



PLANNING HISTORY

A previous planning proposal for 70 new dwellings on site was refused in 2017.

Since this application a new consultant team has been put together and this scheme has served to inspire a much more elegant and sympathetic design for the current proposal, which is for up to 27 dwellings.

Development has been located only on two of the four fields, and is concentrated near existing built up areas around the site. Green space has been retained where possible, increasing BNG value and providing valuable amenity to the neighbourhood.

New housing has been set back from the stream, protecting its value for wildlife.

The number of properties proposed has been reduced, thus reducing site density to be in keeping with the local character

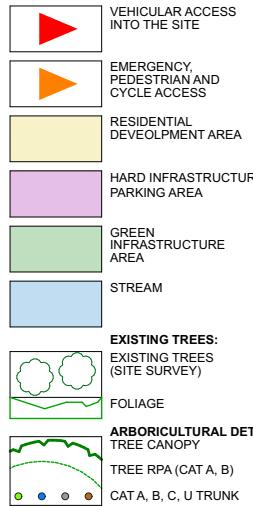


PLANNING REFERENCE	YEAR AND DECISION	ADDRESS	DESCRIPTION
L172165	2017 REFUSED	Oakwood View School Road Wokingham RG40 4TS	Outline Planning Application for the erection of 70 Dwellings

SITE PLANNING HISTORY - 2017 OUTLINE PLANNING APPLICATION FOR 70 UNITS

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1924



The development area was defined by the site constraints and a desire to provide an increased communal green space to residents.

A setback from the existing tree root protection areas and away from the stream has also reduced the developable area.

A separate overflow parking can be provided away from the main development.



PROPOSED SITE ANALYSIS - SITE PARAMETER PLAN

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

KEY

PROPOSED DEVELOPMENT

■ AREA 1 DPH - 9.7

■ AREA 2 DPH - 10.9

*DENSITY PER HECTARE (DPH) =
NUMBER OF DWELLINGS / SITE AREA IN HECTARES

Proposed dwellings per hectare fall within a median point of surrounding housing at Langley Common and School roads at 9.7 and 10.9 dph.

The aim is to provide comfortable plot sizes that would fit well within the existing settlement pattern and scale.



URBAN GRAIN

The proposed urban grain would follow a linear pattern of development along the proposed roads in keeping with the existing character.

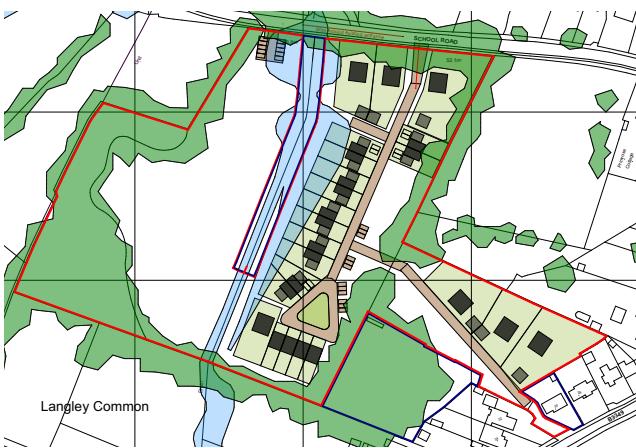
The housing would vary in size and shape, to reflect dwellings in the surrounding area.



PROPOSED URBAN GRAIN

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

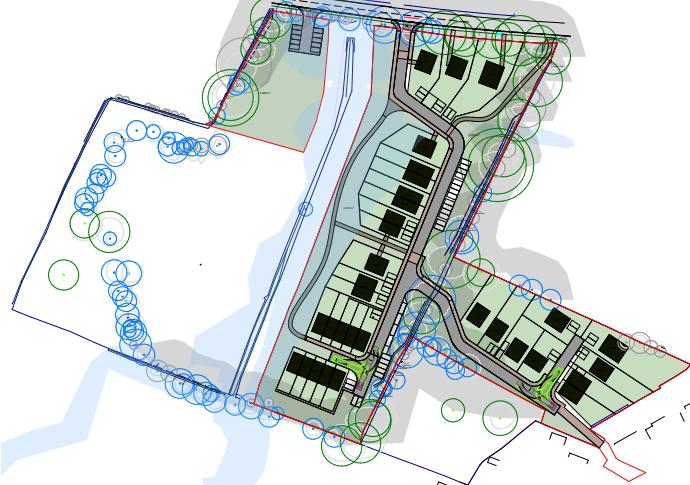


DESIGN DEVELOPMENT

Based on the existing site constraints, the design process started by establishing the best areas to develop, and to research access opportunities that would allow minimum impact on trees. The flood risk area was avoided for access and dwellings.

The road layout developed to limit the amount of work required to trees, and a linear development form was quickly decided on. At early stages the aim was to provide 30+ dwellings but after the community consultation this was reduced to 27 units to respond better to site constraints and neighbour input. This allowed for terraced housing to be replaced with semi-detached properties and reduced pressure on the site.

The current proposal responds to the site constraints and input from all consultants in particular on access, trees and ecology, and landscape impact.



CONSULTATION PLAN



DESIGN DEVELOPMENT

Soft landscaping was carefully considered to include native hedgerow, new tree planting and other elements to soften the development and to make it feel to be naturally nestled into the landscape.

The final proposal includes significant additional planting on the site, including additional trees to make up for the small number of trees lost to allow entrance into and between the sites.



HOUSING SIZE AND AFFORDABLE HOUSING PROVISION

The proposed housing is carefully designed to provide a large variety of units to meet the requirements in local policy. A variety of sizes is provided ranging from 1-bed to 5-bed properties.

This variety reflects local character as there is a variety of sizes and types of accommodation on adjacent roads. The design also reflects the inclusion of dormers and a variety of roof scapes, although the layout at this point is indicative only, it is demonstrated to be able to comply whilst respecting the site constraints.

The mix of affordable and market housing is carefully worked out to be as close as possible to the recommended mix of table 7 from policy H1 in the Local Plan Update, with sizes also following the needs in each category.

A total of just over 50% of affordable housing is proposed, which is over 10% more than the required 40%.

The mix is based on policy requirements set out in Local Plan (adopted and emerging). The site constraints define where the housing would be built.

2901 C001 DWELLING TYPES AND MIX						2901 C001 DWELLING TYPES AND MIX							
PLOT	TYPE	AFFORDABLE	MARKET	GIA(m ²)	BEDROOMS	M(4)3	PLOT	TYPE	AFFORDABLE	MARKET	GIA(m ²)	BEDROOMS	M(4)3
1	B1		1	130	3		17	H		1	115	4	
2	B1		1	130	3		18	H1		1	98	3	
3	A		1	194	5		19	H1		1	98	3	
4	B1		1	130	3		20	H		1	115	4	
5	E		1	85	2		21	C		1	124	3	
6	E		1	85	2		22	C		1	124	3	
7	D		1	56	1	Y	23	C		1	124	3	
8	D		1	56	1		24	A		1	194	5	
9	C1		1	87	2		25	A		1	194	5	
10	C1		1	87	2		26	B		1	165	5	
11	F		1	74	2		27	B		1	165	5	
12			1	74	2		TOTALS		14	13	3096	81	3
13	G		1	98	2	Y							
14	G1		1	98	2	Y							
15	G1		1	98	3								
16	G		1	98	3								

PROPOSED HOUSING MIX

TOTAL DWELLINGS	AFFORDABLE	MARKET
27	11	16 40% affordable achieved

AFFORDABLE / MARKET MIX	27	11	16 40% affordable achieved
required		10.8	16.2 40/60 split

INDICATIVE IDEAL MIX BASED ON TABLE 7		
BEDS	AFFORDABLE	MARKET
1	1.87	0.8
2	4.18	2.08
3	3.63	7.52
4+	1.32	5.76
	11	16.16

increased affordable housing proposal:

PROPOSED MIX		MARKET
BEDS	AFFORDABLE	MARKET
1	2	0
2	6	2
3	4	6
4+	2	5
	14	13

Table 7: Indicative housing mix		
Number of bedrooms	Affordable Housing	Total Market Housing
1 bedroom	17%	5%
2 bedrooms	38%	13%
3 bedrooms	33%	47%
4+ bedrooms	12%	36%

13 40% affordable required, over 50% proposed



Legend



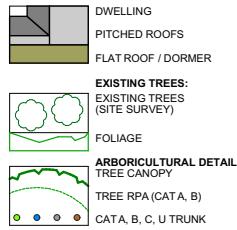
LANDSCAPE PROPOSALS

Soft landscaping has been proposed to soften the impact of the development by provision of carefully screening elements to finish gardens on the east side of the stream whilst also providing attractive areas for walks and other outdoor activities.

New hedge planting and tree planting will create well defined areas for the private gardens.



 50 m ²	PLANNING SITE BOUNDARY
 50 m ²	OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
 ROAD	
 CROSSING / PRIVATE ROAD	
 FOOTPATH	
 50 m ²	PUBLIC OPEN SPACE
 24 50 m ²	PRIVATE DWELLING PLOT NUMBER / SIZE
 25 50 m ²	PRIVATE SELF-CUSTOM BUILT DWELLING PLOT NUMBER / SIZE
 PRIVATE PARKING SPACE	
 ACCESSIBLE SPACE	
 VISITOR SPACE	



SITE PROPOSAL

The project aims to provide a fitting extension to an existing built environment, where local character is preserved whilst providing much needed housing.

The local character, scale, massing, built form and the relationship between the dwellings has been assessed and reflected within the proposal.

The resulting scheme fits well within the existing site through its scale, density, housing mix and layout.



CONCLUSION

We are delighted to have been involved in design of the indicative masterplan for this site. The site lends itself well to provide much needed housing in Wokingham Borough Council.

Through careful design, in coordination and with considerable input from the other consultants, we hope to provide the first step in development of the site, to include up to 27 dwellings within a beautifully landscaped environment.

Following consultation of plans by ETP, we have responded to comments by local residents by a further reduction of the number of dwellings.

Current plan proposals could provide a very attractive living environment for generations to come, whilst protecting and enhancing wildlife habitats where possible.

