



WOOSEHILL SPINE ROAD WOKINGHAM

DESIGN & ACCESS STATEMENT

17.09.2025 | ISSUE NO. 1

Project No. 170285

INTRODUCTION

Whittam Cox Architects have been commissioned by Wm Morrison Supermarkets Ltd to extend the existing retail offer at Morrisons Woosehill Spine Road, Wokingham. Our brief was to provide a new We Buy Any Car pod, to be located within the existing car park.

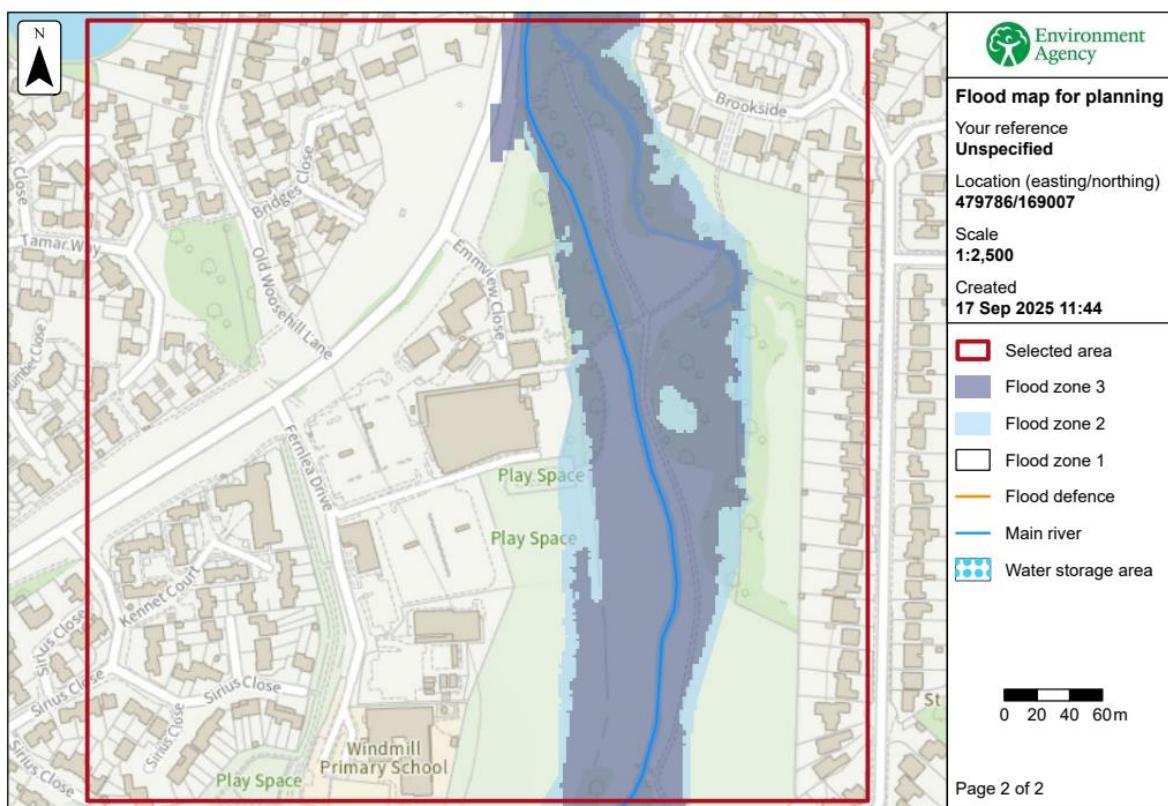
SITE CONTEXT

The site is bounded by woodland and greenery to all directions except for residential to the west of the site. The Morrisons car park is accessed via Woosehill Spine Road with pedestrian links provided via Woosehill Spine Road. There are bus stops located on Woosehill Spine Road further providing accessibility to the site.

SITE ANALYSIS

The site is located within the existing Morrisons car park and as such is comprised of a maintained tarmac surface and some landscaping. The proposed We Buy Any Car pod has good access from the existing car park area to the North of the store entrance.

The rainwater run-off from the roof is the same surface area as that from the existing car park surface therefore no local flooding or detrimental conditions are envisaged and there are no direct risks from flooding. It therefore must be stated that the proposed modular pod will not have a detrimental effect on the flood risk to the existing area or businesses on site. The existing site lies within flood zone level 1 which noted a Low probability of flooding. Please see <https://flood-map-for-planning.service.gov.uk/> flood map for planning.



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

SITE LAYOUT

The choice of location for the We Buy Any Car Pod is not only complimentary to the existing use of the site but also purposefully promotes economic activity within a key retail location.

Access to the pod is via the existing Morrisons car park access and through the existing retail car park. Careful consideration has been placed in the positioning of the pod to ensure that there is no disruption to vehicular and pedestrian circulation and that site will continue to operate as existing. The pod is positioned on existing parking bays which will reduce the total parking numbers by 2 standard car parking bays. Existing white lines will be burnt off and the new area will be de-marked to provide safe access into the new pod.

THE DESIGN

WEBUYANYCAR.COM

WeBuyAnyCar.com purchase vehicles from the general public, as a quick easy sale, offering customers an alternative to private sales. The nature of the business operating from the site is such that customers are offered an online quotation for the sale of their vehicle which, if accepted, can be taken at one of 140 local purchasing points across the UK. By locating the service conveniently within the car park of the existing Morrisons store, and providing quotes prior to customer coming to the pod, WeBuyAnyCar.com aim to provide a sustainable service coinciding with existing local travel and parking patterns

No cars are sold from these sites. All WeBuyAnyCar.com branches only purchase cars, and all cars are taken off site and sold at auction. WeBuyAnyCar.com's online service allows for the agreement of a mutually convenient collection time at the site where inspection of the vehicle and agreement of the sale will occur. There is a maximum of 10 cars parked at a site at one time, however this is more likely to 4-6 on a normal day. The sold vehicles will remain in a space until collection.

WeBuyAnyCar.com ensure that there is always space available for appointments within 10 undesignated car parking spaces and therefore through regular collection there is no overspill on to adjoining areas of car park.

The cars stay on site for a maximum of 72 hours, but this is normally a much shorter period. The cars will be removed from site through individual vehicle collections where drivers will be dropped off at sites and each will drive a single vehicle off site to a WeBuyAnyCar.com auction house located within the locality. The drivers collecting vehicles are professional drivers who collect and deliver vehicles for a living, using a special set of temporary registration plates when doing so. The plate drivers will collect and move the vehicles from site to the auction house on an almost daily basis, therefore WeBuyAnyCar.com can provide some assurance that the 10 cars on site at any one time will not be exceed. WeBuyAnyCar.com have very little impact on a site as they make use of spaces out of the way from where Morrisons customers normally park. The sites are controlled by their national systems, to which all their transport teams have access to and can prioritise collections accordingly.

The prefabricated modular single storey pod is constructed using high quality, environmentally efficient, factory-controlled construction techniques. The pod is sited to the rear of the existing parking bays to allow space to the front for customers / staff to exit the pod without entering directly into oncoming traffic.

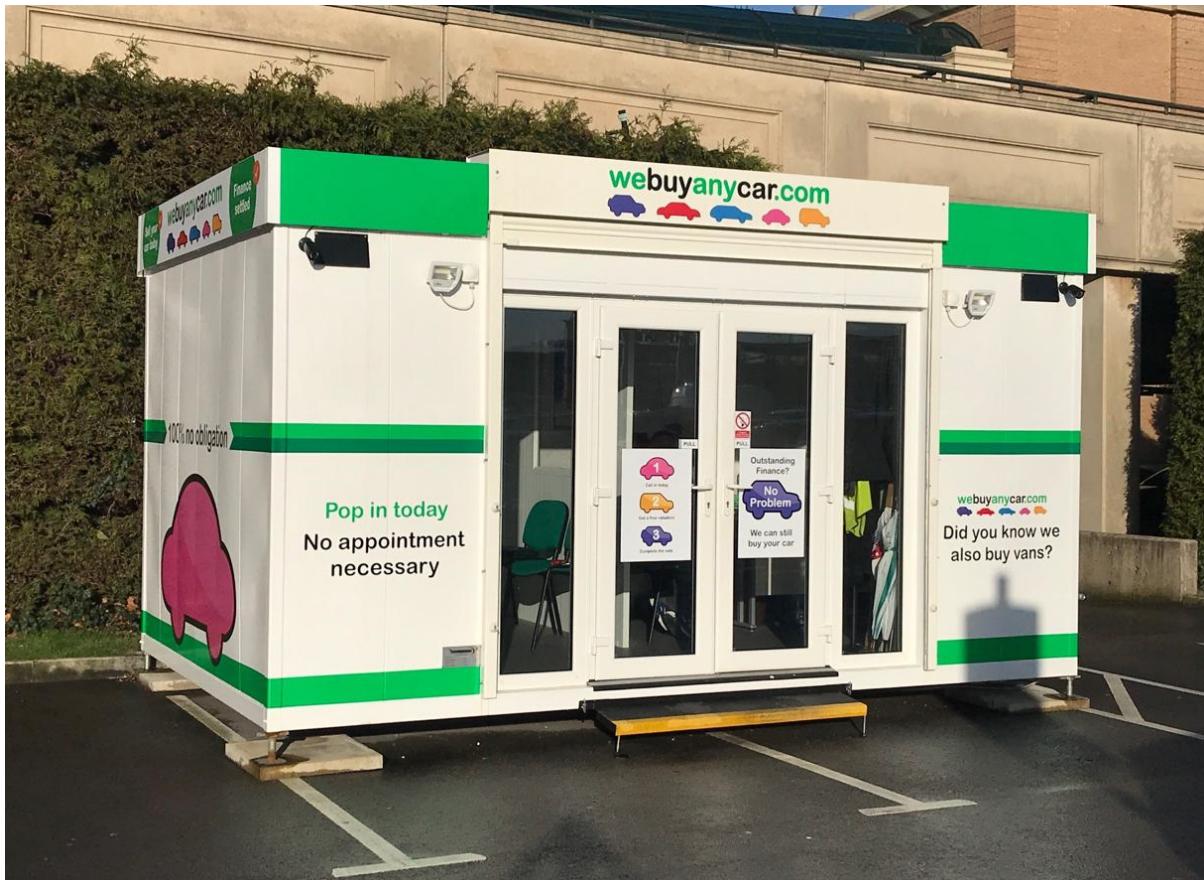
The pod proposed is the 'off grid' model, which generates electricity from PV solar located on the roof, with heating generated by combustion of HVO fuel. The pod is placed on Jack Pads to level it on the existing car park surface. The elevations are formed from composite panels which will also display vinyl signage. For further information please see the additional drawings submitted as a part of the application.

With regards to drainage the pod will link into the existing car park drainage system.

Due to the operation outlined above we feel that a sequential test would not be appropriate for this application. As a town centre location would require a large car park which can accommodate the pod, up to 10 cars possibly staying for 72 hours. As town centre car parks tend to be premium parking and pay and display regulating this

becomes difficult. Town centre car parks also do not have established deliveries / curfews which residents / locals are accustomed to. Therefore, we feel that WeBuyAnyCar.com is not suitable as a town centre use.

Wm Morrison Supermarkets Ltd would also add that WeBuyAnyCar.com offer a service which is highly valued by Morrisons customers and firmly aligns with their plan to bring more and more popular and useful services to the communities that they serve. There is no disruption to their normal operation.



Example image of a WeBuyAnyCar.com operation.

CONCLUSION

The scheme seeks to revitalise the existing Morrisons car park by offering more choice to customers and generating new employment opportunities through the provision of a We Buy Any Car Pod.

Wm Morrison Supermarkets Ltd hope that the advantages of this proposal as well as the overall benefits to the local community will be supported.