

LAND TO THE NORTH OF 6 WOODLANDS AVENUE/WOODLEY/ READING/ RG5 3HJ



Design & Access Statement

Date: May 2026

Ref: 842/DAS01/REV4

site address: Land
to the North of 6
Woodlands Avenue,
Woodley, Reading, RG5
3HJ



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and designers with an agenda.

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1. INTRODUCTION

The National Planning Policy Framework (NPPF) places significant emphasis on the delivery of high-quality design, stating that the creation of well-designed, beautiful and sustainable buildings and places is fundamental to the planning process.

The National Design Guide supports this objective by setting out the characteristics of well-designed places, providing a framework to ensure development is visually attractive, responsive to local context and creates high-quality living environments.

This Design and Access Statement has been prepared in support of a full planning application for residential development at land to the north of 6 Woodlands Avenue, Woodley.

The application follows the grant of Permission in Principle (Ref: 251580), which established the acceptability of residential development on the site for between 2 and 4 dwellings.

This statement demonstrates how the proposed development:

- Responds to the site context and constraints
- Complies with local and national planning policy
- Addresses matters identified at Permission in Principle stage
- Delivers a high-quality and sustainable form of development



2. PROPOSAL DESCRIPTION

- This application seeks Technical Details Consent pursuant to Permission in Principle Ref: 251580, for the erection of a residential development comprising 3 no. dwellings (2 x studio units and 1 x 2-bedroom, 3-person dwelling) within a single building, together with associated works including access from Lytham Road, provision of 4 no. parking spaces (plus 1 relocated space serving existing units), private amenity space, cycle storage, refuse storage and landscaping.

3. SITE & CONTEXT

The site is located within Woodley, inside the defined settlement boundary, in a sustainable urban location.

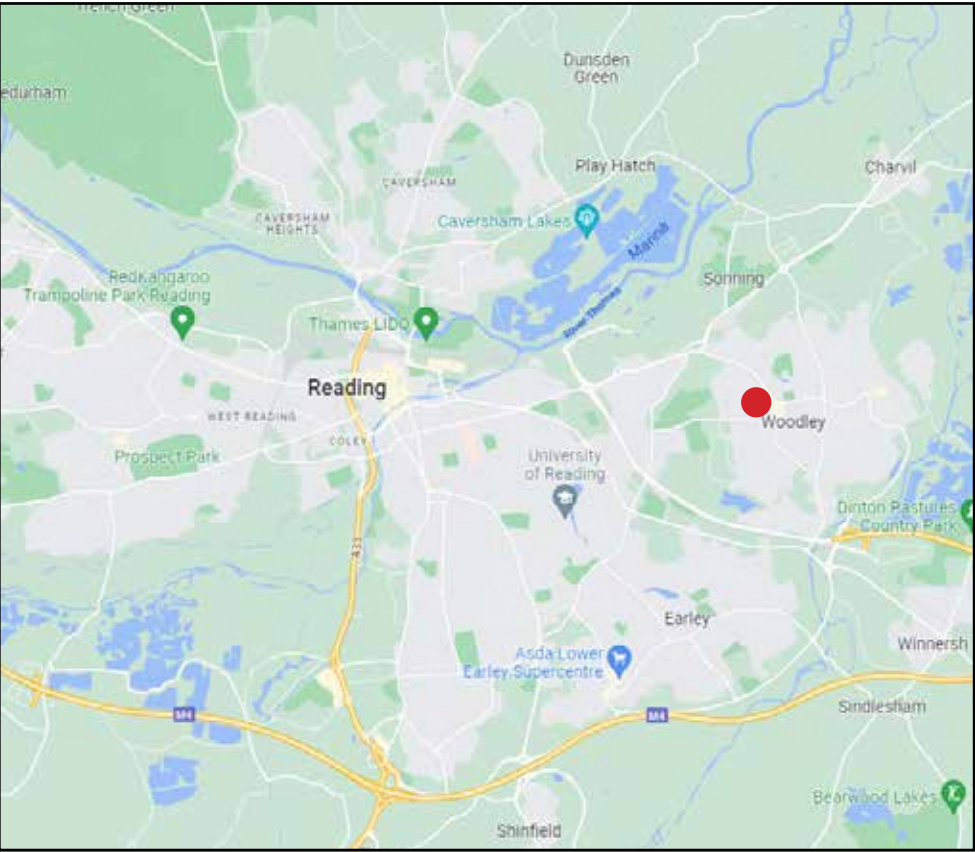
The surrounding context comprises:

- Residential dwellings (1-1.5 storey) along Woodlands Avenue
- Residential frontage along Lytham Road
- Commercial and service areas associated with Woodley Town Centre

The Officer Report confirms that:

- The site is within settlement limits
- Residential development is acceptable in principle
- There is no overriding constraint preventing development

There is no strong architectural uniformity in the immediate context, allowing for a design that is both contextual and responsive.



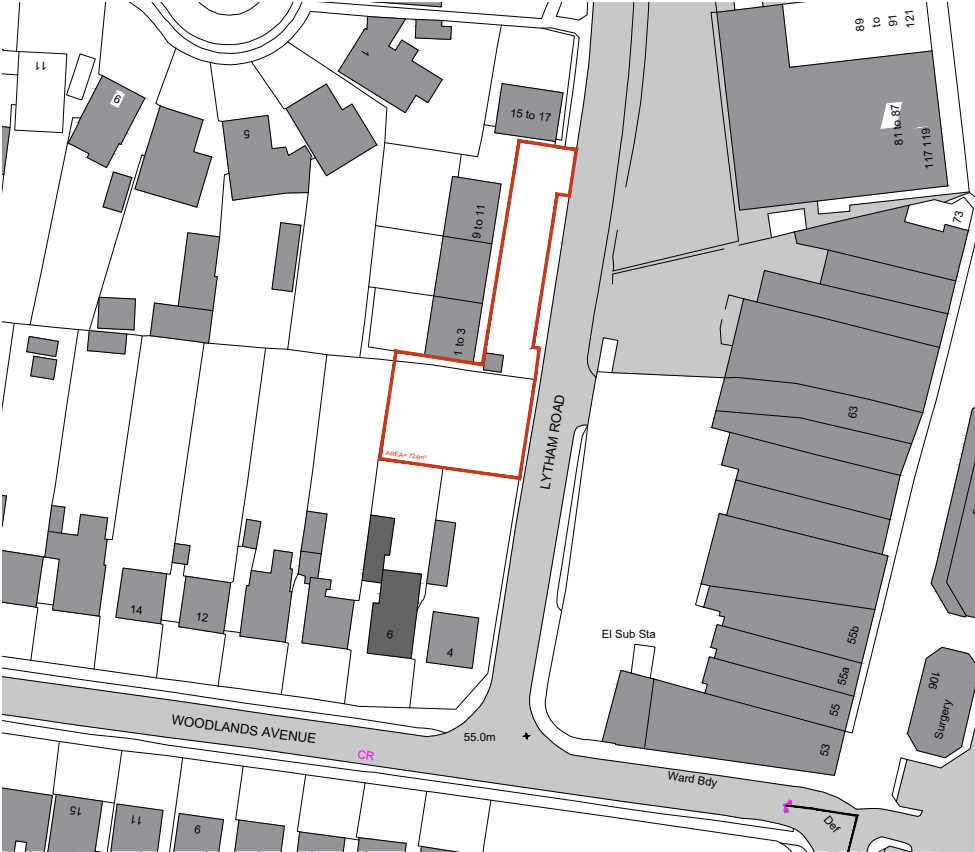
Regional location

- The site is East of the central Reading Area, within the area of Woodley
- surrounding areas include the Woodley Shopping centre adjacent to the site with a range of commercial outlets, and Woodford park and leisure centre just north of the site.
- Surrounding areas of the site are the built up residential areas of Reading.



Aerial view

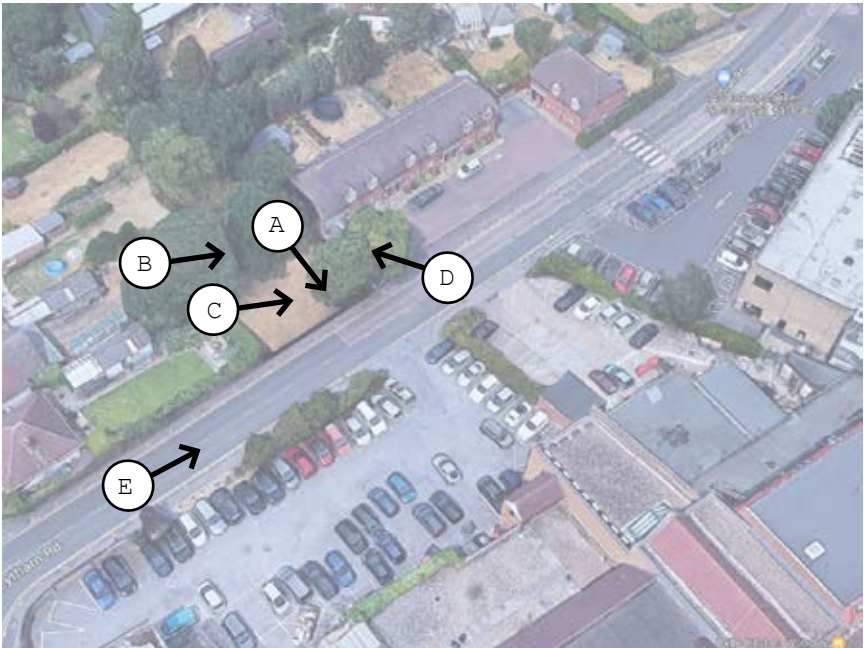
- The plot is located on the east end of Woodlands Avenue between an established row of detached bungalows and terraced houses by the Lytham Road side of the site.
- Woodlands Avenue is positioned to the North of A3290 Road which is one of the main arterial routes in the area.



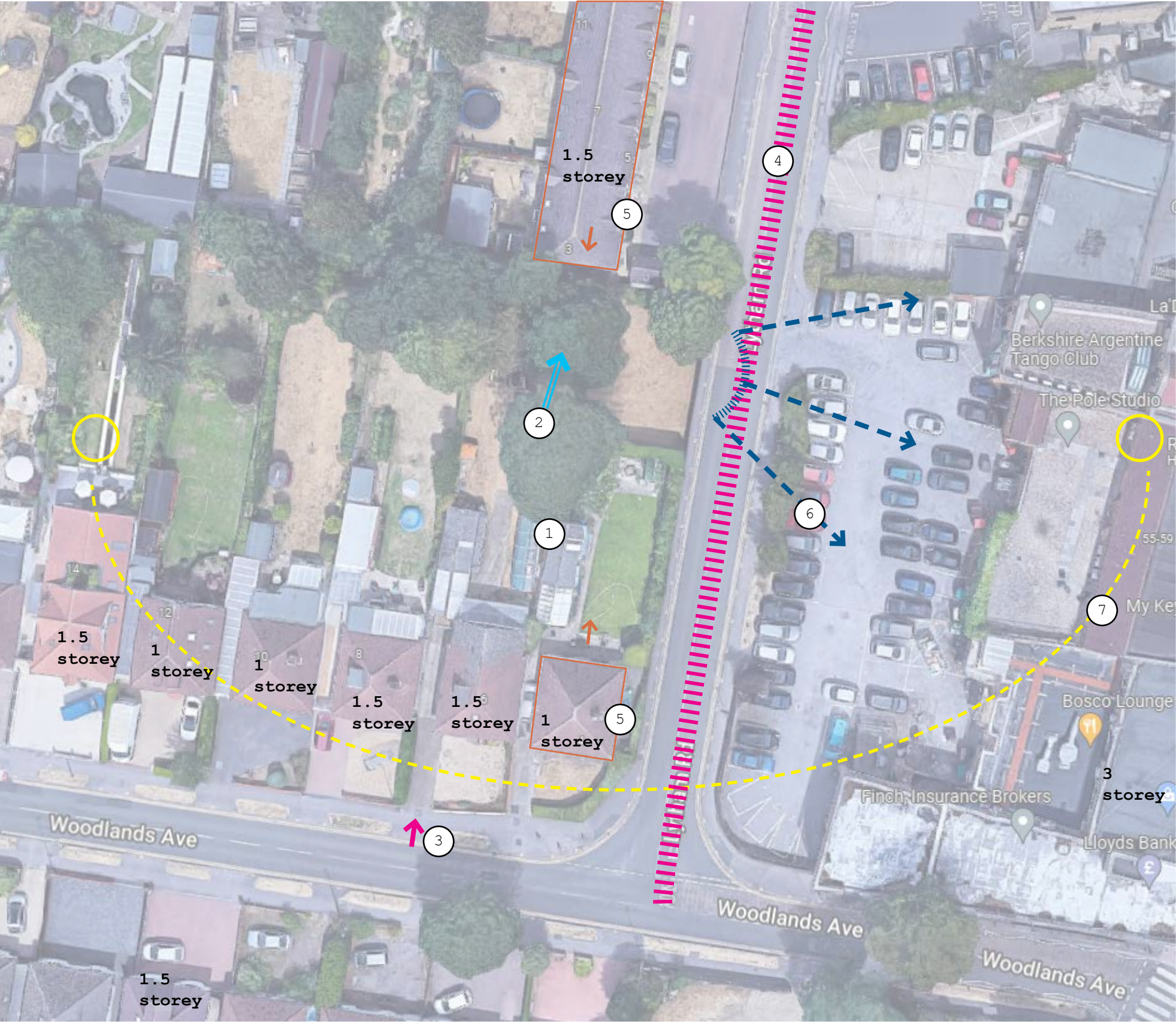
Site location plan

- The red line illustrates application boundary,
- Total application boundary is 724m²

3. SITE & CONTEXT - SITE PHOTOS



3. SITE & CONTEXT - CONSTRAINTS & OPPORTUNITIES



- ① Site boundary
- ② View of site (as photographed)
- ③ Existing entrance
- ④ Lytham Road (main access road)
- ⑤ Neighbours with distant view/aspect
- ⑥ outlook opportunity with little/no overlooking
- ⑦ Solar orientation

4. PLANNING POLICY CONTEXT

The development has been assessed against the Development Plan for Wokingham Borough, including:

Core Strategy

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP5 – Housing Mix, Density and Affordability
- CP6 – Managing Travel Demand

Managing Development Delivery (MDD)

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Trees and Landscaping
- CC04 – Sustainable Design
- CC07 – Parking
- TB06 – Development of Residential Gardens
- TB07 – Internal Space Standards

Emerging Local Plan Update (LPU)

- DH1 – Design Quality
- DH2 – Safeguarding Amenity
- H1 – Housing Mix
- C1 / C2 / C5 – Transport and Parking

As identified in the Officer Report, the Council currently cannot demonstrate a 5-year housing land supply, and therefore the presumption in favour of sustainable development applies.

The proposal contributes positively toward housing delivery in accordance with the NPPF.

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5. AMOUNT & HOUSING MIX

The development provides:

- 2 x studio units (each exceeding 37sqm and compliant with NDSS)
- 1 x 2-bedroom, 3-person dwelling (~70sqm)

This mix:

- provides smaller homes for which the Council’s latest Housing Needs Assessment (2023) identifies there is a strong need for
- Reflects the site’s capacity and constraints
- Aligns with Policy CP5 and emerging Policy H1

The provision of 3 dwellings sits comfortably within the approved PIP range and reflects the Officer’s conclusion that the upper limit may be constrained by trees and site conditions.

6. LAYOUT

The proposed layout has been developed to:

- Respect Tree Preservation Order (TPO) constraints
- Maintain appropriate separation from neighbouring properties
- Provide private amenity space for each dwelling
- The development is arranged as a single building block, improving:

Efficiency of land use

- Clarity of circulation
- Quality of residential environment

Each unit benefits from:

A private garden

- Private shed/cycle storage
- Access to a shared parking court

The layout complies with:

- Policy TB06 (Private Residential Gardens)
- Policy DH2 (Safeguarding Amenity)

7. SCALE & APPEARANCE

The scale and form of the building have been carefully designed to reflect the surrounding context.

The proposal:

- Reflects the height and proportions of neighbouring 1-1.5 storey dwellings
- Aligns with the established character along Lytham Road
- Uses materials consistent with the local area, including:
 - Brickwork
 - Clay roof tiles

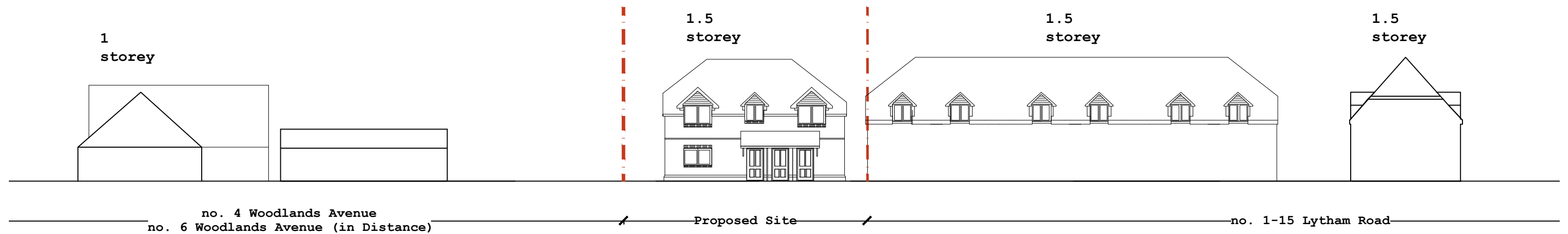
This ensures compliance with:

- Policy CP3
- Policy DH1 (Design Quality)

The design approach reflects local character while delivering a high-quality contemporary scheme.



1-10 Lytham Road



Streetscene along Lytham Road

8. ACCESS, PARKING & TRANSPORT

Access is taken from Lytham Road, consistent with the established arrangement.

The "Officer Report" confirms that:

No objection was raised by Highways in principle regarding the location and amount of development

Parking Provision - The development provides:

- 4 new parking spaces
- 1 relocated space serving existing units

Of the new spaces:

- 3 spaces serve the proposed dwellings on a shared (unallocated) basis

This represents an overall increase in parking provision on site and is in accordance with adopted standards.

Sustainable Location

The site benefits from a highly sustainable location:

- Bus stops approximately 0.2 miles (320m) away
- Woodley Town Centre immediately adjacent

This provides:

- Access to services and facilities
- Public transport connectivity
- Opportunities for walking and cycling
- Primary and Secondary Schools
- Healthcare facilities
- Supermarket & Shopping facilities.
- Community and Leisure Facilities (parks, Libraries & leisure facilities)

This aligns with:

- Policy CP1, CP6 & Emerging Policy C1

As a result, reliance on private vehicles is reduced, supporting a lower parking demand profile.

Parking Strategy Justification - The parking approach:

- Reflects the scale and nature of the development
- Accounts for lower car ownership associated with studio units

- Uses a shared parking model to maximise efficiency

The design:

- Avoids over-provision of parking
- Maintains safe access and manoeuvring
- Responds to site constraints including trees

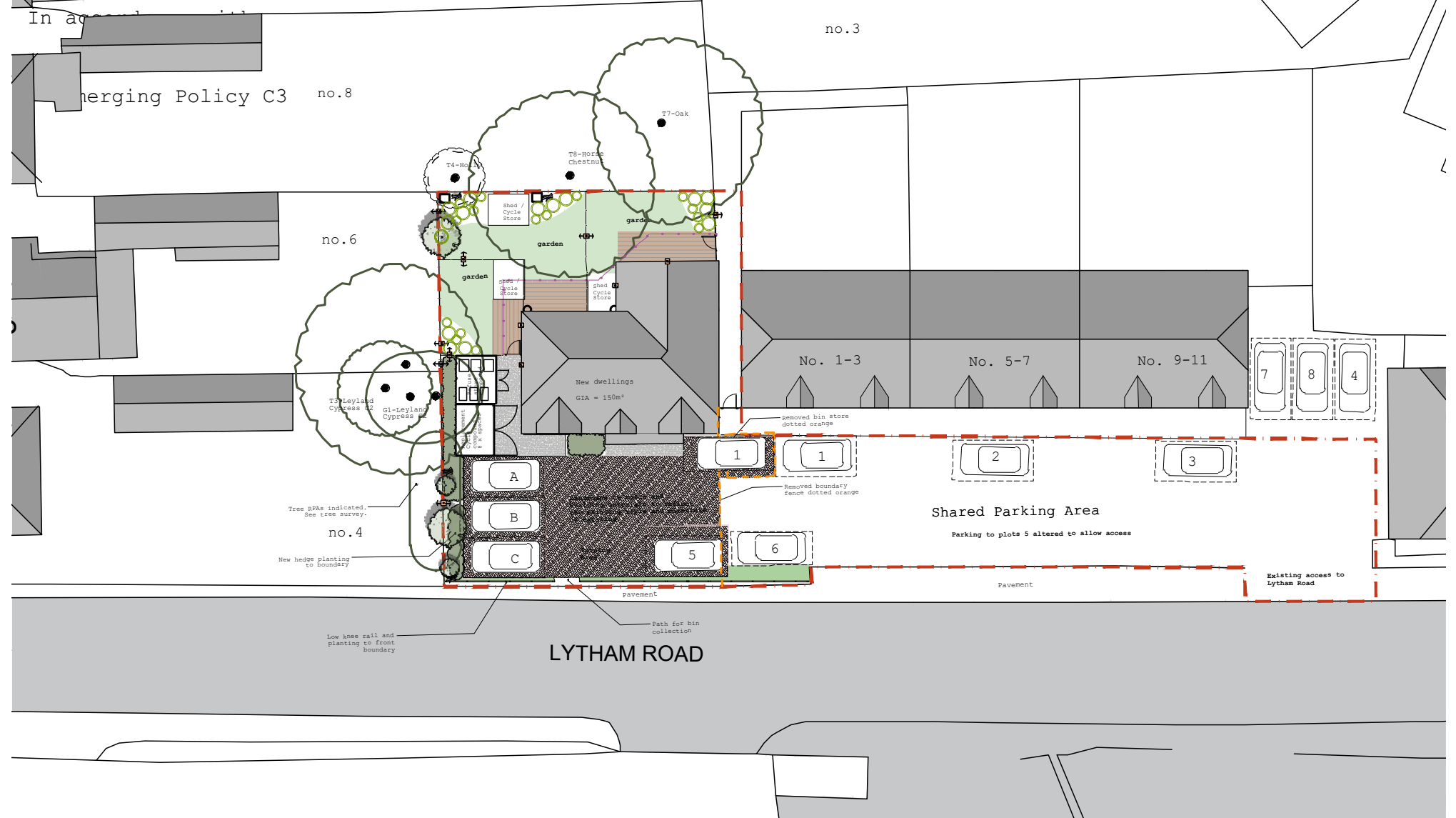
The arrangement complies with:

- Policy CC07 (Parking)
- Emerging Policy C5

Cycle Storage - Each unit is provided with:

- Secure private cycle storage within garden sheds

This encourages sustainable transport & replaces the existing cycle storage provision



9. RESIDENTIAL AMENITY

The design safeguards the amenity of both existing and future residents.

Privacy

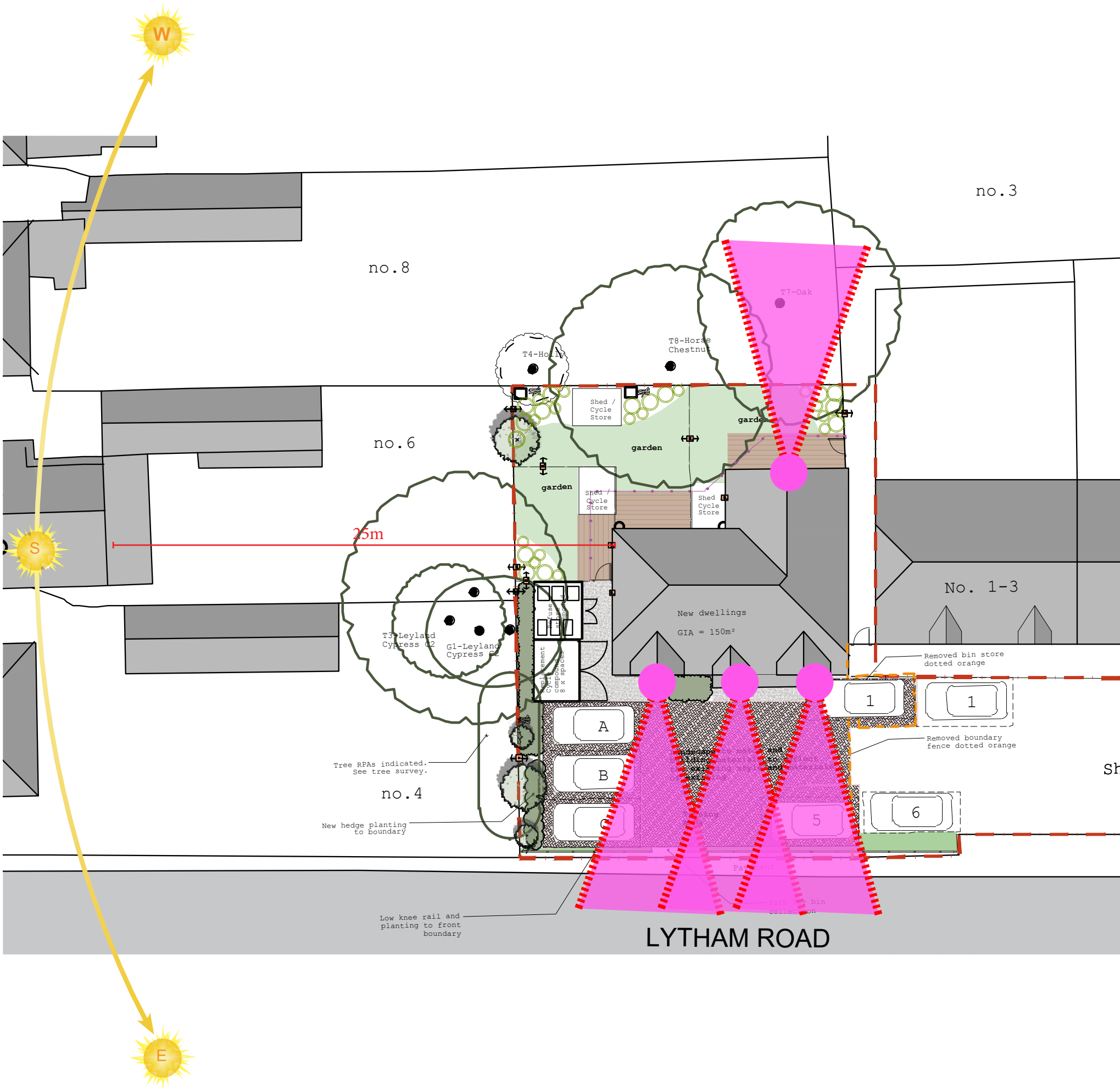
- Windows positioned to avoid overlooking
- Side-facing windows controlled where necessary
- Boundary treatments provide screening

Outlook & Daylight

- Appropriate separation distances maintained
- Building massing kept proportionate

The proposal complies with:

- Policy CP3
- Policy DH2



10. TREES & LANDSCAPE

The site is influenced by a number of trees subject to Tree Preservation Orders (TPOs), located adjacent to the western boundary, with Root Protection Areas (RPAs) extending into the site as illustrated on the proposed landscaping plan. The proposed approach to layout, siting and construction methodology has been informed and underpinned throughout by advice from a qualified arboricultural consultant, GHTrees.

The layout has been developed through an iterative design process, informed by ongoing arboricultural advice, to:

- Retain all significant trees on and adjacent to the site
- Respond to canopy spread and RPA constraints
- Integrate built form and external works within a constrained urban plot

Due to the physical limitations of the site and the requirement to deliver development within the parameters established by the Permission in Principle, there are localised areas where built form and hardstanding extend into the outer extents of the indicative RPAs.

This relationship has been carefully considered and will be appropriately managed through a combination of design and construction measures, including:

- Use of specialist foundation solutions where required to minimise ground disturbance
- Adoption of permeable and no-dig construction techniques for hardstanding and paths within sensitive areas
- Installation of tree protection fencing in accordance with BS5837
- Ongoing input from a qualified arboricultural consultant

The landscaping strategy further reinforces this approach by:

- Retaining existing vegetation where possible
 - Introducing new planting and boundary treatments
 - Enhancing the overall green character of the site
- This is consistent with:
- Policy CC03 (Green Infrastructure, Trees and Landscaping)
 - Emerging Policy NE4 (Trees, Woodland and Hedgerows)

The proposal therefore represents a balanced and pragmatic design response, informed by professional arboricultural input from GHTrees, enabling appropriate development while safeguarding the long-term retention and health of important trees.

11. ECOLOGY & BIODIVERSITY

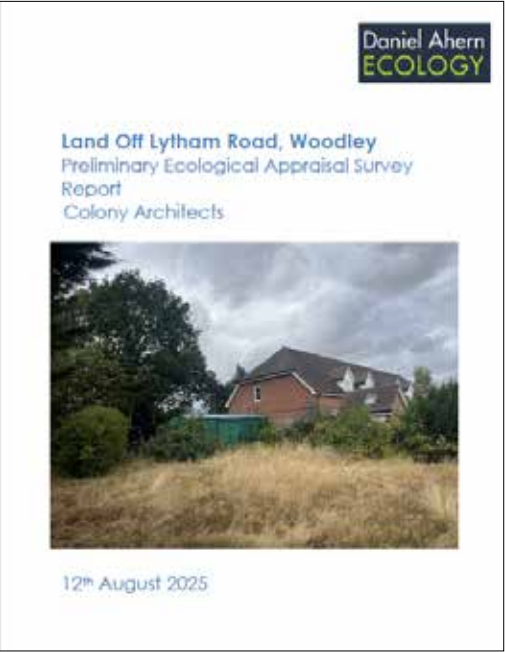
The scheme incorporates a number of embedded ecological features, including:

- Integrated bird boxes within the building fabric
- Bat boxes located on elevations in suitable orientations
- Hedgehog access points within boundary treatments
- Native planting and pollinator-friendly species

These measures provide tangible biodiversity enhancements in accordance with:

- Policy CP7 (Biodiversity)
- Policy TB23 (Biodiversity and Development)
- Emerging Policy NE2 (Biodiversity Net Gain)

The Preliminary Ecological Appraisal (PEA) prepared by Daniel Ahern Ecology Ltd (August 2025) identified the site as having limited ecological value, with low or negligible potential for protected species, and confirmed that no further ecological surveys are required. While the development proposals have evolved since the preparation of the PEA, the site characteristics and ecological baseline remain unchanged, and the revised scheme does not materially alter the ecological impacts previously identified. The incorporation of the above measures will ensure the development delivers a clear biodiversity uplift.



12. RESPONSE TO KEY ISSUES RAISED AT PIP STAGE

The scheme has been developed to address concerns raised during consultation:

- Parking: Increased provision and efficient shared layout
- Cycle storage: Re-provided within private gardens
- Privacy: Careful window placement and screening
- Access: Retained and safely integrated
- Trees: Layout avoids harm to TPO trees

These matters have been resolved through detailed design at this stage.

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13. CONCLUSION

The proposed development:

- Complies with the parameters established by the approved Permission in Principle
- Delivers a balanced 3-unit scheme within the acceptable range of development
- Responds positively to site constraints and local concerns
- Provides a high-quality and sustainable form of residential development

In accordance with the Development Plan and the presumption in favour of sustainable development, the proposal represents an appropriate and efficient use of land and should be supported.



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