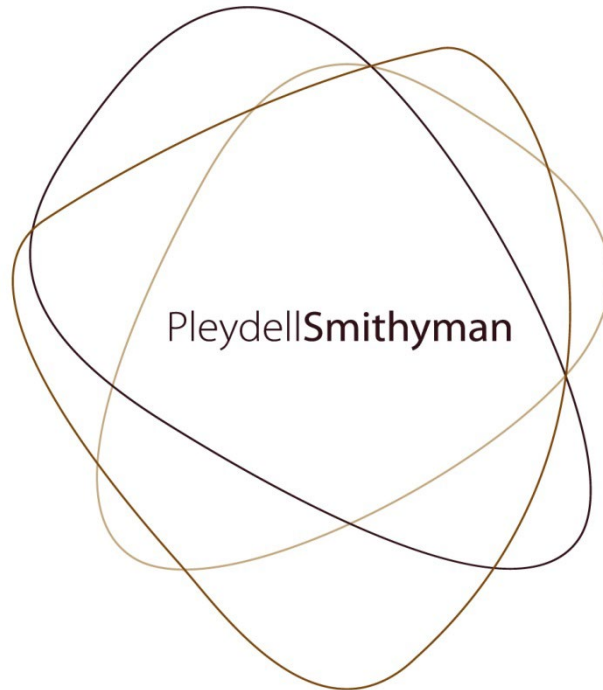




HARE HATCH SHEEPLANDS LTD

DESIGN & ACCESS STATEMENT

JULY 2026

Prepared By:

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ADDENDUM DOCUMENT

1.0 Introduction

1.1 This Design and Access Statement (DAS) has been prepared by Pleydell Smithyman Limited on behalf of Hare Hatch Sheeplands in support of a full Planning Application submitted by Boyer Planning to Wokingham Borough Council on land at Hare Hatch Sheeplands, London Road, Hare Hatch (referred to as 'the Site').

1.2 Hare Hatch Sheeplands is a long-established local business, providing a retail nursery, farm shop, café and butcher offer from 3.5 hectares of land to the north of Wokingham.

1.3 The description of development, as set out on the accompanying application form, is as follows:

"Redevelopment of existing mixed-use site to a new garden centre with associated play area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure; replacement café; demolition of existing glasshouses; and retention of existing farm shop, site office/toilet block."

1.4 This DAS describes and illustrates how the revised masterplan differs from that approved in October 2022 under application reference no. 214108.

1.5 This addendum reviews the principal amendments to the approved scheme, focusing on the revised design rationale and proposal itself; focusing on the land use arrangement, amount of development, layout, scale, appearance and parking provision.

1.6 The supporting plans will be submitted alongside the other technical reports as part of the submission material. Please refer to the Planning Statement for further details of the application pack.

1.7 This document will address the following:

- The Site - This Section introduces the Site and sets out the structure and role of the document. A summary is provided in relation to the proposed scheme.
- Site assessment - This Section describes the Site in the wider context. A local character study presents the architectural character surrounding the Site, local materials along with showing the existing Site constraints and opportunities.
- Design rationale - This Section sets out the design rationale, in comparison to the approved scheme, and shows how the Site features have helped to form the design principles.
- The Proposals - This Section sets out the proposals, in comparison to the approved scheme, with regards to land use, amount, layout, scale, appearance, landscaping, access, car parking, crime, sustainability and renewable energy.

1.8 Overall, the DAS explains how the revised scheme retains the strategy and mix of uses previously approved, while making targeted changes to building retention and demolition, consolidating the farm shop within the garden centre, refining the service and layout arrangements, reducing building heights, adjusting the roof form and making minor changes

to parking provision. It also confirms that the landscape, access, crime and sustainability sections remain unchanged.

- 1.9 The NPPF sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).

2.0 The Site

Site Description

- 2.1 The application site comprises the entire site complex (including the southern fields) extend up to 3.57 hectares in size and has a frontage onto the Bath Road (A4), with access to the site from London Road. The Application Site Boundary remains unchanged from the approved scheme.

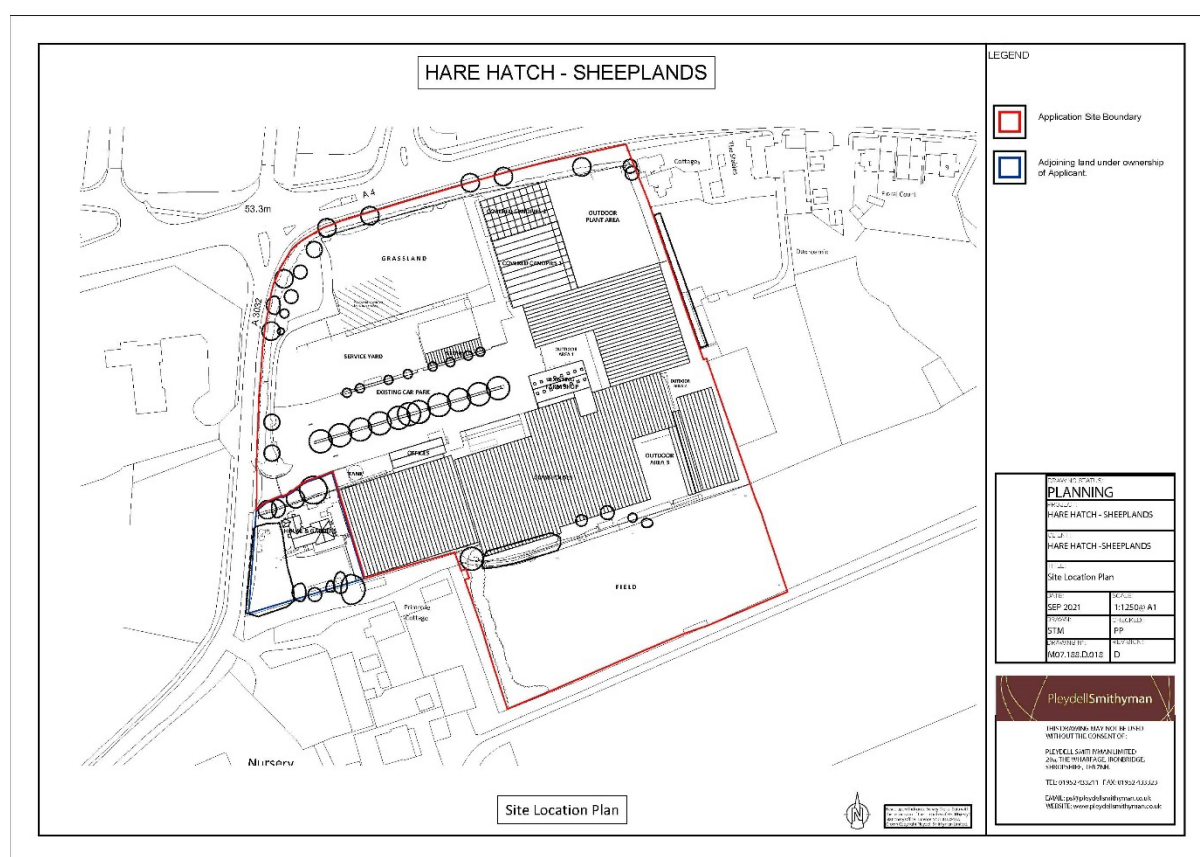


Fig. 1. Site Location Plan.

- 2.2 The existing site is occupied by seven glasshouses totalling 9280 sqm, a (farm) shop with butchers and fishmongers, a café, outdoor plant canopies an administrative building with customer toilets/showers, 201 car parking spaces, a service yard with service building and an area of un-used land to the north. There is also a field situated in the southern part of the site.
- 2.3 The northern boundary of the site is marked by a hedgerow and associated signage for the site. The eastern boundary is largely marked by hedging and fencing which abut the tree sales area and glasshouses along its length. The southern boundary is marked by hedging and trees along the field boundary. The access to the site is on the western boundary with double metal gates which are closed when the site is closed with hedging and lit signage.
- 2.4 The site is in a mixed use of retail plant nursery, a farm shop (with unrestricted sales) with display and café use. In addition, there are a number of other temporary permitted uses

including a garden shop (restricted sales), exhibition area, events areas and exotic animal housing.

- 2.5 There is also an existing dwelling, outside of the red line boundary but within the land ownership of the site. This has a restrictive condition tying its occupation to the site

3.0 Site Assessment

- 3.1 This Section explores the various aspects that will have an impact on the Site and ultimately form the parameters that will inform the design solution. This process includes not only a review of Planning policy, but the opportunities and constraints affecting the Site.

Planning Policy

- 3.2 The site is designated in the adopted Wokingham Core Strategy (2011) as being located outside the settlement limits within the Countryside, and in an area designated as Green Belt.

The Surrounding Area and Facilities

- 3.3 The site is located within Hare Hatch, in an area known locally as the 'Floral Mile'. To the north of the site (on the opposite side of the A4) is Squires Garden Centre (with a Sainsbury Local). To the west of the site is Farrol Ltd, garden machinery equipment suppliers on the opposite side of London Road. To the northeast is the Berkshire Gardener, now closed (previously known as Ladds Garden Village).
- 3.4 To the south of the site sits a residential property, Primrose Cottage, Primrose Nursery. Primrose Nursery has a series of small industrial units.
- 3.5 To the east of the site are a number of residential properties which face onto the Bath Road, including Wakefield Cottages, stables and open fields, which are located to the immediate east of the site.
- 3.6 The site is located approximately 10km from Reading to the east, 8km to the west of Maidenhead and 2.25km northeast of Twyford/ Ruscombe and 1.4km southeast of Wargrave. The site can be accessed on foot from Twyford via a paved footpath along the London Road.
- 3.7 The settlement of Hare Hatch has a village hall (run by a charity) and primarily occupied by a children's nursery, but no community facilities either indoor or outdoor. There are facilities in both Wargrave and Twyford.

Transport & Movement

- 3.8 The site access fronts onto the London Road, which provides direct access into Twyford to the south and joins the A4 Bath Road to the north, which provides access to Wargrave and the wider Hare Hatch area, as well as Maidenhead to the east and Reading to the west. There are bus stops on the A4 Bath Road within 340m and 450m from the site access. In addition, there is a bus stop on London Road within 510m of the site access.
- 3.9 There are no public rights of way that cross the site.

Landscape

- 3.10 The site is not located within any nationally designated landscape i.e. a National Park or Area of Outstanding Natural Beauty (AONB). Areas of Ancient Woodland are located ~200m and 500m to the south and east of the site, and ~400m to the north.

- 3.11 The site is located within National Character Area (NCA) Number 115: Thames Valley, close to its northwestern boundary. The village of Hare Hatch is within this area but just to the north is the NCA Number 110: Chilterns.

Trees

- 3.12 The arboricultural work to date has consisted of a site survey and assessment of the existing tree stock on the Site and immediately adjacent to the Site boundaries. The purpose of the survey was to identify and record the principle tree constraints on site in order to inform feasibility studies and design options in accordance with BS5837:2012 - "Trees in relation to design, demolition and construction".
- 3.13 The submitted Tree Survey and Arboricultural Impact Assessment, prepared by Mark Welby, advises that there are 53 trees on site which comprise of 27 category B, 22 category C and 4 category U.

Ecology

- 3.14 The submitted Preliminary Ecological Assessment (PEA), states that the site is not subject to any statutory or non-statutory ecological designations (SSSI or Local Wildlife Site for example). The site is located within the impact risk zones of several SSSI's and a SAC and it is therefore important to establish that the proposals would not have any negative impacts on these sites.
- 3.15 The site hosts no priority habitats, dominated by hardstanding, buildings and improved short mown grassland.

Flood Risk and Drainage

- 3.16 The site is located wholly in Flood Zone 1, as such has a low probability of flooding from fluvial sources. However, a Site-Specific Flood Risk Assessment has been submitted with this application as the site area is over 1 hectare.

Constraints

- 3.17 As part of on-going assessment and technical work, key constraints and site features include:
- Site location within the impact risk zones of several SSSI's and a SAC.
 - Physical barriers of the A4 Bath Road and A3032 London Road.
 - The positioning of the existing structures which are to be retained.
 - The Green Belt location of the site.
 - The desire to retain existing landscaping as much as possible and integrate it into the development.

Opportunities

- 3.18 The Site provides an exciting opportunity to create a well-connected development integrated with the surroundings, with opportunities highlighted as:
- To utilise a large amount of existing hardstanding/previously built development.
 - To retain existing structures where they are in good condition.

- To aggregate built development into one part of the site, reducing spread.
- To utilise the existing access point.
- To improve overall landscape quality on the site.
- To provide a biodiversity net gain on the site.
- To provide a community involvement/benefit as part of the development.
- To improve play facilities in the local area.

Local Character

- 3.19 A design analysis of surrounding developments in the wider context of the site has been undertaken to identify elements and key features to understand the existing and emerging local character. The aim is to gain an appreciation of surrounding developments, and how these have responded to the local character of the site. Although the site's design approach will be site specific, its setting within the wider context should be explored to ensure a suitable design response.
- 3.20 This character study includes the following:
- Squires Garden Centre, Hare Hatch
 - The Berkshire Gardener (now closed)
 - Farrol Ltd
 - Wargrave Nursery Plant Centre
 - Primrose Nursery
- 3.21 Squires Garden Centre, Hare Hatch - an established garden centre site, comprising of a variety of building forms, including pitched roof, multi span, brick, metal cladding, glazing buildings and curved roof polythene canopies. The site includes a large hard surfaced car park and outdoor sales areas, including garden buildings for sale.
- 3.22 The Berkshire Gardener – (now closed) a garden centre site, comprising of a variety of building forms, including pitched roof, multi span, brick, metal cladding, glazing and timber clad buildings and curved roof polytunnels. The site includes a hard surfaced car park and outdoor sales areas, including garden buildings for sale.
- 3.23 Farrol Ltd– a depot providing agricultural, ground care and homeowner products, parts and servicing, comprising of a brick, clad and tile pitched roof building, with hard surfaced parking and storage areas.
- 3.24 Wargrave Nursery Plant Centre– a plant centre site, comprising of an agricultural style pitched roof building with horticultural polytunnels, plant laying out and growing areas, hard surfaced parking and storage areas.
- 3.25 Primrose Nursery – a nursery site comprising glasshouses with curved roof polytunnels, hard surfaced parking, outdoor sales and storage areas and storage containers.

Summary of the Character

- 3.26 The site is located in an area comprising of a combination of land uses, including horticultural/agricultural, commercial and residential.

- 3.27 The site is located within an area known locally as the 'Floral Mile,' with the predominant land use surrounding the site being rooted in horticultural and agriculture. The buildings in the locality reflect those associated with such uses, including pitched roof brick/clad/tile/glazed structures and curved roof polytunnel/canopy structures.

4.0 Design Rationale

- 4.1 This section sets out the revised design rationale for the scheme, including the changes to the buildings proposed for retention and demolition, and explains how the amended approach remains consistent with the overarching design objectives of the approved development.
- 4.2 The overarching design rationale for the development remains consistent with that of the approved scheme.
- 4.3 The proposed development continues to seek the redevelopment of the site through the removal of the majority of the existing glasshouses, consolidation of built development within the existing developed area grouped to the east of the site, retention and rationalisation of the existing parking provision clustered to the north, and enhancement of the site's landscape and biodiversity.
- 4.4 The principal amendment relates to the retained buildings within the site. Where the approved scheme proposed the retention of the office building and farm shop and, the revised proposal instead retains the office building (unchanged) together with the glasshouse (located within the south-eastern corner of the site) and the central yard store (retained for refurbishment). The retained glasshouse remains in good condition and is capable of continued beneficial use, reducing the extent of demolition required, whilst maintaining the principle of retaining suitable existing structures where practical. The previously retained farm shop is now set for demolition and redevelopment within the garden centre.
- 4.5 No other material changes are proposed to the approved design rationale.
- 4.6 The amendments reflect the operational requirements of under the new site ownership. The revised approach still seeks to minimise the need for replacement-built development within the Green Belt and remains consistent with the overarching design objectives established by the approved scheme.

Summary of Engagement

- 4.7 Engagement remains unchanged from the approved scheme, with the original draft proposal being displayed at the site between 19th and 21st November 2021. To summarise, the public engagement responses were largely supportive and focused on sustainability, customer facilities, visitor experience and site access.

Sustainability

- 4.8 Sustainability opportunities remain consistent and include for solar panels, consideration of rainwater harvesting, and EV charging.

Customer Facilities

- 4.9 Customer facilities are again addressed through centrally located toilets in the replacement café/store and accessible parking close to the buildings.

Visitor Experience

- 4.10 Suggestions around visitor experience remain possible through future inclusion of community involvement through farm field-to-farm shop allotments with local charitable organisations.

Site Access

- 4.11 Access concerns, particularly sight lines at the entrance, are again addressed through minor improvements to the existing access as the revised proposal makes no changes to the access as approved.

5.0 The Proposal

- 5.1 This Section sets out the revised proposals for the Site with regards to land use, amount, layout, scale, appearance, landscaping, access, car parking, crime, sustainability and renewable energy, drawing a comparison on that approved and pre-existing.

Land Use

- 5.2 The overall land use strategy remains consistent with the approved scheme. The site will continue to operate as a garden centre incorporating indoor, covered and external retail areas, a café, horticultural uses, children's play facilities and informal outdoor recreation.
- 5.3 The retail areas are unchanged in principle and will be used to sell a variety of garden centre appropriate products including plants (imported and grown on site), seeds and bulbs, sundries, pet & bird care, giftware, and clothing. A full breakdown of the product departments to be sold is contained within section 3.0 of the submitted Planning Statement and is set out below.

Function	Minimum - m2	Not exceeding - m2	Notes:
Indoor			
Houseplants/plants (to potentially include the Haworthia Exhibition)	170	2600	
Garden Sundries	720	2600	
Garden Furniture & BBQs/Christmas	620	930	Space used for seasonally
Seeds & Bulbs	150	300	
Birdcare	120	240	
Pets	150	450	
Giftware	470	705	
Clothing	200	250	
Sub-Total	2600	NA	
Other			
Tills	150	250	
Store/goods inwards (internal)	250	500	
Sub-Total	400	NA	
Total Indoor	3000	3000	
Outdoor			
Retail			
Plants	1500	2000	
Pots	180	360	
Landscape materials	200	400	
Composts	120	240	
Sub-Total	2000	NA	

Notes:

The above figures are gross internal floor areas in m².

The above figures exclude the existing farm shop and replacement cafe area with new ancillary outdoor children's play area.

Table 1. Indoor and outdoor space

- 5.4 In terms of land use, the principal amendments relate to the consolidation of the garden centre and farm shop functions, with improved correlation to the proposed cafe.
- 5.5 The function of the proposed space across the site will remain consistent with that approved i.e., the café will provide the same service offerings, horticultural activities will continue in the allotments; for young people or those with disabilities to learn new skills and grow produce for the farm shop, leisure offerings remain within the gardens/play area for the ever-growing family market and lack of facilities in the local area, and provision of a flexible recreational space for an enhanced experience.
- 5.6 The approved scheme proposed the replacement café alongside the retention of the existing farm shop building. The revised scheme instead incorporates the farm shop, including the butchers and fishmongers, within a proposed garden centre, providing a more integrated retail and visitor offer, whilst maintaining the overall mix of uses previously approved.
- 5.7 The proposed allotments, children's play area and informal recreational uses remain but altered to accommodate re-positioned service road and yard.
- 5.8 The revised proposal does not alter the approved land use strategy but instead refines the arrangement of such within the development.

Amount

- 5.9 The whole site comprises 3.57 hectares, unchanged from the approved scheme reflecting the same Application Site Boundary. Naturally, the totality of the original enclosed buildings on the site remains at 9,973m².
- 5.10 The revised scheme maintains a net reduction of internal floorspace, as shown in Table 1 below, ultimately resulting in reduction in built form across the site, albeit slightly less than previously approved.

Indoor	Existing Floorspace	Total Proposed Floorspace	(Removed) / +New/Existing
Approved Totals	9, 973 sq m	4,154 sq m	Less 5,819 sq m
Revised Totals	9, 973 sq m	5,246 sq m	Less 4,727 sq m

Table 2. Approved and revised reductions in indoor glasshouse and other building floorspace

- 5.11 External floorspace/canopy areas have also been revised and again consist of an overall reduction in external built form. Table 3 below sets out the reduction in outdoor canopies and associated outdoor space.

Outdoor	Existing External Floorspace/Area	Proposed External Floorspace/Area	(Removed) / +New/Existing
Approved Totals	3,557 sq m	2,000 sq m	Less 1,557 sq m
Revised Totals	3,557 sq m	2,955 sq m	Less 602 sq m

Table 3. Approved and revised reductions in canopies and associated outdoor space

- 5.12 Overall, the substantial reduction in built structural volume is maintained, as set out in Table 4 below.

Outdoor	Existing Volume	Proposed Volume	(Removed) / +New/Existing
Approved Totals	33,747.26 cubic metres	21,726.92 cubic metres	Less 12,020.34 cubic metres
Revised Total	33,747.26 cubic metres	22,203.07 cubic metres	Less 11,544.19 cubic metres

Table 4. Approved and revised reductions in indoor glasshouse, building and structure volume

- 5.13 In terms of retained buildings, the revised scheme retains the existing office building (168 sq m) and the existing glasshouse (685 sq m) within the south-eastern part of the site, replacing the previous arrangement which largely retained the farm shop (386 sq m) and office building. Additionally, the existing central service yard store (139 sq m) is to be retained.
- 5.14 It is proposed to erect a new garden centre shop (including farm shop) and replacement café/store as set out in Table 5 below. The revised new build elements have marginally increased by a total of 698 sq m on that approved.

Proposed Building	Approved Floor Areas	Revised Floor Area (m ²)
New garden centre shop	3,000	3,261
Replacement café/store	600	934
Total	3,600	4,195

Table 5. Approved and revised proposed building floor areas.



Fig. 2. Existing glasshouses to be demolished.



Fig. 3. Existing farm shop to be demolished.



Fig. 4. Existing farm shop to be demolished (viewed from the existing car park), with existing glasshouse to be demolished on either side.

- 5.15 As shown on the submitted plans, the quantity of development proposed continues to comfortably sit within the site.
- 5.16 Overall, the quantum of new development has increased compared to the approved scheme but so has the sum of retained floorspace. Ultimately, the proposal continues to deliver a net reduction in built form and a more consolidated layout, but with a more efficiently built footprint.

Layout

- 5.17 The revised scheme generally retains the overall spatial strategy of development as set out in the approved scheme. However, several targeted amendments have been made to the demolition strategy, building retention, and internal reconfiguration of uses.
- 5.18 The key differences between the approved and revised schemes include:
- Retention of one glasshouse in the south-east corner (previously all glasshouses demolished)
 - Demolition of the existing farm shop with new store incorporated into garden centre
 - Retention of the central yard store
 - Increase in the outdoor plant and canopied area
- 5.19 The revised scheme generally retains the overall spatial strategy of development as set out in the approved scheme. However, several targeted amendments have been made to the demolition strategy, building retention, and internal reconfiguration of uses.

- 5.20 The revised scheme continues to propose the demolition of existing glasshouses (east, south-east and south-west) and the northern canopies, but now seeks the retention of one existing glasshouse in the south-east corner of the site, which is to be retained along with the central standalone store.
- 5.21 The existing farm shop is to be demolished but the office building which includes staff facilities and customer toilets, will remain in situ as previously approved.
- 5.22 The proposed buildings have again been aggregated together in the location of the existing buildings, to reduce sprawl across the site.
- 5.23 The siting of the proposed garden centre building remains unchanged, continuing to occupy the eastern part of the site in the location of the existing core buildings.
- 5.24 The café also remains unchanged in its location and relationship to the garden centre, continuing to adjoin the south-east elevation and address the proposed gardens/play areas.
- 5.25 The overarching design principle of consolidating-built form within the eastern part of the site to reduce sprawl is maintained in the revised scheme. Orientation of buildings to facilitate the potential use of photovoltaic panels also remains unchanged.
- 5.26 The outdoor plant and canopied areas remain located in the north-east corner of the site. However, the revised scheme includes a slight reconfiguration, with the canopy to outdoor areas running from south to north as opposed to west to east, further consolidating the built form to the southeast of the site.
- 5.27 The informal recreational field in the south-east corner of the site remains unchanged.
- 5.28 The proposed allotment areas remain located to the south of the site on land formerly occupied by glasshouses, consistent with the approved scheme. These are reduced in overall size on account of the revised service track and yard.
- 5.29 The revised servicing arrangement has been designed to provide a more logical and efficient operational layout, improving the movement of delivery vehicles and the distribution of goods to the redeveloped garden centre, shop and café. The repositioned service road provides a clearer separation between servicing activities and customer areas, reducing the potential for conflict between service vehicles and visitor movements, improving the overall safety and functionality of the site.
- 5.30 The revised service yard also supports a more efficient flow of goods into the redesigned garden centre building and store.
- 5.31 The associated adjustments to the allotments and garden/play area are limited and do not alter their intended function or overall provision.
- 5.32 Accordingly, whilst the internal arrangement of these elements has been refined, the overall layout strategy and range of uses approved under the previous permission are retained.
- 5.33 The parking strategy remains largely unchanged. Parking to the north-west of the site is rationalised.

Scale

- 5.34 The revised scheme introduces notable reductions in building height and minor refinements to footprint dimensions, while maintaining the overall built form parameters and spatial arrangement of the previously approved development.
- 5.35 The key differences between the approved and revised schemes include:
- Garden centre ridge height reduced from 6.7m to 5.4m
 - Garden centre eaves height reduced from 5.1m to 4.3m
 - Café/store height reduced from 4.9m to 3.8m
 - Minor reduction in café/store footprint dimensions
 - Proposed farm shop buildings now 695mm lower than existing
- 5.36 The overall footprint of the proposed replacement garden centre building remains unchanged from the approved scheme at approximately 68m by 48m. However, the ridge height has been reduced from 6.7m to 5.4m, and the eaves height from 5.1m to 4.3m, representing a reduction in overall massing, scale, and vertical prominence.
- 5.37 The café building retains the in the same general siting and function; however, minor dimensional changes have been introduced to the footprint (approx. reduction in width from 17.1m to 16.6m along the northeast elevation). More significantly, the building height has been reduced from 4.9m to 3.8m, and eaves height from 3.2m to 2.8m, resulting in a lower profile and reduced visual bulk.
- 5.38 When compared to the existing farm shop, the proposed buildings will be slightly lower, being to a ridge height of 5.4m, (approx. 695mm lower).

Appearance

- 5.39 The revised scheme, when considered against that already approved, introduces only minor amendments in terms of appearance, with no substantive design changes:
- No change to building materials or architectural expression
 - No change to glazing, entrances, or façade approach
 - No change to solar panel strategy
 - No change to parking surfacing strategy or overflow parking design
- 5.40 The revised scheme retains the same design objectives as the approved application, namely:
- Creation of a modern, functional garden centre environment
 - Use of materials appropriate to a rural/horticultural context

- Visual improvement over the existing disparate building forms
- Resolution of ad hoc historic development across the site

- 5.41 In terms of the building elevations, the approved scheme proposed the garden centre building with three larger pitched roof forms. The revised proposal replaces these with 15 low-profile pitched roof sections, creating a more articulated roofscape that better reflects the rhythm and form of traditional horticultural glasshouses found both on the existing site and within the wider garden centre setting. This amendment is in keeping with the established character of the site, providing a building form that more closely aligns with the architectural principles of commercial horticultural buildings.
- 5.42 A similar approach has been adopted for the café/store building. The previously approved single-pitch roof has been replaced with five low-profile pitched roof sections, mirroring the design approach taken for the main garden centre building. This creates a more cohesive architectural language across the development and further reinforces the horticultural aesthetic that characterises the existing site.
- 5.43 These amendments do not alter the overall design intent or material palette of the approved development. Instead, they refine the appearance of the buildings, resulting in a development that responds more positively to the established character of the site and delivers a more coherent presence.

Landscaping

- 5.44 This revised planning application is supported by a Landscape Strategy, Preliminary Ecological Appraisal and Biodiversity Impact Assessment, and an Arboricultural Impact Assessment, which should be read in conjunction with this document, akin to the approved scheme.
- 5.45 The proposed landscape works will offer a significant improvement over the existing arrangement.
- 5.46 There are no material changes to the landscaping, from that already approved, to note within this addendum document.

Access

- 5.47 This planning application is supported by a Transport Assessment, prepared by Highway Planning Ltd, which should be read in conjunction with this document.
- 5.48 As the revised scheme utilises the access as already approved, there are no material changes to access to note within this addendum document.

Parking

- 5.49 Overall parking layout, access arrangements and general movement strategy remain consistent with the approved scheme, other than the amendments made to service operations.

- 5.50 The revised parking strategy introduces the following amendments:
- Total parking provision reduced from 192 to 185 spaces.
 - Overflow parking reduced from 91 to 87 spaces.
 - Electric vehicle charging spaces remains unchanged at 28 spaces.
 - Accessible parking provision remains unchanged at 13 spaces.
 - Motorcycle parking remains unchanged at 9 spaces.
 - Cycle parking provision remains unchanged at 24 spaces.
- 5.51 The total number of standard parking spaces has been reduced from 192 spaces to 185 spaces, corresponding with a decrease in the overflow parking provision, which has been reduced from 91 spaces to 87 spaces. The proposed cycle parking provision remains unchanged at 24 spaces.
- 5.52 The number of EV charging spaces, accessible parking and motorcycle parking remains unchanged at 28 spaces, 13 spaces and 9 spaces, respectively, ensuring that the revised scheme continues to provide inclusive parking provisions.
- 5.53 Emergency vehicle access, emergency assembly arrangements and staff emergency procedures remain unchanged from the approved scheme.
- 5.54 The modest reduction in parking provision is further supported by the revised internal layout and servicing strategy. As detailed above, the repositioned service road and service yard provide a clearer separation between customer and service vehicle movements, reducing potential conflicts and improving the overall efficiency, safety and functionality of the site.

Crime

- 5.55 The applicant is fully aware of the impact of crime, not only in business but also the wider community and takes the same proactive approach to crime prevention, as that already approved. There are no material changes to note within this addendum document.

Sustainability

- 5.56 At the heart of the NPPF and the Wokingham Borough Council Core Strategy is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking. Sustainable development is defined in the NPPF as having an economic objective, a social objective and an environmental benefit.
- 5.57 The development has been designed with improving the sustainability of the site as a key consideration. The revised development relates to an existing use and will make the most effective use of a previously developed site, identical to the approved scheme.

- 5.58 There are no material changes to the sustainability approach to note within this addendum document.

6.0 Summary

- 6.1 This Design & Access Statement Addendum has set out the principal amendments to the approved scheme and explained how the revised proposals continue to accord with the overall planning and design strategy previously established for the site.
- 6.2 The changes primarily relate to the retention and demolition of selected buildings, the consolidation of the farm shop within the garden centre, refinements to the amount, layout, scale and appearance of development, and minor amendments to parking provision.
- 6.3 Notwithstanding these revisions, the scheme continues to deliver a consolidated redevelopment of the site, a substantial net reduction in built form when compared with the existing baseline, improved operational arrangements, and a coherent horticultural character.
- 6.4 The landscape, access, crime and sustainability elements remain unchanged, and the revised scheme therefore continues to reflect the core principles and objectives of the approved development.