



DESIGN AND ACCESS STATEMENT

Full Planning Application

Shinfield View Care Home
School Green
Shinfield
Berkshire
RG2 9EH



CONTENTS

1.0 INTRODUCTION	3
2.0 SITE ANALYSIS	4
2.1 LOCATION	4
2.2 EXISTING SITE	4
2.3 PHOTOS OF THE EXISTING SITE	5
2.4 FLOOD RISK	7
3.0 PLANNING POLICY	9
3.1 NATIONAL PLANNING POLICY FRAMEWORK	9
3.2 WOKINGHAM BOROUGH COUNCIL	11
3.3 APPLICATION OF LOCAL POLICY	11
3.4 PLANNING HISTORY	12
3.5 PRE-APPLICATION ADVICE	12
4.0 PROPOSED DEVELOPMENT	15
4.1 NEED	15
4.2 USE	16
4.3 SCALE & DESIGN	18
4.4 LAYOUT	19
4.5 LANDSCAPING	20
4.6 SUSTAINABILITY	21
4.7 BIODIVERSITY	23
5.0 ACCESS	23
5.1 EXTERNAL ACCESS	23
5.2 SUSTAINABLE TRANSPORT	24
5.3 INTERNAL ACCESS	26
5.4 REFUSE SERVICES	27
6.0 CONCLUSION	27



1.0 INTRODUCTION

This Design and Access Statement has been prepared in conjunction with a formal planning submission, submitted to Wokingham Borough Council.

In summary, the proposal seeks to create a two-storey extension adding 15 no. en-suite bedrooms, totalling 81 bedrooms throughout the home. Internal amendments are also proposed to improve the operational use of the home and staff facilities. External landscaping is proposed to be altered to suit the internal improvements, along with 5 no. additional car parking spaces, an electric vehicle charging point and relocation of the cycle and refuse stores.

This document is to be read in conjunction with the supporting documentation accompanying the application being:

FORMS

- Application Form
- B123-Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

DOCUMENTS

- Arboricultural Impact Assessment, dated 30 March 2026 by Arbtech Consulting Ltd
- Arboricultural Method Statement, dated 30 March 2026 by Arbtech Consulting Ltd
- Arboricultural Survey, dated 20 June 2025 by Arbtech Consulting Ltd
- Biodiversity Net Gain Assessment, Issue 1 dated 17 June 2025 by Arbtech Consulting Ltd
- Biodiversity Net Gain Statutory Metric, dated 16 June 2025 by Arbtech Consulting Ltd
- Design & Access Statement, v1, dated March 2026 by Hay Associates Ltd
- Foul & Surface Water Drainage Strategy, dated May 2026 by AFA Consulting Engineers Ltd
- Phase II Geotechnical Site Investigation, dated May 2022 by Earth Environmental & Geotechnical (Southern) Ltd
- Sustainability Statement, rev P01 dated 13 April 2026 by Betton Consulting Ltd
- Travel Plan, Rev 2 dated May 2026 by TPS Consultants Ltd
- Transport Statement, Rev 2 dated May 2026 by TPS Consultants Ltd
- Tree Protection Plan, dated 30 March 2026 by Arbtech Consulting Ltd

DRAWINGS

HAY ASSOCIATES LIMITED

B123/:

L01	Rev B	Location Plan
E01	Rev B	Existing Site Plan
E02	Rev B	Existing Floor Plans
E03	Rev B	Existing Elevations
P01	Rev C	Proposed Site Plan
P02	Rev C	Proposed Floor Plans
P03	Rev B	Proposed Roof Plan
P04	Rev B	Proposed Elevations
P05	Rev B	Proposed Elevations
P06	Rev C	Proposed Elevations
P07	Rev C	Proposed Elevations

GREENPLAN

GP/:

700-00	Rev 0	Landscape GA
700-01-SW	Rev 0	Proposed GA Soft Landscape
700-02-SW	Rev 0	Proposed Planting Sheet 1 of 3
700-03-SW	Rev 0	Proposed Planting Sheet 2 of 3
700-04-SW	Rev 0	Proposed Planting Sheet 3 of 3



2.0 SITE ANALYSIS

2.1 LOCATION

Shinfield View Care Home is in the village of Shinfield, Reading, and is accessed from School Green off the B3349 Hyde End Road. Drawing B123/L01 shows the site in its wider context.

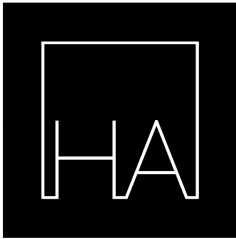


Figure 1: Aerial view of Shinfield View Care Home

2.2 EXISTING SITE

Shinfield View is an existing two-storey 66-bedroom care home. Existing vehicular access is from School Green into a 22-space car park. Existing pedestrian access is via steps or ramp from School Green directly into the Lobby and Foyer.

The total site area is 5,346.86m², with the proposed amendments relating to 1,672m².



2.3 PHOTOS OF THE EXISTING SITE



Figure 2: View of the main entrance from School Green



Figure 3: View of the resident garden and Bistro



Figure 4: View of the resident garden area where the building extension is proposed



2.4 FLOOD RISK

According to gov.uk and illustrated in the snippet below, Shinfield View (outlined by the red circle) is not within an area at risk of flooding (highlighted by blue areas).

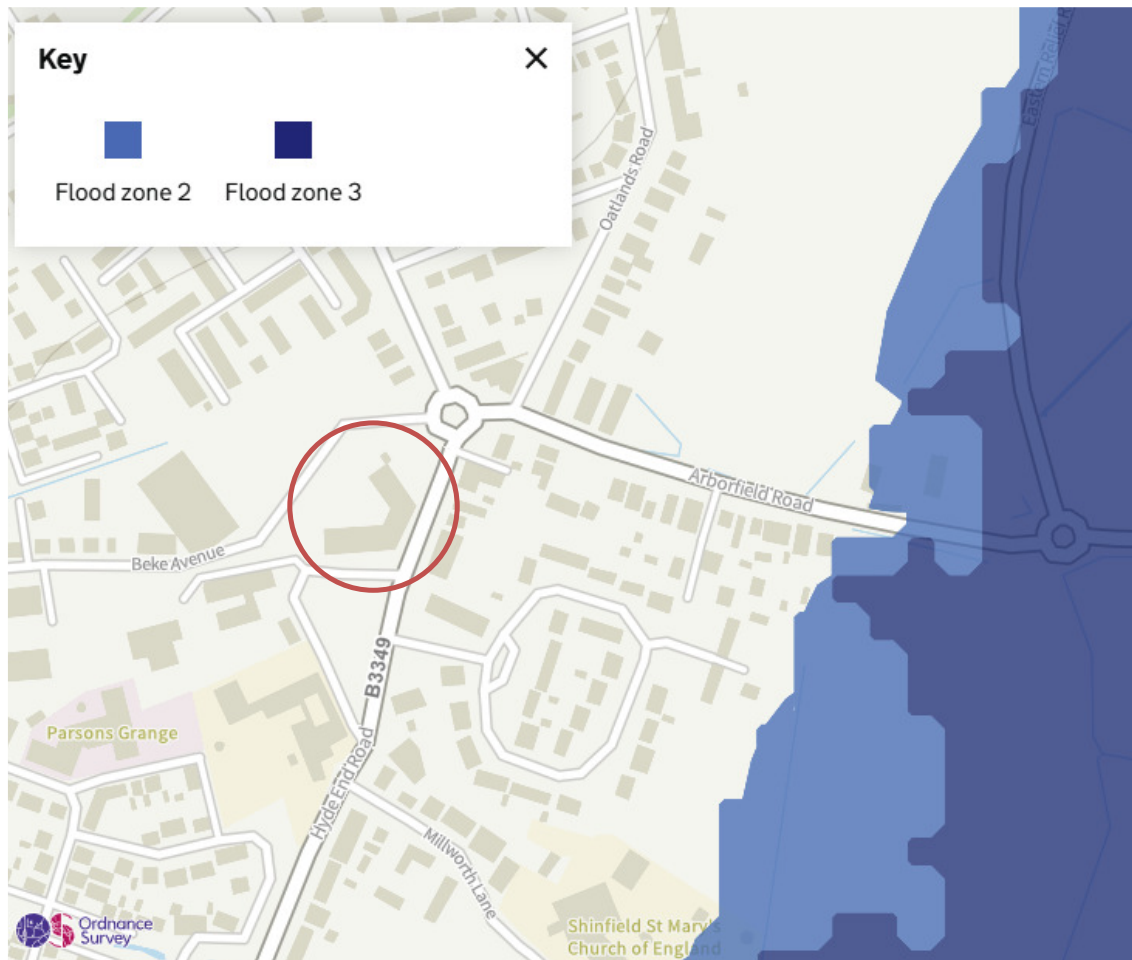


Figure 5: Flood Map for Planning



Policy CC09: Development and Flood Risk (from all sources)

1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.
2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.
3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:
 - a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk
 - b) Conversions and change of use unless it involves a change to a more vulnerable class
 - c) Minor development, as defined in footnote 10 of the Technical Guidance Note
 - d) to the NPPF.
4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:
 - a) The development provides wider sustainability benefits to the community that outweigh flood risk
 - b) The development will:
 - i. Be safe for its lifetime, taking account of the vulnerability of its users
 - ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall
 - iii. Incorporate flood resilient and resistant measures into the design
 - c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.
5. Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for:
 - a) All proposals in areas of known historic flooding from all sources
 - b) Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment
 - c) Those proposals set out in footnote 20 to paragraph 103 of the NPPF.



3.0 PLANNING POLICY

3.1 NATIONAL PLANNING POLICY FRAMEWORK

The most recent NPPF was published in December 2024 (amended in January 2025) and sets out the Government's objectives for achieving sustainable development. The NPPF outlines a series of considerations against which development would need to be assessed.

Achieving sustainable development

At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed;
- or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Delivering a sufficient supply of homes

Paragraph 61 highlights the Government's objective to significantly boost the supply of homes and notes that in order to support this, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups within specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 63 states that, within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Promoting healthy and safe communities

Paragraph 96 encourages the creation of healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles.

Promoting sustainable transport

Paragraph 109 encourages transport issues to be considered from the earliest stages of development proposals using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve inter alia understanding and addressing the potential impacts of development on transport networks; realising opportunities from existing or proposed transport infrastructure and changing transport technology and usage; identifying and pursuing opportunities to promote walking, cycling and public transport use; and identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure.

Paragraph 115 requires applications for development to ensure that sustainable transport modes are prioritised, taking account of the vision for the site, the type of development and its location. Proposals should also ensure that safe and suitable access to the site can be achieved for all users; that the design of parking areas and other transport elements reflects current national guidance; and to ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.



Paragraph 116 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Making effective use of land

Paragraph 124 encourages decisions which promote the effective use of land and paragraph 125c) calls for substantial weight to be given to the value of using suitable brownfield land within settlements to meet identified needs, 'proposals for which should be approved unless substantial harm would be caused'.

Achieving well-designed places

The Government attaches great importance to the design of the built environment. The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development.

Paragraph 135 encourages decisions to ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and well-being.

Meeting the challenge of climate change, flooding and coastal change

Paragraph 161 calls for the planning system to support the transition to net zero by 2050 and to take full account of all climate impact. It should help to:

- shape places in ways that contribute to radical reductions in greenhouse gas emissions;
- minimise vulnerability and improve resilience;
- encourage the reuse of existing resources;
- and support renewable and low carbon energy and associated infrastructure.

Paragraph 182 requires applications which could affect drainage on or around the site to incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the development.

Conserving and enhancing the natural environment

Paragraph 187 requires development proposals to contribute to and enhance the natural and local environment including through the protection and enhancement of sites of biodiversity or geological value; minimising impacts on and providing net gains for biodiversity; and preventing new and existing development from contributing, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.

Conserving and enhancing the historic environment

Paragraph 202 recognises that heritage assets range from sites and buildings of local historic value to those of highest significance.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).

Paragraph 216 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account and in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



3.2 WOKINGHAM BOROUGH COUNCIL

The Wokingham Borough Council Local Development Framework Core Strategy, adopted January 2010, clearly seeks to promote development within Shinfield and its surrounding areas.

The additional 15 no. ensuite bedrooms created by the amendments to Shinfield View Care Home increases the available care beds in the area, creating opportunities for more residents to remain in their local community, yet with the care and safety they require.

3.3 APPLICATION OF LOCAL POLICY

The following policies are relevant to this application and will be explored and implemented upon the submission of a full planning application.

CP1	Sustainable development
CP2	Inclusive communities
CP3	General Principles for development
CP6	Managing Travel Demand
CP7	Biodiversity
CP9	Scale and location of development proposals
CP15	Employment Development

The application of the local council policies throughout the design ensures conditions are considered and the proposal is justified by the following:

- There is a need for specialist care of this nature within the area, and the redevelopment of this site will enable the building to return to its previous use as a residential care facility.
- The care home will not have an adverse impact upon the character and appearance of the area and will not add any material additional impact upon the residential and visual amenities of neighbouring occupiers.
- The design of the care home will be sympathetic to the original building by retaining the north façade, and ensuring additional elements complement the style of the existing building.
- The care home will be of a high-quality, innovative design, raising the standard of design within the area.
- Sustainable transport links are present and could be developed enabling less reliance upon the car.
- The opportunity exists to provide a vibrant and efficient use of this site providing employment for multiple professions.
- The site has the advantages of being accessible to existing services and infrastructure.



3.4 PLANNING HISTORY

This full planning application follows pre-application advice under reference 250243, dated 08 April 2025.

Reference	Description	Date of Approval
250243	Proposed extension of the existing Bistro and a 2-storey extension to the north wing comprising 13 ensuite bedrooms at Ground Floor, and staff facilities at First Floor. Also proposed are associated external works including a south-facing patio adjacent the main entrance, 1 no. additional car parking space, relocation of cycle and refuse stores, and resident garden landscaping.	
191693	Full application for the proposed erection of a single storey side extension to the specialist care facility to provide additional bedrooms. In addition a replacement bistro for the existing care home.	03/03/2020
160046	Application for advertisement consent for the proposed erection of 3no fascia signs and 3no ground level box signs.	02/03/2016
152495	Application for a non-material amendment to planning consent F/2014/1613 (16/01/2015), to allow reconfiguration to the single storey extension.	11/11/2015
142553	Proposed change of use from offices (Use Class B1) to a residential institution (Use Class C2) as a 66-bed care home including infill extension to front canopy, single storey rear extension and two storey side extension, changes to fenestration, plus car parking, landscaping and refuse/recycling store.	16/01/2015

3.5 PRE-APPLICATION ADVICE

During a narrative between the LPA and the client group during the pre-planning stage, the design team have addressed various comments made by the LPA on previous design proposals. These have shaped the design of the proposal submitted as part of this application.

A formal pre-application advice response letter was received on 08 April 2025 under reference 250243. Comments of interest within the report are listed below neighbouring the design responses applied to the proposed scheme:

Pre-Application Advice	Design Response
The site is located directly adjacent to the South of the M4 SDL, within the modest development location of Shinfield. Modest development locations are defined within the MDD Local Plan as "... those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas." As such, the principle of modest development is	No response required. Principle of design is accepted.



acceptable subject to material considerations that may dictate otherwise. The proposal is 13 additional bed spaces are likely consistent with the classification of modest development.	
In the context of the UK's ageing population, the Planning Practice Guidance (PPG): 'Housing for older and disabled people' recognises the importance of providing housing for older people, identifying its provision as 'critical'. The proposal would contribute to this.	No response required. Principle of design is accepted.
As part of the evidence to support the Draft Local Plan, the council commissioned an updated Local Housing Needs Assessment (LHNA) (2023). The LHNA considers specific types of accommodation for different groups, including older people/vulnerable people in the borough. This document notes that <i>"There is no single correct answer when estimating the need for older person housing" and that a key requirement is "to predict the type of housing which will best meet their needs"</i> . This includes high quality facilities, wet rooms and en-suites to provide a higher standard of living for older residents of the borough.	High-quality communal and personal spaces are to be provided, including spacious en-suite bedrooms.
It would be expected that a travel plan would be submitted promoting sustainable travel modes for visitors and employees to access the site, particularly pertinent given the increase in scale and activity proposed. Further to Officer site visit, given the access of the site directly facing School Green, numerous cars were parked forward of the facility to pick-up and drop-off residents (including on double yellow lines closest to the junction). It is important that a parking management strategy for the increased number of visitors and employees is proposed with any future application.	Please refer to the Transport Statement, Rev 2 and Travel Plan, Rev 2 dated May 2026 by TPS Transport Consultants Ltd, accompanying this application. Care has been given to ensure the increased bed numbers are matched with additional car parking bays on the application site. Whilst the pre-application advice recommended one additional space, the Transport Statement and Travel Plan accompanying this application suggested more would be required. Therefore 5 no. additional spaces have been proposed, totalling 27 car parking spaces.
There are currently 22 spaces on site. It is proposed that for this application there would be an additional space. Parking would need to be in line with Borough standards.	Sustainable methods of transport are also to be encouraged and promoted through the operational team.
The proposal reads as a continuation in design and form to the existing and does not read as an extension given the continued composition of both design and material use. However, the continuation of render does exacerbate the bulk and mass of the building, and builds on the poorer quality, less architecturally inspiring portion of the site. A positive option to provide beneficial character and appearance could be	The elevational design has been amended following these comments. The originally proposed rendered extension has been replaced with brickwork and render to match the design of the existing building. Darker brickwork string courses and headers have also been introduced as per the existing building. Rendered sections above first floor level have also been alternated as per the design of the



extending the red brick (and darker detailing) up to ceiling height as undertaken elsewhere on the block, with an option to extend this throughout the full width of the extension.	existing building with corners being of a lighter shade.
Whilst private gardens are provided that are sufficient for the intended use, the loss of communal space is likely to be viewed negatively on the planning balance given it is the largest accessible undeveloped part of the site. Whilst the residual c555sqm of greenspace would be suitable for a reduced amount of residents, for the quantum proposed it would not provide opportunities for external recreation for the notable combined quantum of bedspaces. This is a disbenefit of the pre-application proposal and justification is required to warrant its reduction.	The existing landscaping area and proposed location of the extension is currently generally unused and not laid out as usable landscaped space accessible from resident bedrooms and communal facilities. The existing cycle and refuse stores are proposed to be relocated to allow for the extension, ground floor access to private patios, and landscaped gardens beyond to increase the area of secure and usable garden space.
In line with Policy CC07 and future trends, it is recommended that one electric charging point be included within an unallocated car space and designed so that it is incorporated within the design of the building.	Please refer to the Proposed Site Plan for the location of the proposed EVCP to car parking bay 27.
<i>Traffic Generation:</i> It is unlikely that the proposal would have an adverse impact on the highway network. However, due to the scale of the development, a Transport Statement will be required with any future planning application.	Please refer to the Transport Statement, Rev 2 and Travel Plan, Rev 2 dated May 2026 by TPS Transport Consultants Ltd, accompanying this application.
<i>Construction Management:</i> A framework demolition and construction method statement should also be submitted with the planning application, which would allow a full assessment at planning stage and avoid the need for a pre commencement condition.	At this stage, a main contractor is not appointed, therefore this will be requested to be applied under a pre-commencement condition.
<i>Swept paths:</i> Swept path analysis for a fire tender using the dimensions below would also need to be provided	Please refer to the Transport Statement, Rev 2 and Travel Plan, Rev 2 dated May 2026 by TPS Transport Consultants Ltd, accompanying this application.
<i>Delivery and service plan:</i> A framework delivery and servicing plan would need to be submitted with any planning application.	Please refer to Item 5.4 of this Design and Access Statement.
<i>Staff Travel Plan</i> A framework staff travel plan would need to be submitted with any planning application.	Please refer to the Transport Statement, Rev 2 and Travel Plan, Rev 2 dated May 2026 by TPS Transport Consultants Ltd, accompanying this application.



4.0 PROPOSED DEVELOPMENT

4.1 NEED

There is a clear need for elderly care within the area with several existing nursing homes within proximity to the application site. The redevelopment of this site would facilitate additional care beds and enhanced communal and staff facilities within the home.

The increased care beds would reduce the strain on medical facilities in the area, as well as ensuring residents of Shinfield can remain within the central community. The provision of communal spaces such as the Bistro encourages community members in the area to visit the home. All proposed amendments have been suggested to optimise the operation of the care home.

CP2 - Inclusive communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

- a) An ageing population, particularly in terms of housing, health and wellbeing;
- b) Children, young people and families, including the co-ordination of services to meet their needs;
- c) People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and
- d) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:
 - i. The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
 - ii. The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

Policy TB09: Residential accommodation for vulnerable groups

1. The Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:
 - a) Extra care homes
 - b) Dementia extra care units
 - c) Enhanced sheltered schemes
 - d) Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose built accommodation.
2. Applications for small group homes for vulnerable adults, children and young adults leaving care will be considered on a site-by site basis. The Council will have regard to the specific requirements of these groups, including the location of the development.



4.2 USE

In summary, the proposal seeks to create:

- A 2-storey extension to the north wing comprising:
 - GROUND FLOOR
 - Introduction of 13 no. ensuite bedrooms.
 - Introduction of staircase, lift and lobby.
 - FIRST FLOOR
 - Relocation of all staff facilities into the first floor of the extension including Kitchen and Store, Laundry, Staff Room, Female Male and Kitchen Staff Change.
 - Additional staff facilities including Sprinkler Tank, Cold Water Tank Room, Maintenance office, and Housekeeping / Chef office.
- Internal amendments to the floor plan to suit operational requirements including:
 - GROUND FLOOR
 - Reconfiguration of Reception to enlarge seating space.
 - Reconfiguration of office area to add an Admin Office.
 - Relocation of Private Dining room to become more central to the communal core of the home, which will also be used in conjunction with the Bistro.
 - Relocation and extension of Dining Room 1.
 - Extension of Bistro with an additional area of 31m².
 - Replacement of Bedroom 24 and Library/Lounge with Berkley Club Room.
 - Replacement of Admin & Store with Quiet Area & Deputy Manager office.
 - Replacement of Private Dining with en-suite Bedroom 8.
 - FIRST FLOOR
 - Enlargement of Terrace accessed from Dining & Lounge 2.
 - Replacement of staff facilities with Lounge / Activities and associated WC.
 - Replacement of staff facilities with 3 no. en-suite Suite bedrooms.
 - Replacement of Kitchen Staff Change with Activities Office.
- External amendments to the site plan to suit the proposed extension and internal requirements comprising:
 - A south-facing patio accessed from Reception to open the space onto a usable secure external terrace.
 - Upgraded landscaping around the extended Bistro.
 - Upgraded landscaping around the additional ground floor bedrooms providing private patios and planting areas.
 - 5 no. additional car parking spaces to benefit the additional bedrooms.
 - An electric vehicle charging point.
 - A secure and sheltered cycle store.
 - An enclosed refuse store, relocated away from the main building in its existing location.

The proposed amendments enable the home to upgrade its functionality based on the previous and current usage of its internal and external spaces. The internal amendments have been requested by the client team who are aware of the day-to-day operations of the home and aims to better the quality of life for its residents.

Policy TB07: Internal Space Standards

1. Proposals for new residential units, including change of use or conversions, should ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers. The Council will assess all development proposals against the following minimum standards to ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers.



The extension of the Bistro, as well as the reconfiguration of the reception, staff offices and communal areas, again aim to offer well laid-out spaces which will be more often used by the residents.

The proposed first floor layout to the two-storey extension creates better staff facilities for a growing care home, encouraging increased staffing levels and therefore, employment. The training and meeting rooms also provide a regional training hub for the client group, acquiring staff and visitors from all over the area.

CP2 - Inclusive communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

- e) An ageing population, particularly in terms of housing, health and wellbeing;
- f) Children, young people and families, including the co-ordination of services to meet their needs;
- g) People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and
- h) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:
 - iii. The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
 - iv. The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.



4.3 SCALE & DESIGN

The proposed extension provides an additional 810m² gross internal floor area. The two-storey extension will follow the same ridge height and roof pitch as the existing building, as well as continuing the elevational treatments, providing a seamless connection between the existing and proposed builds.

The enlargement of the Bistro provides a larger space internally, whilst maintaining the external character of the existing protrusion being render with brickwork base.



Figure 6: Elevational treatment of existing building



CP3 - General Principles for development

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.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

4.4 LAYOUT

The layout of the site has several key factors:

- The proposal extends naturally from the existing building which follows the perimeter of the site.
- Site access from School Green has been retained.
- The existing car parking is retained, with the addition of 5 no. new car parking spaces.
- An electric vehicle charging point (EVCP) has been introduced to car parking bay 27.
- The cycle store has been relocated and enlarged, providing a secure, weatherproof and accessible 14-cycle shelter.
- The refuse store has been relocated adjacent the car park for ease of access from both the care home and refuse vehicles.
- The proposal ensures that the extension is seen as an integrated addition to the existing building through materiality, scale and design.
- External landscaping has been redesigned and improved to suit the proposal, including external patios to all ground floor bedrooms.
- Existing trees have been considered, and the landscape design has been improved across the site.
- The overall site including a carefully designed building, landscaped areas and secure gardens encourage employment, visitors, and residents into the area.



4.5 LANDSCAPING

All existing trees have been accounted for, and the design ensures that minimal, if any, disturbance is made to these trees.

The landscaping proposals will provide a safe, comfortable, and stimulating environment for the residents, their guests and all those who spend time there. The extension of the resident garden will provide simple, easily navigable spaces provide a reassuring environment where residents can be free to wander without fear of becoming disorientated and anxious. Access will be for all residents and staff with clearly defined, level paths and hard surfaced areas inviting users out into the gardens with obvious destinations, plentiful seating, and additional spaces for wheelchairs. The design provides ample space for group activities and larger gatherings to the south of the home.

Bedrooms at Ground Floor, including those in the proposed extension, are provided with private patios, giving residents the opportunity to spend time outside in a private place, should they wish to enjoy time alone, with family or simply away from the busier social area as listed above.

Policy CC03: Green Infrastructure, Trees and Landscaping

1. Green Routes and Green Route Enhancement Areas are defined on the Policies Map.
2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
 - a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
 - c) Promote the integration of the scheme with any adjoining public open space or countryside
 - d) Protect and retain existing trees, hedges and other landscape features
 - e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.
3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.
4. Development proposals within the River Valley areas shall improve or contribute toward:
 - a) The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use
 - b) The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook
 - c) Opportunities for improvements to green infrastructure to help minimise flood risk

Policy TB21: Landscape Character

1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.



4.6 SUSTAINABILITY

The proposed alterations to the existing Shinfield View Care Home will consider elements of sustainable design as outlined in policy CP1 – Sustainable Development of the Wokingham Borough Core Strategy (Adopted 29 January 2010).

Berkley Care Group are committed to incorporating sustainable measures where appropriate. To achieve this objective the development will explore the feasibility of using the following within the proposed extension and alterations:

- Generally, the building shall be naturally ventilated wherever practical.
- Heat recovery ventilation shall be provided to landlocked areas.
- Local extract ventilation shall be provided to all ensembles, WCs etc.
- Cooling systems shall be provided to larger day spaces, including but not limited to the reception, bistro, lounges, kitchen, and laundry.
- High efficiency/LED lighting has been assumed throughout.
- PIR on/off devices have been assumed to ensembles, WC's, stores, staircases etc. to minimise energy use and only operate the lighting when required.
- The design of the external lighting, will follow the guidance and standards of CIBSE code of lighting; the Institute of Lighting Engineers (ILE) guidance notes for the reduction in obtrusive light and Bats and Lighting in the UK
- Heat gains and losses will be limited by ensuring the correct u-value calculations are carried out for the construction materials selected, and by ensuring that these meet the criteria set out in Table 4.1 of Approved Document L: Conservation of fuel and power – Volume 2: Buildings other than dwellings.
- The proposed landscaping will aim to enhance the ecology around the site.

CP1 – Sustainable development

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 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.



Policy CC01 – Presumption in Favour of Sustainable Development

1. Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
 - b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

Policy CC05: Renewable energy and decentralised energy networks

1. Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged
2. Planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology where the development is for:
 - a) Schemes of more than 10 dwellings (gross), or
 - b) Non-residential proposals of more than 1,000 sq m gross floorspace.
3. Proposals for renewable energy and decentralised energy works, including wind turbines, must demonstrate that:
 - a) They are appropriate in scale, location and technology type;
 - b) Are compatible with the surrounding area, including the impact of noise and odour;
 - c) Do not have a damaging impact on the local topography and landscape;
 - d) There is no significant impact upon heritage assets, including views important to their setting;
 - e) In the case of wind turbines, take account of their cumulative effect and properly reflect their increasing impact on the landscape and on local amenity



4.7 BIODIVERSITY

The proposed alterations to the external landscaping result in a 56.66% net gain in habitat units, and a 67.2% net gain in hedgerow units. A significant increase in comparison to the 10% target. Please refer to the Biodiversity Net Gain Assessment, Final Issue 1 dated 17 June 2025, and Biodiversity Net Gain Statutory Metric by Arbtech Consulting Ltd accompanying this application for in depth analysis.

CP7 - Biodiversity

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.

5.0 ACCESS

5.1 EXTERNAL ACCESS

Existing vehicular access is provided from School Green leading into the 27-space car park. The turning head to the end of the car park is proposed to be extended to allow for an additional car parking space, secure and sheltered cycle store, and enclosed refuse store.

CP4 - Infrastructure Requirements

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.



CP6 - Managing Travel Demand

Planning permission will be granted for schemes that:

- a) Provide for sustainable forms of transport to allow choice;
- b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;
- c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users;
- d) Provide appropriate vehicular parking, having regard to car ownership;
- e) Mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed;
- f) Enhance road safety; and
- g) Do not cause highway problems or lead to traffic related environmental problems.

Policy CC07: Parking

1. Planning permission will only be granted where the proposal demonstrates the following:
 - a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD
 - b) That the new scheme retains an appropriate overall level of off-street parking.

5.2 SUSTAINABLE TRANSPORT

Electric Vehicle Charging Points

As well as the introduction of 5 no. car parking spaces, an electric vehicle charging point (EVCP) will be provided to car parking bay 27 to accommodate for evolving sustainable technology.

Approved Document S, "Requirement S5 and regulation 44H: Buildings other than residential dwellings undergoing major renovation work" of the Building Regulations also states that "cable routes for electric vehicle charging points must be installed in a minimum of one fifth of the total number of remaining parking spaces", therefore 6 no. additional car parking bays will be provided with cable routes, again to adapt to future evolving technology.



Requirement	
Buildings undergoing major renovation which are not residential buildings or mixed-use buildings	
S5.	Where a building undergoing major renovation, which is not a residential building or a mixed-use building, will have more than 10 parking spaces after the major renovation is completed— (a) one of those parking spaces must have access to one electric vehicle charge point; and (b) cable routes for electric vehicle charge points must be installed in a minimum of one fifth of the total number of remaining parking spaces.
Regulation	
Application of paragraph S5 of Schedule 1 (buildings undergoing major renovation which are not residential buildings or mixed-use buildings)	
44H.	(1) The requirements of paragraph S5 of Schedule 1 apply to a building undergoing major renovation, which is not a residential building or a mixed-use building, as follows. (2) The requirements of paragraph S5 of Schedule 1 apply to such a building if— (a) the major renovation involves building work being done which includes work being done to any of the following— (i) a car park that is located within the site boundary of the building, where the nature of the work is such that it would be reasonable to expect the requirements of paragraph S5 of Schedule 1 to be fulfilled; (ii) the electrical infrastructure of a car park, where the car park is located within the site boundary of the building; (iii) the electrical infrastructure of the building, where a car park is located inside the building; (b) upon completion of that major renovation, the building will have more than 10 parking spaces situated within the site boundary of the building; (c) the cost of installing the required electric vehicle charge point and cable routes for electric vehicle charge points does not exceed 7% of the total cost of the major renovation.

Figure 7: Approved Document S, Requirement S5 and regulation 44H:

Cycle Parking

The previous 10-cycle shelter is proposed to be replaced with a larger 14-cycle enclosed, lockable and covered cycle shelter. This shelter, providing 7 Sheffield stands, is accessed directly from the car park.

Bus Routes

Shinfield View Care Home is within walking distance of Shinfield View (2 minutes to the main entrance) and School Green (3 minutes to the main entrance) bus stops.

Trains

The closest major train station to Shinfield View Care Home is Reading Train Station, a 20-minute drive away from the site. Reading has local connections, as well as being served by the Elizabeth line offering trains into central London via the Transport for London (TFL) network.



Figure 8: Aerial view showing proximity to bus stops

5.3 INTERNAL ACCESS

The issue of access for wheelchairs and people with mobility aids has been considered throughout the design of the development.

Design measures have been incorporated within the development include:

- The approach to all entrances and exits are level and min. 1200mm wide.
- The main entrance is illuminated, has level access over the threshold and has an effective clear opening width of 1500mm. There is a lobby to the building providing weather protection and a covered level external landing.
- Staircases have been designed to provide easy access with
 - Uniform rise not exceeding 170mm.
 - Uniform going not less than 250mm.
 - Handrails that extend 300mm beyond the top and bottom.
 - Handrails height 900mm from each nosing.
 - Step nosing's distinguishable through contrasting brightness.
 - Risers which are not open.



- Communal Lifts
 - Lift access to all floors.
 - Two communal lifts are provided, 1650x1800mm 13-person lifts.
 - Lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.
- Internal corridors are 1800mm wide with passing places and handrails on both sides. The care home has been designed to be convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.
- All doors to the development are minimum of 910mm wide with 300mm nib to the leading edge of the door.
- All areas of the building have been designed to allow for wheelchair turning circles, including care bedroom ensembles and all communal WCs.
- Location of service controls are within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

5.4 REFUSE SERVICES

The care home has storage for recyclable, non-recyclable waste and clinical waste, located in the refuse store adjacent to the car park. The refuse store is big enough for six 1100L Eurobins. Bins will be allocated for either general refuse, recycled waste or clinical waste. Access to refuse store is provided from the car park for ease of collection by private waste operatives. The access road is wide enough to allow vehicles to enter and exit the site.

6.0 CONCLUSION

The proposed scheme which is the subject of this full planning application has been designed to incorporate the following features:

- The scheme will enable the development of a building which provides exemplar care accommodation.
- There is an ageing population both locally and nationally, and the need for elderly care accommodation is growing rapidly. This proposal will help to meet this need in the local community by increasing the available bed numbers.
- The proposal ensures a well-designed extension, in keeping with the existing building and its surroundings.
- The scale of the proposal is aimed to be an extension of the existing building in scale and materiality. The proposal will not be detrimental to the surrounding dwellings and ensures the new development sits comfortably within the streetscape.
- The proposed development has taken on board and sought to address the Council's comments provided at pre-application stage.