts on damages. Prolonging the life of the dwelling.

3.2e The materiality used for the development will see significant manufacturers guarantee, especially for the use of composite (CanExel) Cladding which has a wind resistance of 50 years. Due to the low maintenance and retention of colour for the cladding there would not be a need for painting / oils to be used on the development.

3.2f To relates to points 10 & 12 will see the use of a very modern and sleek addition which will currently marry between the mobile home park and brick homes adjacent. With the use of ASHP and parameters for solar panels being applied to the home ensure a more environmentally friendly scheme. The design will be mainly dark addition but will have sufficient planting to soften the street scene view. Orientation is crucial as to reduce shading on the elements that includes solar panels but doesn't open the home up to overheating, including / retaining the trees for natural screening and shading. Further addition for vehicle placement would see the use of charge points for current and future electric vehicles.



3.3 Wokingham Borough Council Core Strategy - Policy CP3 – General Principles for Development

This relates to several points focusing on scale, form and general design of the development. Insurance to support Wokingham housing demands but doesn't detract from the local context and community. CP3 states,

"Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available."*

3.3a Drawings will be provided to demonstrate the visual and functionality of the dwelling, mainly suited for the occupants (self-build) but ensures scope for future fit and new occupants. The development is alternative to what was previously approved on the site, in comparison a less impactful and carbon friendly addition as to a brick-built property. By providing a more suitable and greener alternative to housing with the use of newer energy (ASHP) and charge points making a positive outlook on the overall scheme. Following a lesser height and scale as the neighbouring properties does not make it overbearing, suitable boundary buffer and fencing applied to ensure security of the two plots. The development allows for steps up to the property but with optional addition of ramp access, due to the lodge being ground floor only and including internal door sizes being minimum 775mm width. This can be future proof for future occupants with limited mobility (Building Regulations Part M4)



3.3b As per elements referred In CP1, retention of watercourse and landscaping is crucial. Further limitation with works on site and need for large foundations as per NHBC recommendations. The current vacant site will be brought back to life with the grassland being reseeded to allow for wildflowers which will encourage natural wildlife to flourish. Natural screening as well as native planting will be included within development.

3.3c The benefit of the development is due to the foundations and application of a chassis as this is fixed to the home therefore creating a sort of foundation set. This would then sit on a concrete pad and compacted hardcore, the minimum guidance is 6 inches for concrete and 6 inches for the compacted hardcore, however site conditions may vary, and structural engineer may highlight additional thickness.

3.4 Wokingham Borough Council Core Strategy - Policy CP4 – Infrastructure Requirements

This relates to available services and how these can be used instead of straining these, has scope been included to the development within to this. CP4 states,

“Planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed.

Arrangements for provision or improvement to the required standard will be secured by planning obligations or condition if appropriate.”

3.4a Conversion to existing services which are already established along the access road through to other mobile homes and brick-built homes. These will be tapped into as when these were included there was original scope to include a 3rd home along the series of plots east of the overall site. Therefore, pre-existing services are ready for the home. This does include fibre optic internet, which current availability being up to 1800 Mbps (download), 1000 Mbps (Upload).

3.5 Wokingham Borough Council Core Strategy - Policy CP5 – Housing mix, Density, Affordability

This relates to housing types and layouts of said housing within a site, this is mainly looking at major / minor development. The site would fall outside of the parameters which triggers affordable housing, with this only being for one dwelling. Previous outline planning permission was applied to the site (O/2001/3623) which sees the site in question being occupied by a dwelling, consideration to what as previously included on site, this would be a greener and sustainable alternative. The plot is between the mobile homes as well as 2 newly plots (which were further granted permission in 2003 & 2004). This could be considered an infill development with a similar plot sizing at the two neighbouring sites. Further relation to this being a self-build for the current owners of the site.



3.6 Wokingham Borough Council Core Strategy - Policy CP7 – Biodiversity

This relates to overall environmental and biodiversity of the site, impacts to the wildlife and habitats. CP7 states,

“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts; or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”

3.6a The site is within a SSSI risk zone which upon checking the proposed development against parameters set with Natural England it does not require a consultation. The residential whilst a self-build still does consider biodiversity and the impacts and additions it can provide to better the wildlife but also retain and maintain existing elements (trees etc..) Using flora and fauna techniques and wildflower seeds to be put on the grassland would encourage wildlife.

3.6b Mitigation measures can include temporary fencing applied to the south of the site to ensure retention and limit potential damage whilst siting the home / building the plinth. Previous outline planning application has been applied and approved (O/2001/3623) which included an extensive ecological appraisal of the site and the extent of the Crested Newts and Bat potential. This can be provided upon request, as no further works has been applied to the site since approval. Elements of neighbouring development would have demonstrated mitigation / checks applied to their retrospective plots. Furthermore, no bat survey is required on site due to no demolition or any alterations to an existing roof space required.

3.6c In relation to trees and landscaping there is reference to B1: Loddon River Valley with Open Water, there is a series of landscaping guidelines that will relate to the development of the site. For the development, using planting between the neighbouring property would assist in screening as



well as noise. Further solar natural shading is present to the rear of the site with the larger trees. Any further planting and or trees applied to the site will be of native to the local area.

3.7 Wokingham Borough Council Core Strategy - Policy CP9 – Scale and location of development proposals

This relates to overall environmental and biodiversity of the site, impacts to the wildlife and habitats. CP7 states,

This relates to scheme and the surrounding area, how it fits in as well as allocated site for major developments. The site in question is an infill development with reference to outline planning previously approved. At the current point 2 of the 3 plots have been developed, with this being the last one. At current being on its own, this is within the settlement boundary and even considered an infill development (between dwellings on both sides). This will be a self-build.

3.8 Wokingham Borough Managing Development Delivery (Local Plan) - Policy CC09 – Development and Flood Risk (from all sources)

This relates to the flooding extents within on site and the parameters required to ensure that this does not increase flooding elsewhere. Within Appendix B shows the site and flood risk data demonstrating that it is within flood zone 01. Therefore, the site is not required to take into account vulnerabilities of the development and ways to combat flooding. The dwelling is located in an area where surface water is at low risk of flooding with in 2040 – 2060 being moderate. This would only happen through flash flooding and that the water can't be drained through existing drainage systems. For the development this will be using a new soakaway within the garden area (subject to site / ground conditions), otherwise it can be directed towards the stream at the rear of the site. This will be mainly assisted with the planting and tree line at the rear of the site.

3.9 Wokingham Borough Managing Development Delivery (Local Plan) - Policy TB04 – Development in vicinity of Atomic Weapons Establishment (AWE)

This relates close proximity to nuclear sites which will influence the outcome of the permission and restrict the extent of the works. The site is within the 12km buffer which past the outer consideration area for any restriction to apply. At point of submission to the council, consultation will be sort after by a representative of ONR (Office for Nuclear Regulation)

3.10 Wokingham Borough Managing Development Delivery (Local Plan) - Policy TB07 – Internal Space Standards

This relates to space standards that have been set for any new development, conversion and or change of use. The development will be a 2-bedroom, 4-person property which is designed at approximately 83m². Which is above the minimum space standards that is required for a 2B 4P property, with the addition of 2m² of built-in storage space.



3.11 Central & Eastern Berkshire: Joint Minerals & Waste Plan – Policy M2 – Safeguarding sand and gravel resources

This relates the mineral safeguarding of sand and gravel resources on site. M2 states,

“1. Sharp sand and gravel and soft sand resources of economic importance, and around active mineral workings, are safeguarded against unnecessary sterilisation by non-minerals development.

2. Safeguarded mineral resources are defined by the Minerals Safeguarding Area illustrated on the Policies Map.

3. Non-minerals development in the Minerals Safeguarding Area may be permitted if it can be demonstrated through the preparation of a Mineral Resources Assessment, that the option of prior extraction has been fully considered as part of an application, and:

a. Prior extraction, where practical and environmentally feasible, is maximised, taking into account site constraints and phasing of development; or

b. It can be demonstrated that the mineral resources will not be permanently sterilised; or

c. It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.”

3.11a The site in question does have a small margin landing within the development site. Fortunately, the extent of any digging and excavation operation will be very limited due to extent of the foundation / concrete pad require to site the home. This would then sit on a concrete pad and compacted hardcore, the minimum guidance is 6 inches for concrete and 6 inches for the compacted hardcore, however site conditions may vary, and structural engineer may highlight additional thickness. Therefore, very limited extents to the ground excavation compared to other brick buildings – furthermore the extent of the home will be 3m away from the road which is just outside from mineral safeguarding area. Consideration is still being given.



4 Sustainability Appraisal

4.1 Following policies referencing Wokingham Borough Core Strategy, Table 2.1 demonstrates elements that developments will need to abide by. Referencing existing policies as shown in section 03. Elements, A, B, C, D, E, F, J, K, L, M have been thoroughly shown that the proposal suits these elements.

4.2 Development details and other sustainable features will be denoted in later sections highlighting design and build of the home. If further information is required to satisfy the appraisal criteria, it can be provided.

5 Site Access & Parking Parameters

5.1 Details set out in the drawing package denotes a suitable parking parameter using an existing access road which satisfies plots 01, 02 and Lydiaville Mobile Home. The front door location is towards the southeast towards the parking area. The main access into the site is along Bearwood Path which is a public road that leads off Miller Drive.

5.2 The scheme has included 2 parking spaces which is broken down to have one of those spaces as a visitor space. There is suitable space for manoeuvrability to ensure that any vehicles can leave in a forward gear. All parking spaces are to be set at 3m width and 5.5m depth with the addition of a charge point being applied externally to fitted to the dwelling. Suitable visibility splays have been accounted for on this road that is a 30mph highway. The home is set back from the highway to ensure a retention of a 2m x 2m pedestrian visibility splay. Given the road being a sort of design and dead-end junction gives the likelihood of anyone speeding or going any more than 20mph, whilst this is subjective guidance is still relevant for a 30mph road which provides enough visibility to satisfy this requirement.

6 Waste Management & Disposal

6.1 Recommendations and guidance from Wokingham Borough Council – Waste Management Facilities in new development, includes how waste will be disposed and what bins are required for specific types of properties. 180L Black bins are collected every fortnight along with recycling waste. Waste to be collected similar to standards set within policy and to be collected similar to what is current for existing plots 01 & 02.

6.2 Following the completed construction process, residential waste disposal will remain as existing. This includes the use of existing collection of recyclable materials such as plastic, metals, paper, cardboard, green garden waste and general waste which is not deemed suitable for recycling. General waste is disposed and taken in its normal dustbin to a licenced site.



7 Flood Risk Assessment

7.1 Figure 02 demonstrates the flood risk within the proposed site and surrounding context. This map will highlight areas of significant flooding and areas of no flooding. The proposed site area will be indicated by a red outline. Further reference to Appendix B to show the site flood zone.

7.2



Figure 02 – Surface water flooding extent (1 in 30 years) - [Map – Flood map for planning – GOV.UK](#)

7.3 Following from figure 02 and appendix B parameters are to be met to ensure that the development doesn't relocate or further increase flood risk elsewhere. The site has a sort of stream / river at the bottom of the site. This is very overgrown with a tree line and shrubbery which will be crucial in combating any flooding and drainage. The ground water present will be soaked up by most of the planting towards the south of the land. Existing soakaways and road drainage is present to suit the development, as parameters are present already due to the previously approved 2 plots northeast of the site. As well as Mobile home park located southwest from the site.

7.4 Further to reference Appendix B, shows the site being within a flood zone 01, this does not require a flood risk assessment due to the location and sizing of said site. This is the lowest zone possible that relates to flooding meaning a very low impact on the development.



8 Previous Planning History

8.1 All previous applications applied to the site are in relation to the 3 build plots with the site in question relating to the 3rd plot. The following will be split into on site previous applications and on other adjacent sites.

On site Previous Planning

- L970388 – Proposed Erection of 36 Houses with Roads and Sewers - APPROVED
- O/2001/3623 – Outline application for the proposed erection of 3 dwellings with garages plus demolition of existing dwelling and re-route of access to mobile home park – APPROVED

Surrounding Site Previous Planning

- O/2001/3623 – Outline application for the proposed erection of 3 dwellings with garages plus demolition of existing dwelling and re-route of access to mobile home park – APPROVED
- F/2002/7120 – Proposed erection of one dwelling and garage on plot 01 – APPROVED
- F/2004/2348 – Proposed erection of one dwelling and garage plus demolition of bungalow and existing shed – APPROVED

9 New Scheme Appearance & Design

9.1 The erection of the new dwelling will be organised via an off-site construction made from modular construction. This section will be split into 2 sections which denotes the buildability side of the dwelling and the site arrangement.

9.2 Buildability – New Dwelling

The proposed new build construction will be made from a SIPs construction on a chassis, this will be constructed off site and transported to designated spot. The home will come as potentially 2 boxes (halves) or 4 boxes (quarters) this is dependent on construction which will be organised at construction phase. These boxes are put together and sealed to ensure a complete watertight build and airtight build. Example imagery of site transportation is shown in appendix C.

The home will be a 2-bedroom dwelling that will include a main bathroom and an ensuite, walk in wardrobe and large open plan kitchen / diner / lounge space with an addition of an office. All to be single storey with a maximum height of 3.5m (from chassis to ridge), height is restricted due to BS3632 regulations and transportation height being 4.2m which includes the chassis height. Application of two large double patio doors to the rear elevation (southeast) will allow access from the open plan social space to the external decking area. The mono-pitch roof design will support solar panels and skylights. External materials will be mainly dark design using black timber cladding and a standing seam roof. The plinth will be mainly out of brick as this will hide the chassis design.



9.3 Site Arrangement

The dwelling will be sited portrait to the site with the patio door gable end facing southeast. This would better suit the plot shape and location, following the form of site. The site is currently already separated with a close board fencing on all sides apart from Bearwood Path with an existing tree line and overgrown shrubbery at the boundary towards the rear of the site. The site arrangement will see parking area being towards the west side of the site along a pebble driveway. This is suitable for drainage purposes as well as a security due to the noise it makes when walking along the drive or pathway. With bin storage to be in this location as well makes the external elements all in one place and in sight of bin collection, avoiding the need to move these through the home and or in an area where there is no path which can damage the grassland. An outbuilding will be applied for general storage; this will be a small metal shed outbuilding. Storage used for general use as well as cycle use. Retention of all existing trees and shrubbery to be made, in fact to include a sort of buffer to boundary fencing facing plot 02 (northeast). Consideration to surrounding context marks this as a minimal approach to an erection of an additional dwelling not making the proposed development excessive but suitable for a modern family.

10 Conclusion

10.1 This document has carefully analysed all aspects of the new build development through policy exploration and detailed drawings. Allowing a key design features that suit the surrounding context both the brick builds as well as mobile homes. Blending into the area and not be seen from Miller Road. Ensuring that the development is of small scale and does not impact or contribute negatively to the core policies. Very suitable alternative with a key individuality for a self-build design home. The development is suitable and supports local planning policies. It is appropriately designed, will not be a detriment to local area and street scene / local context. Therefore, we respectively fee permission should be granted.



APPENDIX A



APPENDIX A IMAGE 01 – Example of site at Bearwood Path Entrance (May 2023)



APPENDIX A IMAGE 02 – Example of site at Bearwood Path Entrance (May 2023)



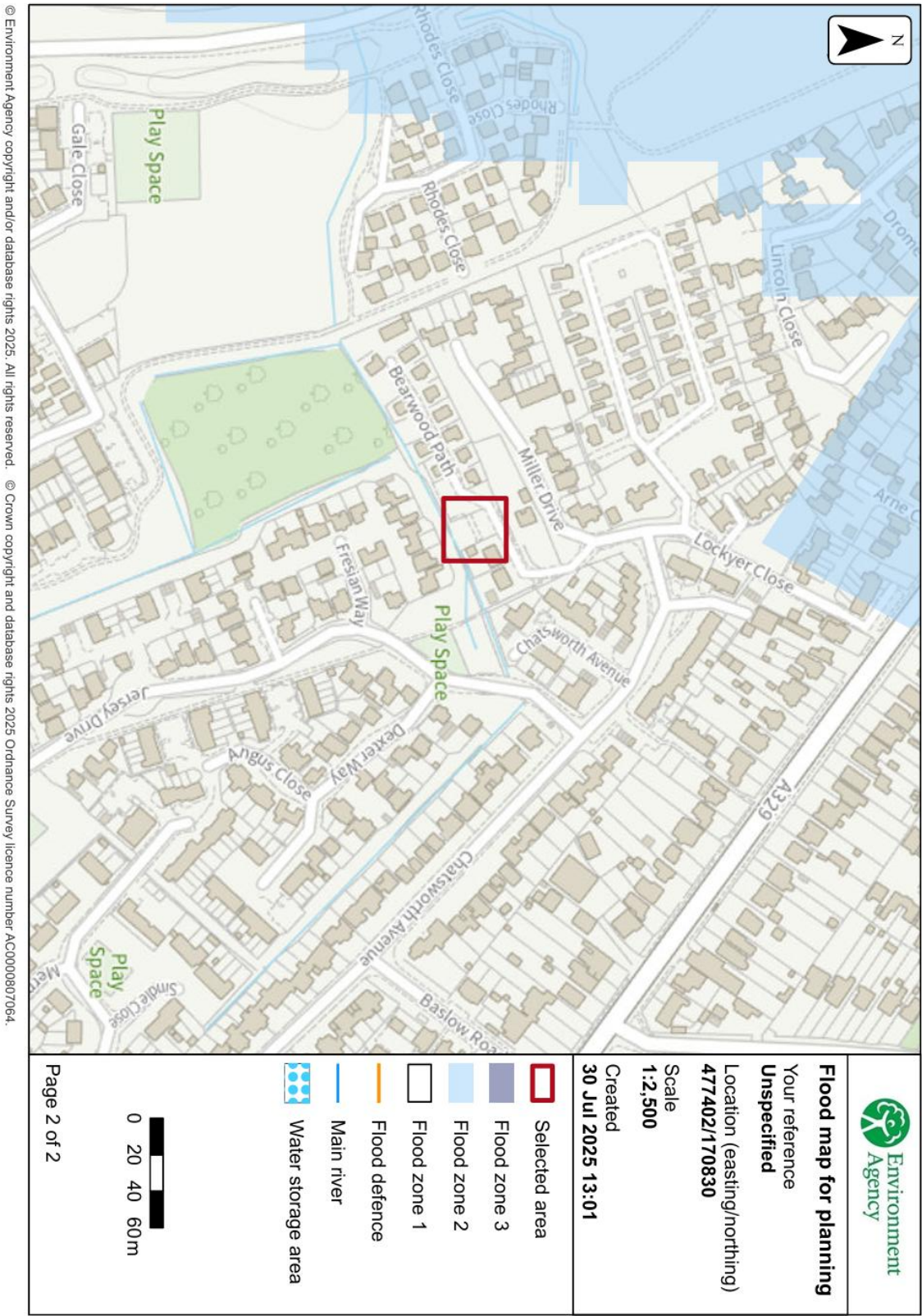
APPENDIX A IMAGE 03 – Example of site at Bearwood Path Entrance (May 2023)



APPENDIX A IMAGE 04 – Site view from Miller Road – showing existing brick built homes being viewed at this point



APPENDIX B



APPENDIX B IMAGE 01 – Map from Environment Agency for flood map on site – shows site being in flood zone 01 – July 2025



APPENDIX C



APPENDIX C IMAGE 01 – Example of home on a chassis on site with concrete pad 01



APPENDIX C IMAGE 02 – Example of home on a chassis on site with concrete pad 02



APPENDIX C IMAGE 03 – Example of home in situ with brick plinth – www.hplh.co.uk



APPENDIX C IMAGE 04 – Example of home in situ with Timber cladding plinth – www.hplh.co.uk



APPENDIX C IMAGE 05 – Example of HPLH home internal quality (open kitchen / diner) – www.hplh.co.uk



APPENDIX C IMAGE 06 – Example of HPLH home internal quality (lounge area) – www.hplh.co.uk