

SUSTAINABILITY STATEMENT

Proposed New 3-Bedroom Dwelling to the Side of 1 Hudson Road, Woodley, Reading RG5 4EN

1. Introduction

This Sustainability Statement accompanies a full planning application for the erection of a new 3-bedroom dwelling on land to the side of 1 Hudson Road, Woodley, Reading.

The proposal represents a sustainable form of residential infill development within an established urban area. It makes efficient use of residential land within the settlement boundary of Woodley and contributes towards local housing supply while incorporating measures to enhance biodiversity, promote sustainable drainage, improve energy efficiency and support sustainable travel patterns.

The development has been designed having regard to the National Planning Policy Framework (NPPF), Wokingham Borough Core Strategy, Managing Development Delivery Local Plan and the Wokingham Borough Design Guide.

2. Sustainable Location

The site occupies a sustainable location within the urban area of Woodley and is within convenient walking distance of local services and facilities including:

- Local shops and day-to-day services
- Bus stops providing access to Reading, Earley and Wokingham
- Schools and community facilities
- Existing pedestrian and cycle routes

The proposal enables future occupants to access a range of services without reliance on private vehicles and makes use of existing infrastructure and public services.

3. Efficient Use of Land

The proposal comprises a modest infill dwelling within the side garden of an existing residential property.

The development makes effective use of previously developed residential land within an established suburban area and avoids the need for development on greenfield sites. The proposal contributes to local housing supply whilst maintaining a usable garden area for both the existing and proposed dwellings.

4. Energy Efficiency and Building Performance

The dwelling will be constructed in accordance with current Building Regulations and will incorporate energy-efficient design measures including:

- High-performance thermal insulation to walls, roof and floors
- High-performance double-glazed windows and doors
- Airtight construction techniques
- Energy-efficient heating and hot water systems

- Low-energy LED lighting throughout
- Water-efficient sanitary fittings

These measures will reduce operational energy demand and contribute towards lower carbon emissions over the lifetime of the development.

5. Sustainable Drainage and Water Management

The proposal incorporates measures to minimise surface water runoff and support sustainable drainage principles.

These include:

- Permeable paving within the proposed driveway and parking areas
- Retention of soft landscaped garden areas
- New native planting and tree planting to improve rainwater infiltration
- Limiting impermeable surfacing to that required for access and parking

The development will not materially increase flood risk and will assist in managing surface water within the site.

6. Biodiversity and Ecology

The application site comprises a managed residential garden containing areas of lawn, hardstanding and ornamental vegetation. The site does not contain any statutory designated sites, priority habitats or irreplaceable habitats.

A Biodiversity Net Gain Metric has been completed and submitted in support of the application.

The development incorporates a range of biodiversity enhancements including:

- Replacement of the existing non-native hedgerow with approximately 23.36 metres of mixed native hedgerow planting and provision of a further 6.4 metres of new mixed native hedgerow planting
- Planting of two new native trees within the site
- Installation of an integrated bat box
- Installation of an integrated bird nesting box
- Provision of hedgehog access gaps within boundary fencing
- Use of permeable paving and additional soft landscaping

The proposed native hedgerow will comprise species including Hawthorn, Blackthorn, Hazel, Dogwood and Field Maple, providing improved habitat value compared with the existing ornamental boundary planting.

The submitted Biodiversity Net Gain Metric demonstrates a positive biodiversity outcome and confirms that the applicable trading rules have been satisfied.

7. Sustainable Transport and Parking

The proposal provides off-street parking for both the existing and proposed dwellings in accordance with local parking standards.

The development also benefits from:

- Safe vehicular access
- Adequate visibility for drivers
- Convenient pedestrian access to local services and public transport
- Secure cycle storage within the garage

These measures support sustainable travel choices whilst ensuring appropriate parking provision.

8. Materials and Waste Management

The development will seek to minimise environmental impacts during construction through:

- Use of durable and locally sourced materials where practicable
- Efficient use of building materials
- Recycling and responsible disposal of construction waste
- Minimising unnecessary excavation and removal of material from the site

9. Climate Resilience

The proposal incorporates measures that will improve resilience to future climate conditions including:

- Permeable paving and sustainable drainage measures
- New native hedge and tree planting
- Energy-efficient building fabric
- Water-efficient fixtures and fittings
- Durable construction materials designed for long-term performance

10. Conclusion

The proposed development represents a sustainable form of infill residential development within the settlement boundary of Woodley.

The proposal:

- Makes efficient use of residential land
- Delivers a new family dwelling in a sustainable location
- Incorporates energy-efficient design measures
- Provides sustainable drainage measures
- Delivers biodiversity enhancements including new native hedgerow planting and tree planting
- Supports sustainable transport choices
- Complies with local and national planning policy objectives relating to sustainable development

The proposal therefore represents sustainable development and is considered to accord with the environmental, social and economic objectives of the National Planning Policy Framework and the development plan.