

Land at Headley Road East, Woodley, Reading, RG5 4JG



Community Involvement Statement

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Introduction

This Statement of Community Involvement supports the full planning application for the redevelopment of a small previously developed site at Headley Road East, Woodley, Reading, RG5 4JG.

The proposal involves the demolition of the existing block of garages and storage buildings and the erection of a modest 1.5 storey dwellinghouse, together with a private garden (approximately 102.9 m² permeable area) and two off-street parking spaces.

The applicant has adopted a responsive and iterative approach to the design, informed by feedback from the previous, larger-scale scheme on this site. The current proposal has been deliberately scaled back to create a proportionate development that respects the character of the surrounding residential area while making efficient use of brownfield land within the settlement limits of Woodley.

This document sets out how community and stakeholder feedback has been considered and incorporated into the revised scheme.

2. Site Context and Pre-Application Response

The application site (approximately 561.2 m²) is occupied by underutilised garages and an impermeable concrete slab. It lies within a mixed residential and commercial area typical of this part of Woodley and benefits from an existing access onto Headley Road East.

An earlier, more ambitious proposal for the site was considered too imposing in terms of scale and massing. In direct response to this feedback, the current scheme has been significantly reduced. Key revisions include:

- Reduction from a larger development to a single, modest 1.5 storey dwelling with pitched roofs;
- More sympathetic design and massing to better integrate with neighbouring properties;
- Use of high-quality, context-appropriate materials including Ibstock Bat Brick, Marley Hawkins Clay Plain

Roof Tiles, Floren.be™ Alpha Anthracite Aluminium windows and doors, and traditional stone detailing;

- Enhanced permeable landscaping using Driveline Priora® and Drivesett Tegula Priora® blocks, delivering a net gain of 448.5 m² of permeable surfacing;
- Biodiversity enhancements, including an enclosed bat box on a shielded elevation facing existing trees.

These changes demonstrate the applicant's commitment to addressing local concerns and delivering a high-quality, sensitive development.

3. Engagement Methods

As this is a small-scale minor application (not classified as a major development), formal public consultation events such as public exhibitions or workshops were not considered necessary or proportionate.

Engagement has instead been undertaken through:

- Review of officer and consultee feedback from the previous application;
- Preparation of supporting technical reports, including the Tree Survey and Arboricultural Impact Assessment (GHA Trees, January 2026), Biodiversity Net Gain and Preliminary Ecological Appraisal (GS Ecology, ECO4028, March 2026), Energy Statement (Jostec Ref: 26040, dated 23/02/2026), and Transport Technical Note (Motion, March 2026);
- Careful consideration of the character of the local area and relevant planning policies during the design process.

The revised proposal has been shaped by this feedback loop to ensure it responds positively to the site's constraints and surrounding context.

4. How Feedback Has Been Addressed

The design evolution directly reflects the desire for a less imposing development. The scaled-back scheme:

- Reduces visual impact and preserves neighbouring amenity;
- Increases permeable areas and includes sustainable drainage via a new soakaway;
- Achieves a 64.20% reduction in carbon emissions through fabric-first measures, an Air Source Heat Pump, and Solar PV;
- Requires removal of only a small number of low-quality self-set trees while protecting higher-value retained trees in accordance with BS 5837:2012;
- Delivers biodiversity net gain enhancements on a site that falls below the de-minimis threshold.

The proposal fully accords with national and local planning policies, including the National Planning Policy Framework and Wokingham Borough Core Strategy Policies CP1, CP3, CP5 & CP9, and MDD Local Plan Policies TB06 & CC02.5.

Conclusion

The applicant has proactively responded to feedback from the earlier scheme by delivering a modest, well-designed dwelling that makes efficient use of previously developed land. This revised proposal balances the need for new housing with respect for local character, amenity, and environmental considerations.

We believe the scheme represents a sustainable and positive contribution to the Woodley area and respectfully request that planning permission be granted.





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