



Former Arborfield Studios

(Parcels W, Y and Z), Arborfield Green

Design and Access Statement | August 2026



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Introduction

This Design and Access Statement (DAS) has been prepared on behalf of Crest Nicholson Operations Ltd in support of the redevelopment of the Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green.

This statement supports a hybrid planning application and sets out how the application incorporates design principles and considerations including access, layout, landscape, scale and appearance. It should be read in conjunction with the other plans and drawings submitted with the hybrid application and its accompanying documents and drawings.





1.1 Site Location

The Former Arborfield Studios sits in a sustainable location, approximately 12km south-east from the centre of Reading and south of the M4 with nearby access to Wokingham train station offering direct connections into Reading, London and to Gatwick Airport. The Site sits within Arborfield Green, a new development spanning around 167 hectares, situated within the parish of Barkham and borough of Wokingham.

Within the larger Arborfield Green development the Site lies at the northern edge, bounded by Langley Common Road to the north-west and fields to the north. To the south and east lie Farley Hill Primary School and existing residential neighbourhoods.

1.2 Site Description

Originally the Site was used in 1904 as part of a Remount Depot in Arborfield Garrison, supplying the military with horses for operational use. After the closure of the Depot, the Garrison became home to a number of army technical schools.

With the turn of the century, the Arborfield Garrison was deemed by the MoD as surplus to requirements and in 2015, planning permission was granted for 2,000 new homes and is now a thriving residential neighbourhood.

As one of the final remaining development parcels to come forward, the Site is currently being used as a film studio under a temporary planning permission.

The land comprises entirely of previously developed (brownfield) land with large buildings, road infrastructure, car parking and hard standings all typical of a working military site. In general the built form and infrastructure are visually apparent from the surrounding landscape and are viewed as negative and detracting elements. An exception to the large scale buildings is a farmhouse building in the north-western corner which is worthy of retention.

The existing buildings are set out on a rigid orthogonal arrangement, which creates a very geometric layout reinforced in places with avenues of trees. The Site is bounded to the west and north by security

fencing and gates. Tree planting in this area is predominantly individual parkland trees and tree groups, with some street and avenue trees.

This section of the Site can be designated as low landscape value as it displays few typical characteristics of the J2 landscape character area. The Site covers a total area of 13.119 hectares.

1.3 The Proposed Scheme

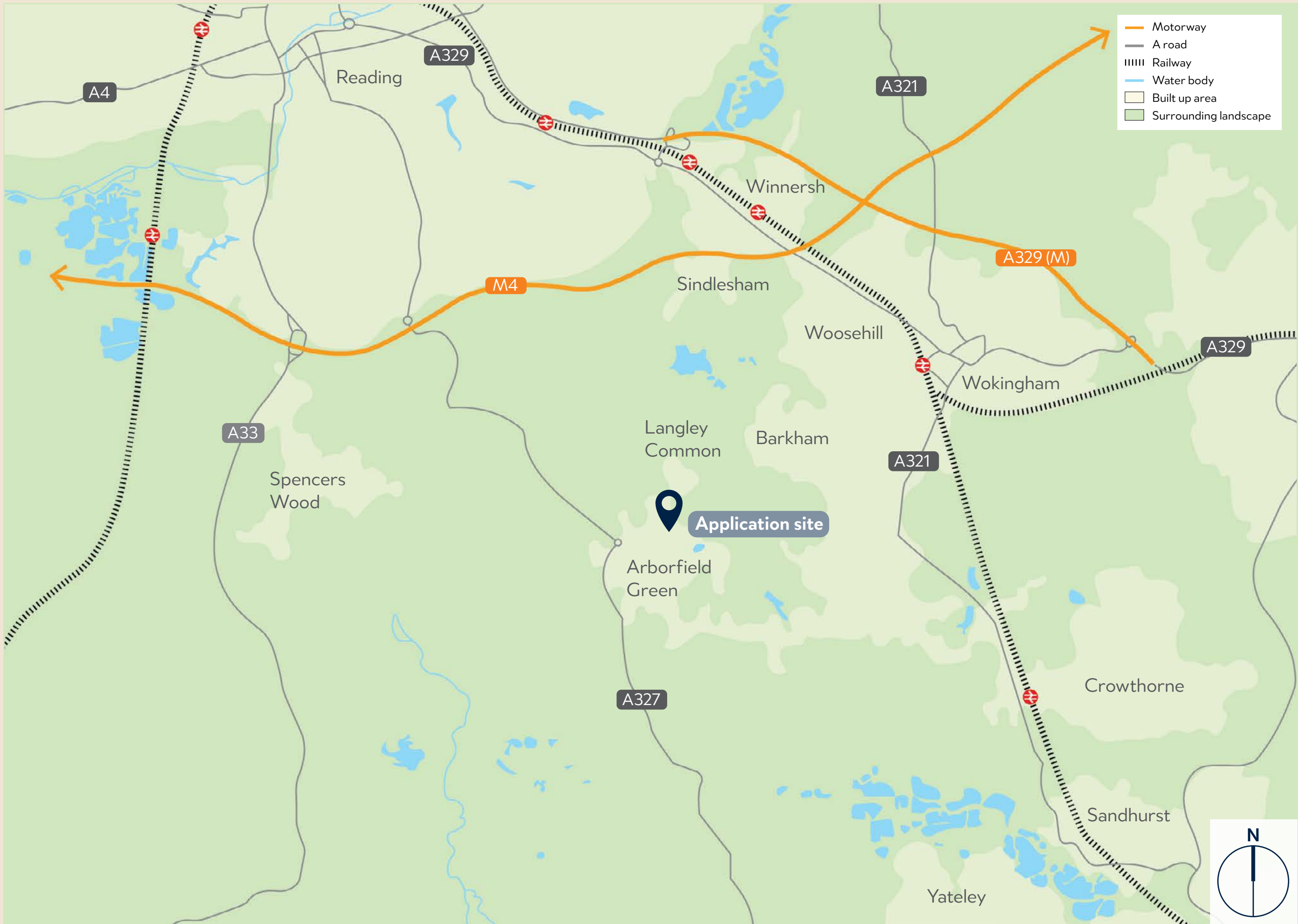
The application seeks permission for the development of 293 new dwellings, with associated streets and public open spaces and includes outline design for an additional 2 new homes through the conversion of the Langley Common Farmhouse. The scheme will sit sensitively within the local context and existing Arborfield Green development. The proposals include different types of public open spaces which have been designed to integrate with existing and proposed walking and cycling routes to create a cohesive network.

Development proposals include:

- 293 new high-quality homes including affordable homes,

including a range of sizes and tenures to meet local needs;

- Up to 2 new homes through the conversion of the Langley Common Farmhouse;
- Regenerating brownfield land;
- Retention of mature trees and green public open space and new proposed green spaces such as allotments and a community orchard;
- Two new play areas accessible to new and existing communities;
- Improved walking and cycling connectivity;
- Wildlife-friendly drainage features across the Site to help manage surface water; and
- At least 10% net gain in biodiversity across the Site.



Application site within the wider context.

Planning Context

National Planning Policy Framework August 2026

At the National Level, the Government published its NPPF on 27 March 2012 and the revised version on 17th August 2026. The NPPF sets out the Government's planning policies and how these should be applied, and is a material consideration in planning decisions.

The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs.

Achieving Sustainable Development

Chapter 4 sets out how to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development

and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

Policy S3 'presumption in favour of sustainable development' advises:

Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a) Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b) Outside settlements, policy S5 should be applied; and
- c) In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside

of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

The Site is brownfield land located within the Arborfield Garrison SDL and Modest Development Location. For the purposes of the NPPF, the Site is therefore within a settlement and Policy S4 applies.

Policy S4 advises that:

Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (our emphasis)

In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a) Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding

of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

- ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

- b) Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

- c) Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

2.1 Local plan

The adopted statutory Development Plan for Wokingham Borough Council relevant to this planning application, comprises:

- Adopted Core Strategy, adopted January 2010;
- Adopted Managing Development Delivery, adopted February 2014;
- Arborfield Garrison SDL SPD, adopted October 2011; and
- The Central and Eastern Berkshire Joint Minerals & Waste Plan 2019, adopted January 2023.

Core strategy

The Core strategy sets out the vision for how the borough will develop in the period to 2026 and how the council aims to protect and enhance the good quality of life enjoyed in the borough.

Particular reference is drawn to policy CP18 ‘Arborfield Garrison Strategic Development Location’ which originally allocated the land for a phased delivery of around 3,500 dwellings, plus retail, school, employment and

SANG amongst other uses.

Managing Development Delivery

The Managing Development Delivery (MDD) adds extra detail to the policies within the Core Strategy. Together, these two documents set out how the Borough will develop up until 2026, making it an excellent place to live, work and play.

Arborfield Garrison Strategic Development Location SPD

The SPD sets out the vision for the use and redevelopment of the former MoD site. It sets out the strategic objective to redevelop the land into a new and sustainable community. The purpose of the document is to set out the assumption that applications accompanied by a single coordinating Masterplan and SDL-wide Infrastructure Delivery Plan will be submitted, followed by Reserved Matters applications as appropriate.

For further details on planning policy, please refer to the accompanying planning statement.

Emerging Local Plan

Wokingham Borough Council

been working to replace the extant Development Plan with what it refers to as the Wokingham Borough Local Plan Update (‘LPU’). Work has been ongoing on a replacement plan. The emerging plan was submitted to the Secretary of State in February 2025 for independent examination. Hearing sessions took place during late 2025 and have continued into 2026. Subject to the outcome of the examination and the incorporation of any main modifications, the plan is expected to proceed to adoption in due course.

Of particular relevance is Policy SS11, which continues to identify the application site for development within the Arborfield Green Strategic Development Location.

In summary, Policy SS11 allocates Arborfield Green as a Strategic Development Location (SDL) for a comprehensively planned, mixed-use and sustainable community, delivering around 3,000 homes alongside employment space, schools, a district and local centres, affordable housing, specialist accommodation and green infrastructure.

Development must be phased and guided by a comprehensive masterplan, ensuring high-quality place making, climate resilience, protection of settlement separation, heritage and flood risk avoidance. The policy requires significant supporting infrastructure, including sustainable transport improvements, schools, drainage and flood mitigation, biodiversity net gain, a Suitable Alternative Natural Greenspace to mitigate impacts on the Thames Basin Heaths SPA, and integrated green and blue infrastructure to support a healthy and well-connected community.

For further details on allocation requirements, please refer to the accompanying planning statement.

2.3 Site planning history

This subsection provides an overview of the relevant planning history associated with the Site. The applications of particular relevance to this application are listed in the table opposite.

Application reference	Description of development	Outcome	Date
251004	Application to vary condition 2 of planning consent 162881 dated 02/02/2017 (Temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the Site and hard standing for parking and storage, with associated access). Condition 2 refers to the temporary use period, and the proposed variation seeks to extend the temporary period.	Approved	30/07/2025
162881	Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the Site and hard standing for parking and storage, with associated access.	Approved	02/02/2017
1409977 and O/2014/2280	Outline permission for: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a food store up to 4,000 sq m gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1), including sports pitches, flood-lit all-weather pitch, indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. Part 2 - full permission for phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application Site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/ walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	Approved	02/04/2015



Original masterplan submitted as part of outline planning submission (2015) with Site and V1 boundaries overlaid.

2.2 Barkham Square

Adjacent to the application site is Barkham Square, an emerging allocation which forms part of the Arborfield Green Strategic Development Location, under Policy SS11.

An outline planning application has been submitted and validated for up to 660 high-quality homes, 12ha of SANG, new allotments, accessible green spaces with cycle paths and walkways alongside a comprehensive landscaping strategy which will provide play areas, biodiversity improvements, leisure routes which will promote healthy active living and wellbeing.



Comprehensive masterplan with adjacent Barkham Square emerging allocation masterplan.

2.4 Parcel V1

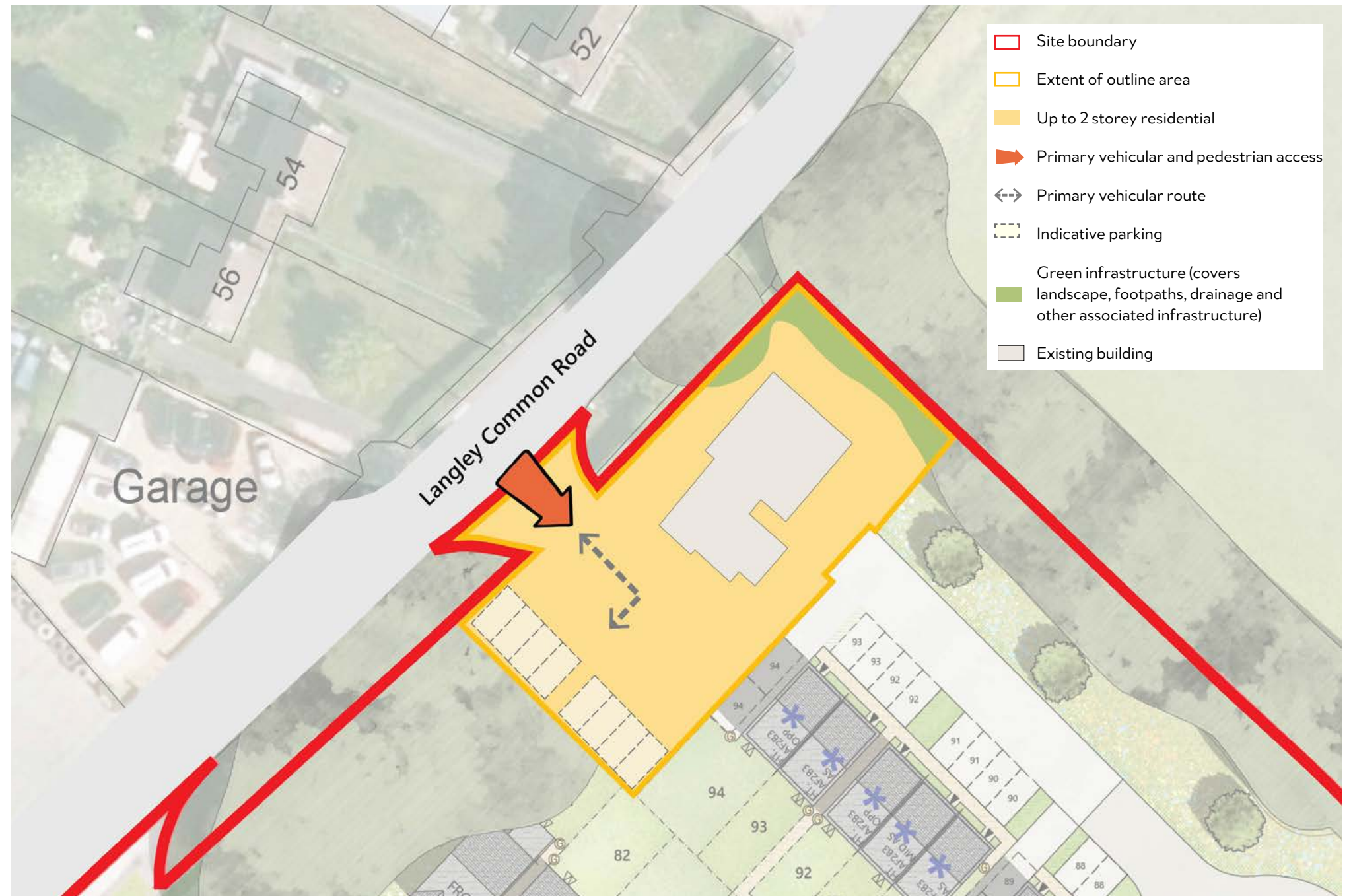
Parcel V1 comprises the remainder of the 2,000 new homes originally approved under outline application reference O/2014/2280. A reserved matters will be submitted for this parcel in due course, but in order to ensure comprehensive development initial testing has taken place to ensure the masterplan can be delivered in a cohesive manner.



Extracts from the Site layout showing V1 parcels.

2.5 Farmhouse Parameter Plan

The conversion of the farmhouse comprises entirely residential development with a building height of 2 storeys. The access point uses the existing access from Langley Common Road. The different options we have explored are for the retention or part-retention and conversion of the farmhouse to provide 3-4 bedroom houses.



Parameter plan showing land use, access and building height.



Local Context

3.1 Surroundings

Wider context

The Site has public transport connections to Reading and Wokingham via the 145 and Leopard 3 bus services. Although the 145 provides a limited service, with a once weekly bus from Three Mile Cross to Winnersh via Wokingham, Leopard 3 buses operate a regular service from Reading to Wokingham.

North of the Site there are several existing settlements, Arborfield Cross to the north-west, the hamlet along Langley Common Road directly north and Barkham to the north-east.

The Site is also near to Arborfield Cross, primarily a residential area, with various local amenities such as a pub and convenience store.

Local context

South of the Site and Arborfield Green is Hogwood Industrial Estate formed of a range of vehicle repair garages, businesses, breweries and a cafe.

There is a good network of Public Rights of Way through the rural countryside surrounding the Site, as well as walking and cycling routes through the residential and green areas of the Arborfield Green development.

Primarily the surrounding rural landscape consists of farmland with areas of woodland. Fields are lined with hedgerows and views from open farm land towards woodland on higher land are common. California Country Park lies to the south-east and comprises a larger area of woodland.

Site specific context

There are several access points into the Site. There is direct access from Langley Common Road, the B3349 into the Site. There is another access point from Baston Road and Princess Marina Drive off Biggs Lane. All of these access points currently serve vehicles, pedestrians and cyclists.

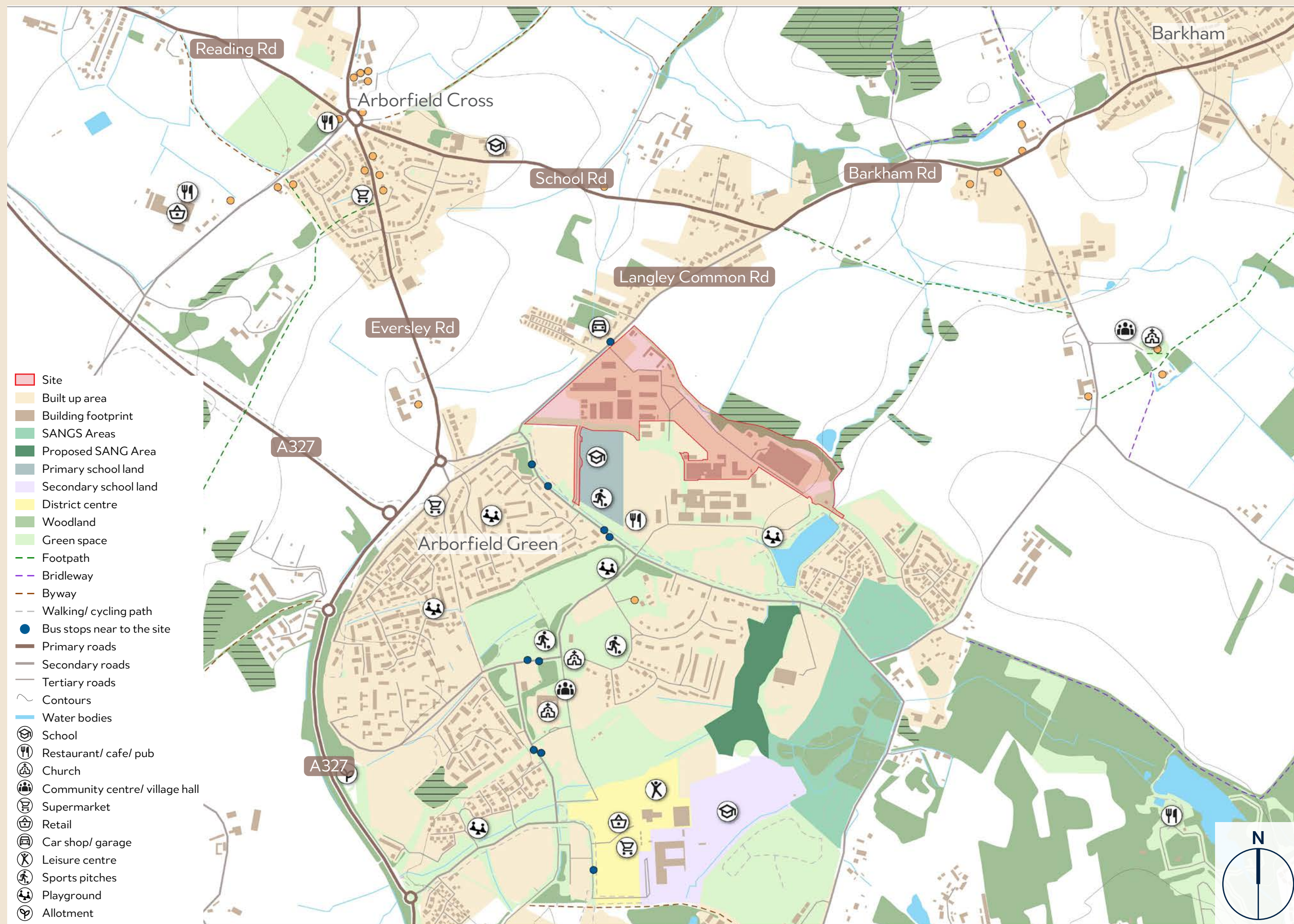
As one of the final development parcels in Arborfield Green, ensuring it successfully connects and integrates with the established community has been a key influence on the masterplan. Following the principles established in the approved outline application for the Garrison redevelopment, the existing vehicular access off Langley Common Road is proposed to be closed with a new spine road connecting Baston Road with Princess Marina Drive, capable of accommodating buses.

Pedestrian/ cycle paths encourage active travel through a number of alternative routes including

Langley Common Road, Bridle Road and Martingale Grove.

Arborfield Green includes a range of community services and facilities. This includes a secondary school, Bohunt Wokingham School, Farley Hill Primary School, a forthcoming district centre and a Sainsbury's supermarket.

The built areas of Arborfield Green to the south incorporate different green areas within the landscape design including SANGS areas, retained woodland, play spaces and Waterman's Lake.



3.2 Arborfield Green

The overall Arborfield Green masterplan comprises a total of 7 character areas of predominantly residential development. Additionally there is one parcel of land, which comprises the site of Bohunt School and two parcels of land to provide SANGS. One of the character areas, the district centre, incorporates a supermarket, shops, community centre and leisure centre. The masterplan is landscape led with green links through the residential areas, children's play parks, allotments and a nature park.

The other 6 character areas which comprise Arborfield Green and the key concepts behind them are as follows:

Southern Gateway - rural, village character which is strongly informal with the linear park running centrally through the area forming a distinctive part of the character. This area is fully built.

District Centre - a mixed use area with well defined and active spaces and buildings that has a strongly formal layout following geometric streets. This area is partially built.

Village Green - envisioned as a traditional 'village green' and

surrounds, the character is focused on the large green space with formally laid out buildings and streets around. This area is partially built.

Cricket Green - a low density area of primarily recreational parkland which provides the setting for sporting and community events. Single buildings and groups of buildings front onto the open landscape spaces.

Lakeside - an informal area of buildings within open space, with Watermen's Lake forming a key feature of the area. This area is partially built.

Northern Gateway - based around a formal 'garden city' layout with geometric streets and planting to reflect military history of the site. The area also includes Farley Hill Primary School and is fully built.

This site is entirely covered by the Northern Perimeter character area and whilst this is a separate application the principles within this have been incorporated for a cohesive design that meets the design objectives of the previous masterplan. This includes the village edge character of the site with geometric streets and spaces defined by built form to reflect the military history of the site.



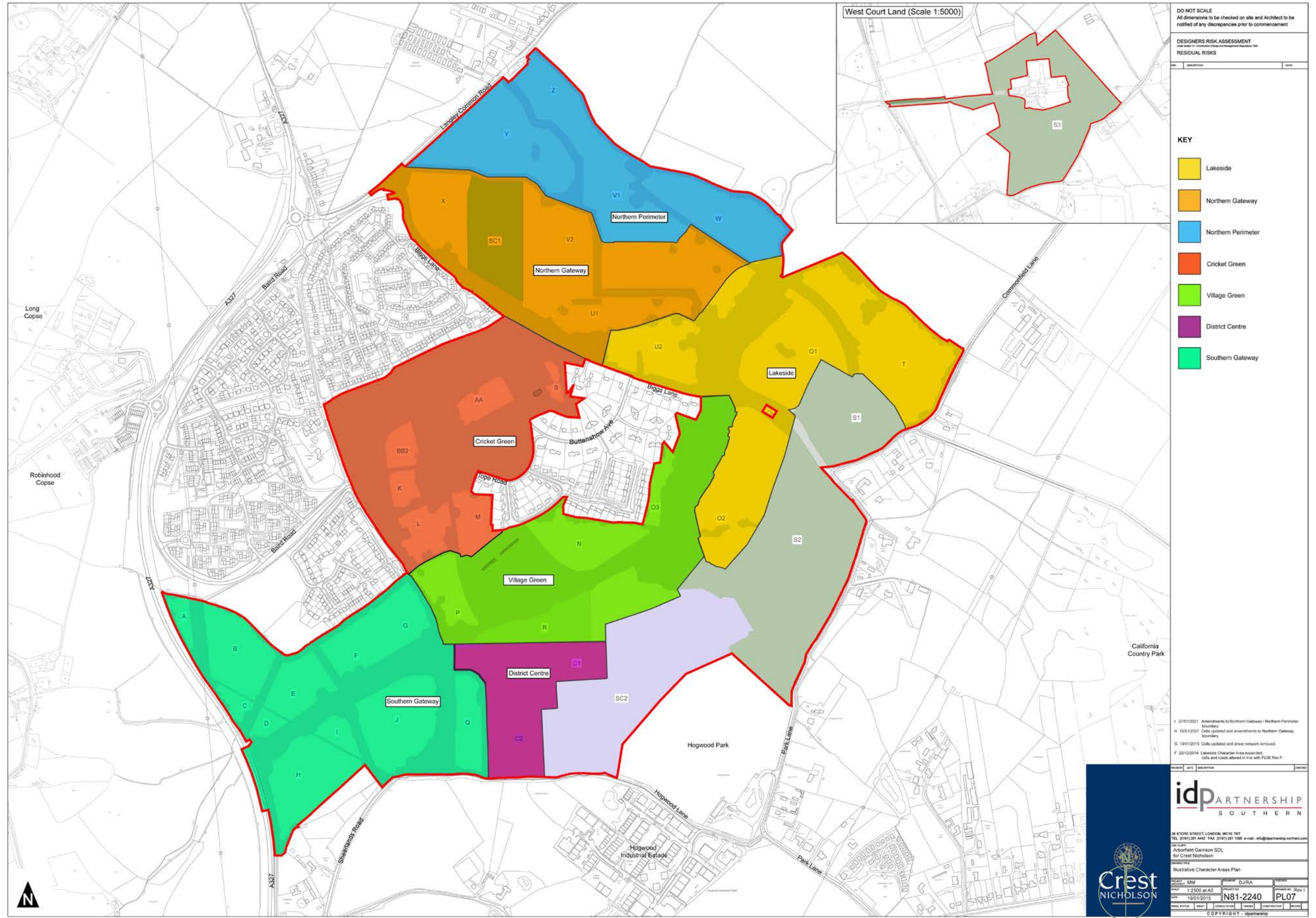
Left: Cafe at Arborfield Green, Stables Coffee, located south of the Site.
Right: Sainsbury's supermarket at Arborfield Green.



Left: Children's play area. Right: Houses overlooking Watermen's Lake.



Left: Properties on Shelduck Drive, in the Lakeside character area, to the south-east of the Site.
Right: Semi-detached house on Bridle Road, in the Northern Gateway character area, to the south of the Site.



Overall Arborfield Green character areas map

Site Analysis

4.1 Site Photographs





Existing site photograph locations.

4.2 Constraints and Opportunities

The Constraints and Opportunities plan opposite demonstrates the factors that influence how and where development can take place on the Site and identifies features including existing areas of hardstanding and trees.

Constraints

- A number of existing trees and tree groups across the Site are protected by Tree Preservation Orders (TPOs), as well as the proximity to areas of Ancient Woodland located by the north-eastern boundary;
- Parts of the Site's eastern boundary borders Flood zones 2 and 3. Within the Site there are localised areas of surface water flooding which need to be designed out;
- There is gradual sloping of from the lower land height in the South East across the Site to the West, approximately 7m from SE to W and slight fall from this higher land of about 2m towards the Northern-most corner. Development will need tie into these existing levels;
- The southern boundary of the Site abuts existing residential development of Arborfield Green and the northern boundary abuts potential residential housing as part of the draft allocation. These areas will need to consider proximity and overlooking of the neighbouring dwellings; and
- There are existing buildings on Site as part of the former garrison which will be demolished as part of the proposals.

Opportunities

- Opportunity to enhance connectivity for the local community through provision of cohesive road, footpath and cycle path network which links into the existing;
- Opportunity to provide a well-connected green infrastructure (GI) network which boosts Biodiversity Net Gain (BNG) across the Site and links to the existing GI corridors that have been implemented to the south and east as part of the wider SDL;
- Retain existing green spaces and TPO trees on Site as integral elements of the GI strategy, along with the retention and enhancement of existing boundary vegetation to conserve and enhance existing habitats, as well as to ensure that future re-development of the Site is set within a landscape framework that responds positively to its character;
- Integrate the comprehensive development into surrounding residential schemes through design and colour palette, GI corridors which form part of Arborfield Green wider green infrastructure and pedestrian and cycle routes to provide links across the Site and to the wider network; and
- The creation of a thriving new community sitting within a well connected network of key green space.
- Opportunity to convert the existing farmhouse on site with either full or partial retention of the existing building.



Constraints and opportunities plan.

The Vision

“Our vision is to build on the success of the existing Arborfield community to successfully complete the vision established by the thriving new neighbourhood, as set by the previous outline consent. Our approach at its heart is ‘landscape-led’, in harnessing the existing mature landscape, to enhance the local environment, provide high quality homes, and to create a desirable and modern community.”

Vision Principles (established by previous outline)

1. Building a Strong Community

Founded on a clear vision, leadership and ongoing community involvement.

2. Creating a New Identity

Reflecting pride in the past and ambition for the future; fostering a sense of place, pride and belonging.

3. High Quality Homes

Development of a range of high quality new dwellings, including affordable homes.

4. Sustainable and Imaginative Design

High quality, imaginative design, combining the very best of town and country living to create a sustainable and vibrant community. Sustainable design with lower Co2 emissions also provides bill saving benefits for future residents.

5. Rural Character

Retaining a rural character through the creation of generous green space, linked to the wider natural environment, including a well managed network of garden spaces, tree lined streets, water bodies/course and open spaces.

6. Local Facilities

Access to strong local educational, shopping and cultural facilities based on walkable neighbourhood including the forthcoming district centre .

7. Integrated and Accessible Travel

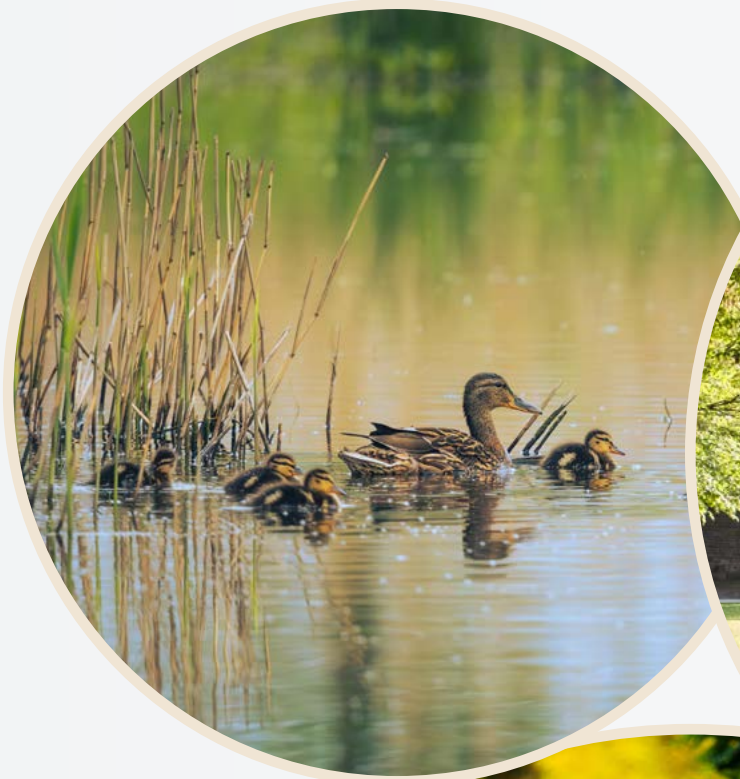
Integrated and accessible transport systems that cater for all modes, including safe routes for pedestrians, cyclists and horse riders.

8. Beneficial Impacts on Existing Residents

Replacing the current, disused buildings with an attractive development which forms the completion of the penultimate stage. The creation of safe routes to schools and affordable and reliable bus services.

9. Community Food Growing

Opportunities for local people to grow their own food, including allotments and community orchard provision.



Design Process

6.1 Public consultation.

The pre-application consultation focused on five key aims:

- Bringing the right people into the conversation by identifying local stakeholders who can shape the proposals
- Keeping the community informed with clear updates on how the plans are developing.
- Creating genuine two-way dialogue, giving residents the space to share views, raise concerns, and ask questions throughout the process.
- Making the team accessible through dedicated channels so residents can easily reach out for more information.
- Working closely with the local authority and elected members, listening to feedback and responding to the issues raised.

The community consultation carried out consisted of:

- 3,584 local homes and businesses sent invitations to attend consultation
- A dedicated email address published online and on all invitation materials
- A public consultation at Arborfield Community Centre
- 13 feedback forms received in-person and online

Crest held a public drop-in event at Arborfield Community Centre on Wednesday 25th February 2026. In total 43 people attended, including representatives from Barkham Parish Council and Wokingham Borough Council.

To provide an opportunity for attendees to give feedback on the proposals, the team created a dedicated feedback form that was available on the day of the public exhibition to be completed on the day or sent in after the event.



Image from Public Consultation on the 25th February 2026.

6.2 Pre-application

The pre-application design proposals were displayed on boards on the consultant event with the key design aims highlighted.

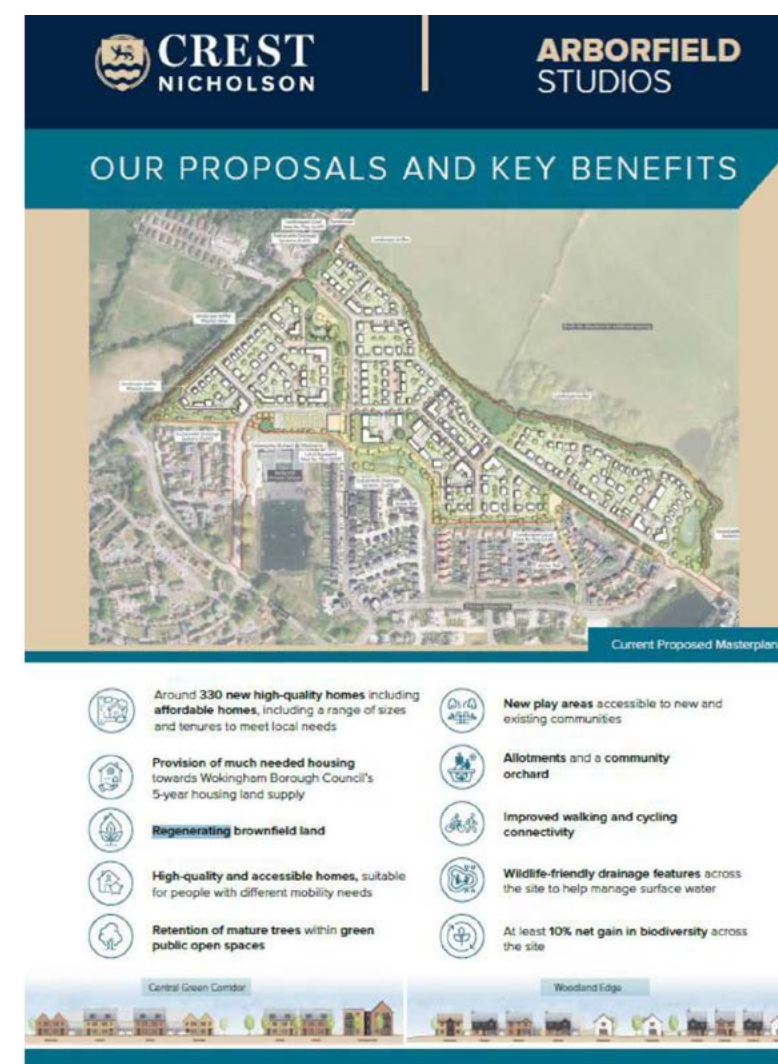
These included:

- Around 330 new high-quality homes including affordable homes.
- Retention of mature trees and green public open spaces with a generous space corridor.
- Two new play areas accessible to new and existing communities.
- Allotments and a community orchard.
- Improved walking and cycling connectivity.
- Wildlife-friendly drainage features across the site to help manage surface water.

The feedback from the consultation on the pre-application proposals fed into the development of the planning application.



Public consultation boards.



6.3 Design Evolution

Early Concept Plan

The initial concept was landscape-led, establishing the green infrastructure and landscape framework as the starting point for the development rather than treating it as residual space between buildings. The approach sought to respond positively to the existing green infrastructure and established vegetation, with the development blocks then shaped around these key landscape features. Central to the concept was the creation of a strong north-south green corridor, providing a clear focal element through the scheme and incorporating opportunities for play alongside the retention and integration of established trees. This landscape structure established the fundamental character of the development and provided a clear framework within which the built form could evolve.



Early Concept Plan

Emerging Framework Plan

As the concept developed, the more technical requirements of the site were overlaid onto the landscape-led framework. Highways movement, access and connectivity, together with the emerging sustainable urban drainage (SuDS) strategy, were introduced to test the robustness of the concept and understand how these requirements could be accommodated without compromising the underlying landscape principles. At this stage, the extent and quantum of SuDS required across the site was not yet fully established, resulting in a number of potential drainage locations being identified and tested. This provided flexibility during the design process, allowing the technical requirements to be explored alongside the emerging masterplan before the drainage strategy was fully resolved.



Emerging Framework Plan

Proposed Framework Plan

Through further technical coordination, the highways, drainage and landscape strategies were progressively resolved, resulting in a more efficient approach to SuDS and a reduction in the overall amount of drainage infrastructure required. At this stage, the various technical disciplines worked closely with the masterplanning and landscape teams to ensure that the public spaces created by the framework were both functional and distinctive. Rather than viewing technical infrastructure as separate from the placemaking strategy, opportunities were identified for these elements to contribute positively to the character of the development. This included the integration of the feature play basin, the central green corridor and the south-eastern wild basin, each contributing to the wider landscape network while performing an important functional role within the site.

Proposed Site Layout

The principles established through the framework were subsequently developed through the detailed layout, allowing the original landscape-led concept to be fully translated into the arrangement of streets, homes and public spaces. The proposed house types were carefully considered and positioned to respond to the characteristics of each part of the site, ensuring that the most appropriate house types and orientations were used in each location. This detailed coordination also allowed the scheme to respond to the Council's requirements while maintaining the established landscape structure and placemaking principles. The result is a coordinated layout in which the built form, streets, landscape and green infrastructure work together to create a series of high-quality, legible and characterful places throughout the development.



Proposed Framework plan

Proposed Site Layout

Design Proposals

The key features of the development proposals include:

- 293 new high-quality homes including affordable homes, including a range of sizes and tenures to meet local needs;
- Up to 2 new homes in outline through conversion of the existing farmhouse;
- Provision of much needed housing contributing towards Wokingham Borough Council's 5-year housing land supply;
- Regeneration of brownfield land;
- High-quality and accessible homes, suitable for people with different mobility needs;
- Retention of mature trees and green public open spaces;
- Two new play areas accessible to new and existing communities;
- Allotments and a community orchard to provide opportunities to grow food, spend time outside and connect with neighbours for both new and existing communities;
- Improved walking and cycling connectivity with paths linking through the development and connecting green open spaces, encouraging active travel and enabling healthier lifestyle choices for residents;
- Wildlife-friendly drainage features across the Site to help manage surface water; and
- At least 10% net gain in biodiversity across the Site.



Proposed layout.





Draft site allocation for additional housing

7.1 Layout

The layout of development is landscape led, informed by the creation of good quality green open spaces. This includes a variety of open spaces, landscape buffers and the use of new or existing trees to create tree lined streets across the development.

Development blocks have been designed to define the open spaces. The perimeter blocks provide active frontages facing out onto green spaces. The grain of development takes influence from the surrounding built form, building on and adding to the existing character of Arborfield. The road layout follows a clear hierarchy and all roads are overlooked by development promoting easily navigable routes which feel safe for pedestrians and cyclists.



Proposed planning layout.

7.2 Landscape Strategy

The development has been carefully designed to retain important landscape features and significantly enhance biodiversity, green infrastructure, and access to high-quality open space for the community.

Key Landscape Matters

- Retention and enhancement to the Site boundaries to include additional native tree and hedge shrub planting to provide localised landscape and biodiversity enhancements.
- Use of native species of local provenance wherever possible.
- Enhancement of the existing green corridor through the Site to create a green spine of linked public open space.
- A coordinated landscape scheme internally incorporating tree planting, hedgerows, ornamental shrub planting including flowering and fruiting species of known wildlife value. The boundaries will include native and structural shrub planting to assist in providing a comprehensive green

infrastructure to the development and softening and integrating the proposed built form.

- Inclusion of play spaces, each designed to suit their unique location, linked by pedestrian routes within the open space to provide recreational areas and meeting points for the building users.
- Creation of and enhancements to existing attenuation basins to provide wetland habitats.
- Provision of allotments and community orchard.

Landscape Design Principles

The landscape design principles have been designed to reflect the local design character and help provide a high-quality development appropriate to its built setting as well as tying in with the existing vegetation boundary structure situated within and around the Site boundaries. The majority of existing trees within the Site are to be retained and enhanced with proposed tree planting. This will re-enforce the wildlife corridor for various amenity spaces and



▲ Natural play spaces created through landscaping.



▲ Planting along boundaries.



▲ Natural play spaces created through landscaping.

provide an opportunity for residents to connect with nature. A natural play area and amphitheatre will sit within the green corridor and one of the attenuation basins proposed woodland. Natural timber play equipment utilising the shape and level changes of the basin will provide play opportunities for children of all ages in a natural setting. A central LEAP play area and a LAP set within a village green will provide more traditional play opportunities for younger residents close to their homes.

The proposed open space planting strategy will predominantly consist of native species that will include the ecological and biodiversity enhancements. The planting species will be of local provenance and reflect the typical characteristics of the wider landscape character area. These landscape enhancements will provide both enhanced links between the existing vegetation structure that defines the Site boundaries and the local setting and an enhanced degree of amenity to the surroundings, ensuring the proposals can be successfully integrated into the landscape

setting. Existing vegetation structure running along the boundaries is retained and enhanced wherever feasible with additional mixed species native tree, hedge, shrub and scrub planting that will reinforce the green infrastructure.

New tree planting is proposed as an integral part of the layout to ensure a high-quality residential scheme is created, ensuring longevity to the localised treescape, whilst allowing the built elements to be successfully integrated within the suburban setting. Tree lined streets will establish a green spine through the development.

A community orchard and allotment will provide growing opportunities for residents. The orchard will include heritage varieties of native providence.

Attenuation basins form part of the sustainable urban drainage strategy for the Site and also offer opportunity to become landscape features. The southern attenuation basins will not be accessible and wet wildflower grass mix will develop across the slopes and be surrounded by native tree and

shrub planting to create further localised biodiversity enhancements as well as provide an attractive landscape outlook for residents.

Proposed hard surface finishes seek to provide variety and interest whilst also aiding in identifying character areas and private driveways and parking courts within the development. This includes parking courts and the main road structure being standard asphalt road and kerbed footway approach, with private drives being block paved.

Overall, the proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the existing vegetation structure to the Site's boundaries within the immediate context and wider setting. This green strategy will not only contribute to the sustainability of the Site but also assists in creating a high-quality development which sits well within its landscaped context and is conducive to happy and healthy family life.



Feature tree species examples.

Key Landscape Conclusions

- Comprehensive high quality landscape scheme which includes mitigation for the existing tree removal as well as a number of landscape and biodiversity enhancements throughout.
- Inclusion of a green corridor through the Site enhancing the existing tree belt and linking the POS.
- Enhanced ecological features with the inclusion of wildflower meadows and wet wildflower within the SUDs features to enhance biodiversity across the development.
- Enhanced pedestrian links and accessibility through the creation of links within the open space.
- Inclusion of a basin play area, amphitheatre, Locally Equipped Area of Play (LEAP) and a Local Area of Play (LAP) to provide play facilities for both new residents and existing residents within the locality.
- Community orchard and allotment plots located centrally.



Landscape Strategy plan.

7.3 Open Space Play Strategy

The open space play strategy includes:

- Retention of important trees, including prominent mature oak trees and the existing avenue of lime trees.
- A strengthened green corridor along the northern boundary to support wildlife movement and habitat connectivity.
- Extensive new tree and shrub planting, creating a richer, more diverse landscape setting.
- Integrated open space and play areas at the heart of the development, including formal and natural play opportunities for all ages.
- A new community orchard and allotments to support local food growing and community wellbeing.
- Sustainable drainage features designed to manage surface water naturally while enhancing biodiversity.



Open Space Play Strategy.

7.4 Open space requirements

Wokingham's Local Plan the Open Space Sports and Recreation Strategy (2013) sets out the requirements for open space. Based on 2.4 people per household as stated in this strategy, with 293 dwellings equating to 703 new residents the indicative requirements (based on emerging policies HC4 and NE3) and how the scheme achieves these area as follows:

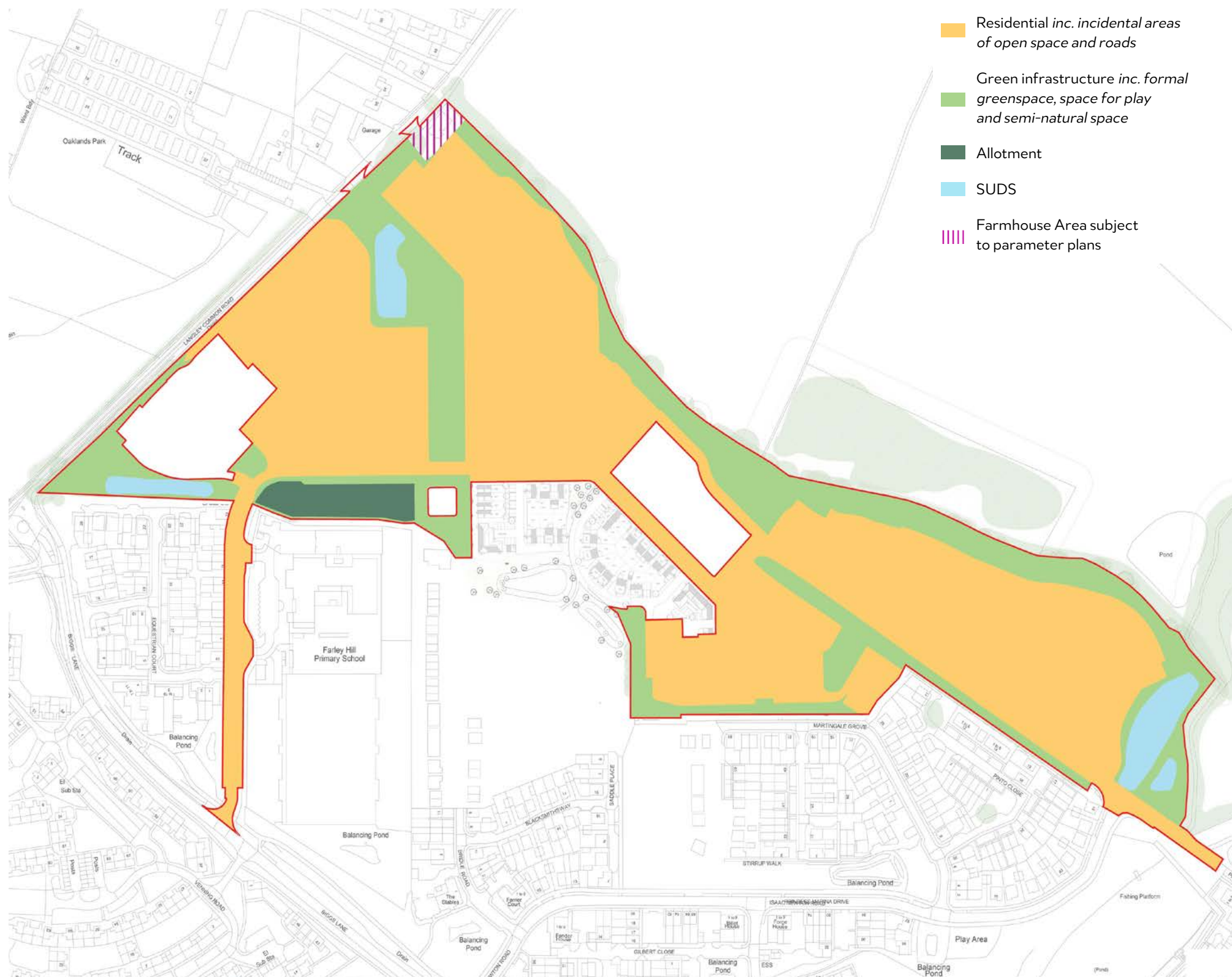
Open space type	Required	Proposed
Parks and public gardens	0.773ha	0.773ha
Natural/semi-natural green space	1.996ha	2.066ha
Amenity green space	0.689ha	0.691ha
Allotments	0.27ha	0.297ha
Equipped play	0.175ha	0.19ha
Overall Totals	3.903ha	4.017ha



7.5 Land use

The proposals comprise residential development equating to 293 dwellings along with associated infrastructure and green and blue spaces.

This consists of formal greenspace, space for play and semi-natural space; allotments; and SUDS in the south-eastern corner and western corner of the Site.

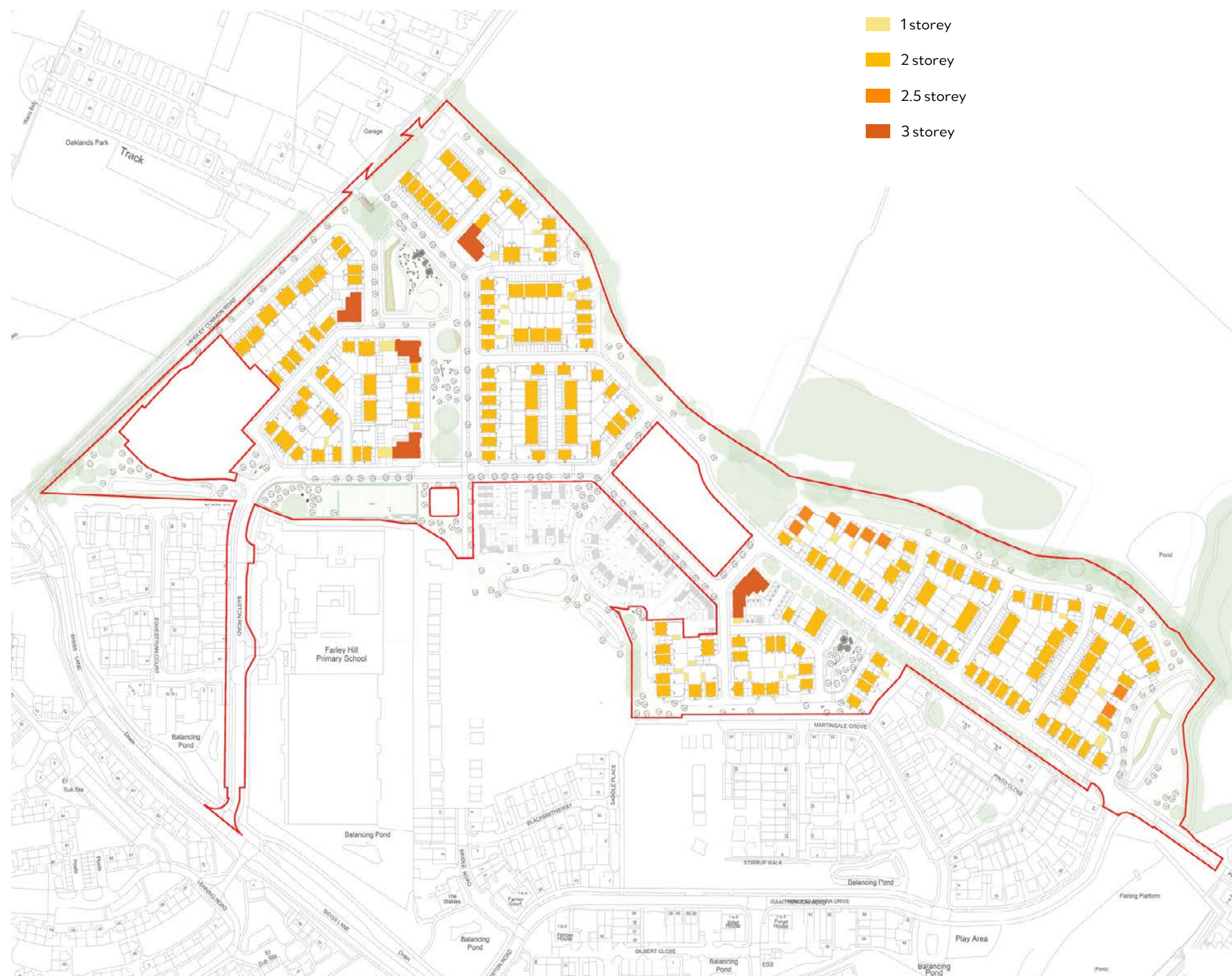


Land use plan.

7.7 Heights and density

The majority of development has a proposed height of up to 2 storeys, with some 3 storey apartment blocks and 2.5 storey dwellings in key locations such as prominent corner buildings or where a building culminates a key sightline.

The gross site area is 13.119ha and provides a total of 293 residential dwellings, producing a gross density for the site of 22dph. Heights and density of the development are in keeping with surrounding, previous phases and the wider Arborfield development.



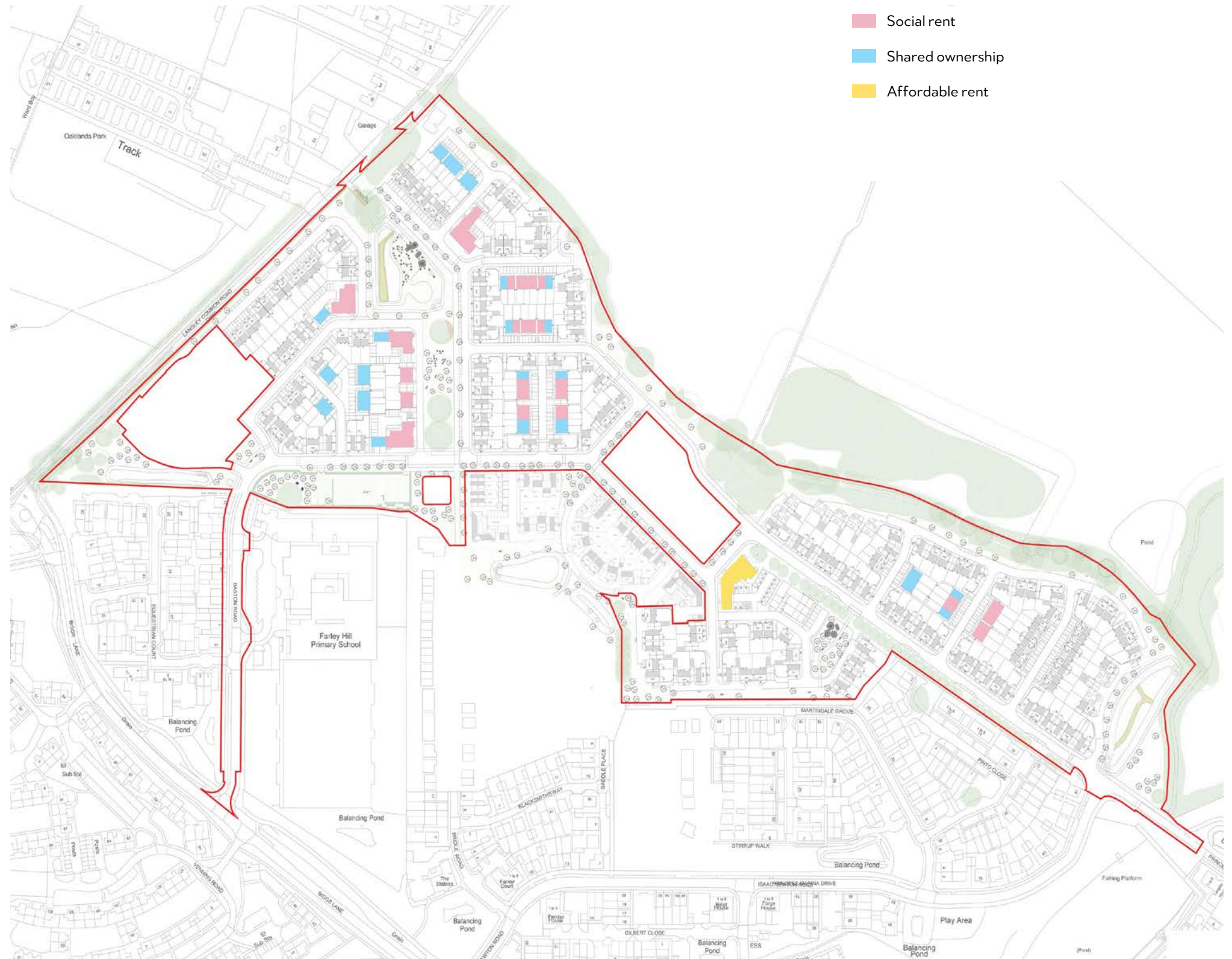
Plan showing heights and mix.

7.8 Affordable Housing

40% of the proposed dwellings are to be provided as Affordable Housing as required by Wokingham Local Plan. This includes a range of dwellings from 1 bedroom flats to 4 bedroom houses.

The properties are distributed across the Site in small groupings and have been designed to be indistinguishable from the open market dwellings. Tenure is split between affordable rent, social rent and shared ownership with the social rent provided in an apartment block which will provide 15 M4 (3) compliant apartments.

All remaining affordable dwellings have been designed to be M4 (2) and NDSS compliant.



Plan showing affordable housing provision.

7.9 Movement

Access

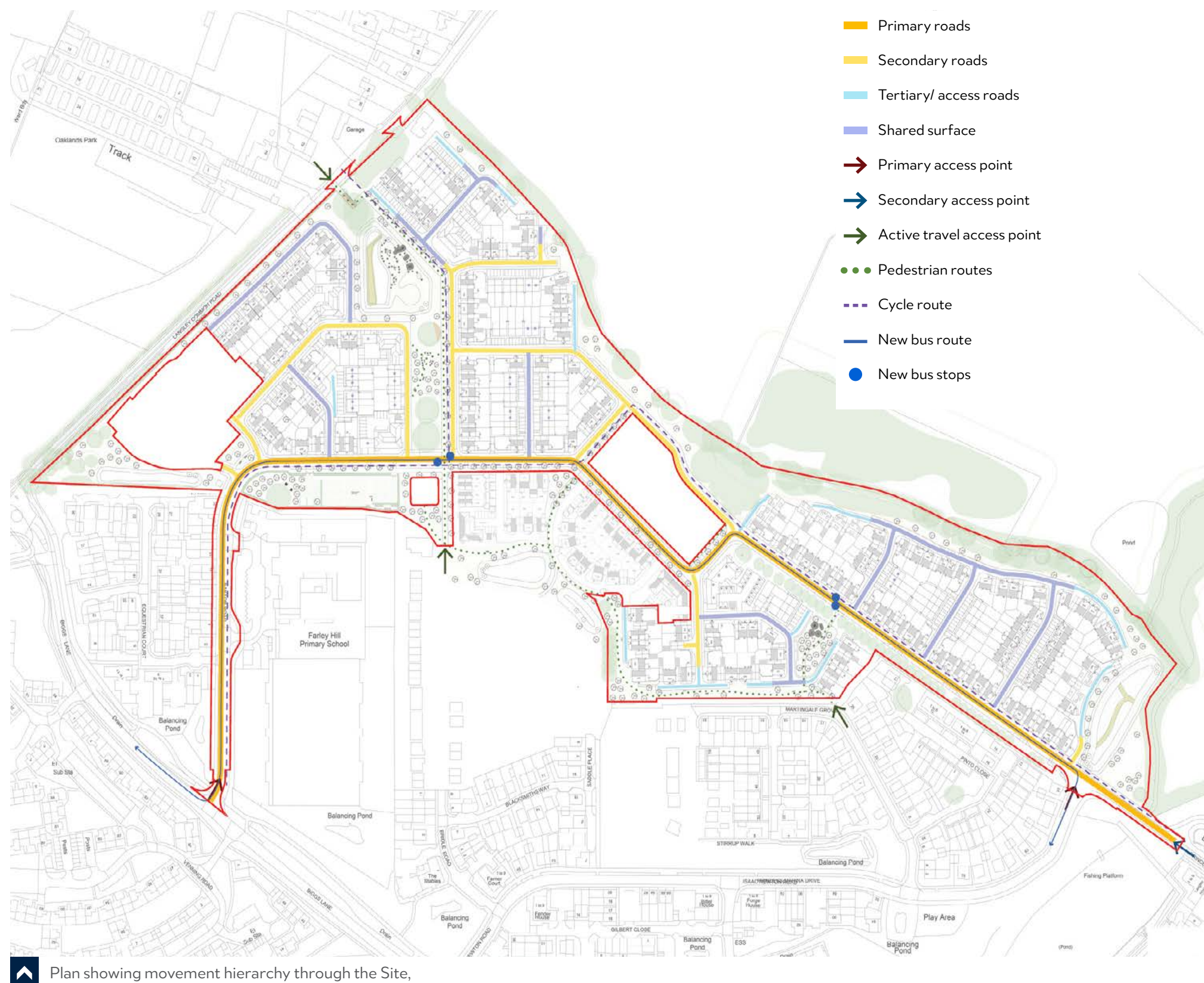
Two principal vehicular accesses are proposed via the continuation of Baston Road and Princess Marina Drive. The existing Studio access from Langley Common Road is proposed to be closed to vehicles and replaced with a cycle/ pedestrian only access. A new walking and cycling route will connect Langley Common Road with Arborfield Green. There will be a small access from Langley Common Road to access the Farmhouse.

Active Travel Connectivity

The Site is well located to enable journeys to be undertaken by active modes of travel. Farley Hill Primary School, Stables Cafe and facilities in the District Centre are within easy walking and cycling distance. Multiple walking and cycling connections are proposed through the Site which will connect to the wider greenway network across Arborfield Green to provide for safe and convenient travel on foot or by cycle.

Public transport

Regular bus services to Reading and Wokingham are available within the vicinity of the Site. Buses will be able to route through the Site, with new bus stops proposed to better serve existing and future residents.



Plan showing movement hierarchy through the Site,

Street Types

To aid legibility and navigability, a street hierarchy has been developed which broadly follows four street typologies.

Primary Road

The main road through the development. This road forms the vehicular access route in and out of the Site and features a 6m carriageway to accommodate vehicles including buses. The section below indicates an area where there is a pavement on one side with a setback building line and on the other side a green verge between

the carriageway and a shared cycle and pedestrian path. This varies slightly along different points of the primary road with the cycle path crossing the road at points.

Secondary Road

The secondary roads form the main perimeter and connecting roads within the Site which branch off from the primary road. This road type features a narrower carriageway than the primary road of 5.5m in width, with a pavement either side and a setback building line.

Shared Surface Road

The shared surface roads are low-traffic routes differentiated by a different surface colour and material. This road type accommodates all movement, pedestrian, cyclists, cars etc. on a level shared surface. There is a set back building line which ranges in distance, typically between 1.8m and 2.6m.

Tertiary Road

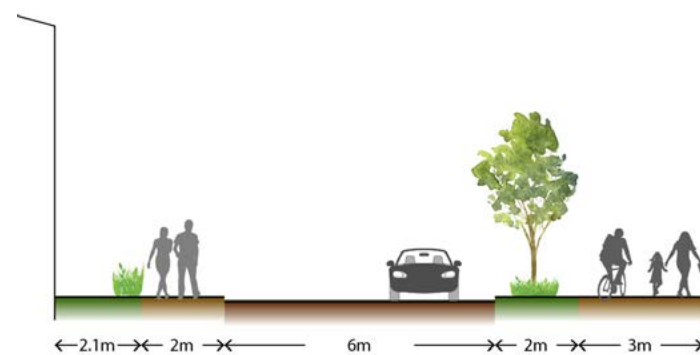
The tertiary roads are the narrowest of the street types with a carriageway width of 4.8m. These

roads are only used as access roads, providing no onwads connections and therefore will be low traffic. They feature raised kerbs and footpaths of 2m with no building setback.

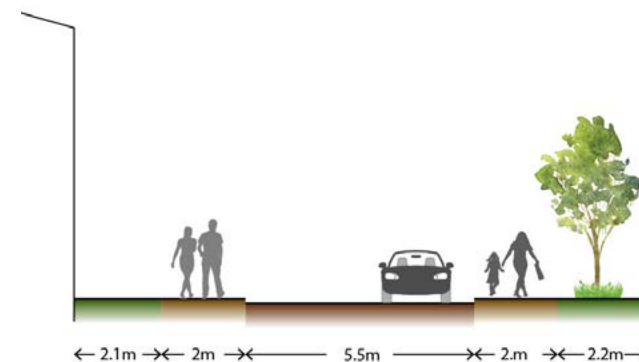
Private Drives

Privately owned and maintained sections of road which provide access to a singular property or small number of properties. These feature a narrow carriageway accommodating all movement types on a level surface.

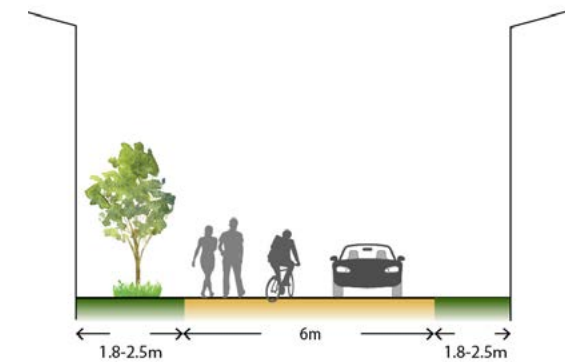
Primary Road



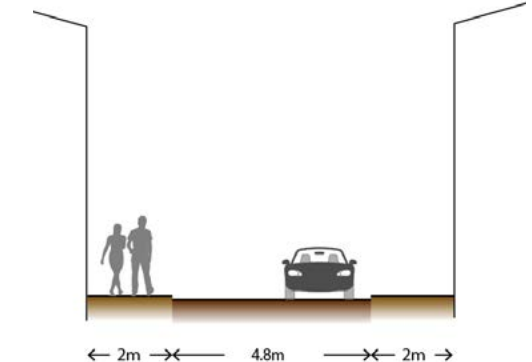
Secondary Road



Shared Surface



Tertiary Road



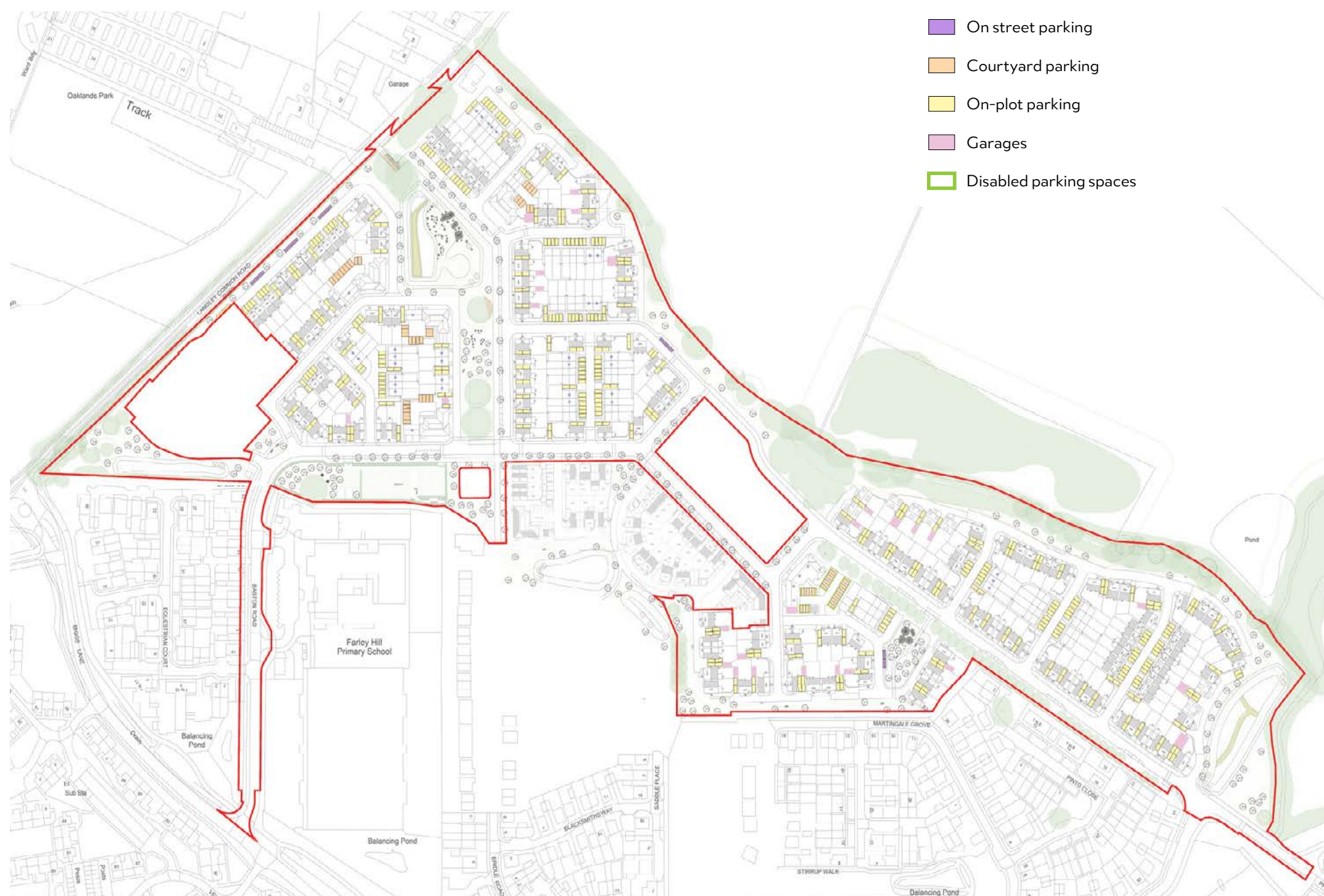
Street types to be used in the development.

Parking Strategy

Car parking will be provided in line with Wokingham Borough Council's Car Parking standards, with appropriate provision for residents and visitors. Electric vehicle charging points are proposed for all new homes.

Parking provision

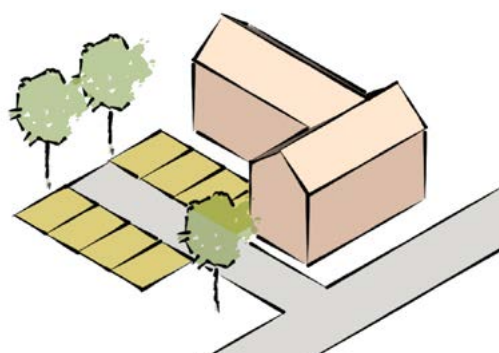
Allocated spaces	522
Visitor/street spaces	31



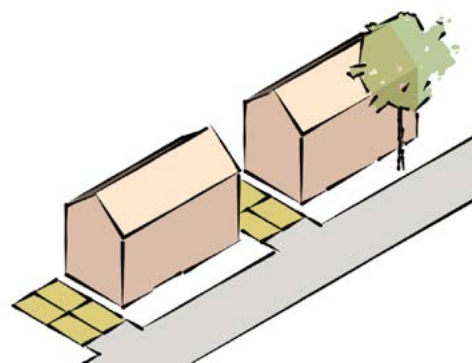
▼ Potential parking types to be used in the development.

▲ Plan showing parking types.

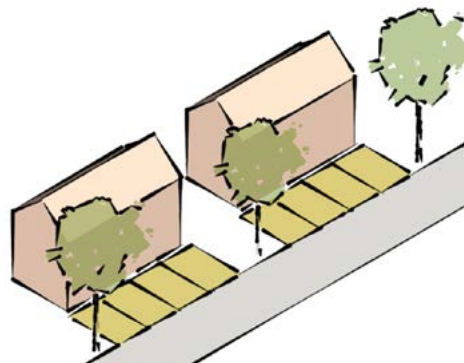
Courtyard parking



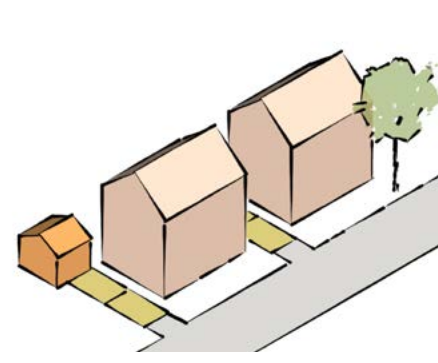
Double side parking without garages



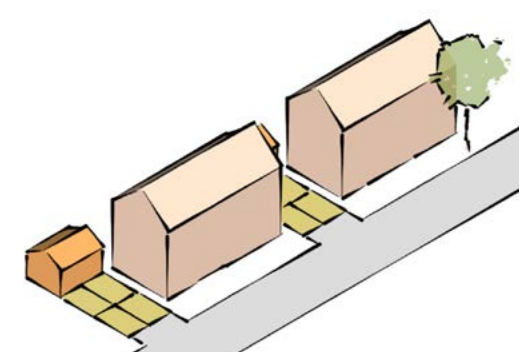
Front parking



Single side parking with garages



Double side parking with garages





7.10 Identity

Architecture

The materials and design of the scheme has been informed by surrounding context, in particular the immediate context of the neighbouring developments. These broadly correspond to 5 different areas as shown below, which each have differentiating characteristics.



Area 1

- House design follows a traditional style. Facade materials comprise of primarily red brick with some buff brick and brick detailing including window headers and brick banding is a common feature. There are a couple of examples of houses with dark red, plain tile hanging on the first floor facing facade.
- Roofs are pitched or hipped and vary between red tiled, dark brown tiled and grey slate. Some buildings have small pitched roof dormers.
- There is a mix of detached, semi-detached, short terraces and a couple of apartment blocks. Building heights are predominantly 2-storeys with occasional 2.5 storey and 3 storey houses/ apartments in key locations.
- Fenestration has a traditional design with white window frames. There are examples of shallow box style bay windows. Front doors have either flat roof or sloped roof canopy porches.
- Red brick and buff brick walls, close-boarded fencing, black iron railings and low level planting form boundary treatments.





Area 2

- House design follows a more contemporary style and are formally set out with strong rhythm and symmetry along the street. Facade materials include red brick and buff brick with grey brick banding. Vertical, black panelling is a common feature, partially or fully covering street facing façades.
- Roofs are grey slate, predominantly pitched and often feature small flat roof dormers. The roofline is formally coordinated across the Site.
- There is a mix of detached, semi-detached and short terraces within the Site and building heights are predominantly 2 storeys. Around the main access point entrance there are a couple of 3 storey apartment blocks in a different style including use of flat roofs. This is also the location of a local cafe.
- Boundary treatment is mostly low level planting and small hedges with some brick walls. Surface treatment of lighter grey paving indicates shared surface streets.
- Window frames and doors are black with simple form flat roof canopy porches.



Area 3

- House design follows a more traditional style, though generally of a simpler design than Area 1. The colour palette is the brightest of the surrounding areas with greater use of red brick and red tiled roofs. Buff brick is also used with some white render finishes on first floor external walls and facing façades.
- Roofs are red, plain tiled or grey slate and simple in form - mostly pitched with some variation in the form of front cross-gables and a few hipped. Building heights are predominantly 2 storeys with a few 3 storey apartment blocks.
- Windows are particularly vertically proportioned with long narrow window frame panels. Fenestration follows a light colour scheme: window frames are white and doors are coloured in either muted green or red. Porches are of a similar flat roof canopy style across the Site.
- There are consistent building lines along the streets with consistent set backs. Boundary treatments are primarily formed of low level planting.



Area 4

- House design follows a more contemporary style with a more 'earthy' colour palette comprising a greater number of buff brick houses and use of buff/ light brown roof tiles. Contrasting blue brick banding is seen on buff brick houses. Dark red brick is also used with some white rendering and natural coloured timber vertical cladding.
- Roofs are grey slate or light brown/ buff tiled and are pitched with gables. In general building heights are higher in this area with 3 storey apartments at key junctions and along Shelduck Drive.
- The remaining dwellings are either detached, semi-detached or short terraces of houses connected at the first floor in a 'coach house style'.
- Fenestration is dark with dark grey window frames, doors and balconies.
- Boundary treatments include low level planting, hedges, natural coloured timber fencing and buff brick walls.





Area 5

- House design is more contemporary, with generally a more rural feel. Dark red and red brick is used with use of natural colour, timber vertical cladding and some white render.
- Roofs are dark in colour, reflecting the more rural character: either grey slate or dark brown plain tile. Pitched roofs dominate, half-hipped and parapet roofs are used but generally not for the main roof form.
- There is a mix of 2-storey detached and semi-detached houses and short terraces of houses connected at the first floor in a 'coach house style'. Two 3-storey apartment blocks act as 'bookends' at each end of the lake.
- Natural boundary treatments such as low height hedges are used across most of the Site. Surface treatment of lighter grey paving indicates shared surface streets and are used at the central T-junction.
- Fenestration is dark with dark grey window frames, doors and balconies.



Character areas

Area 1 - Langley Common Road

This area directly responds to development along Baston Road and Langley Common Road. In general building heights are consistent at two storeys.

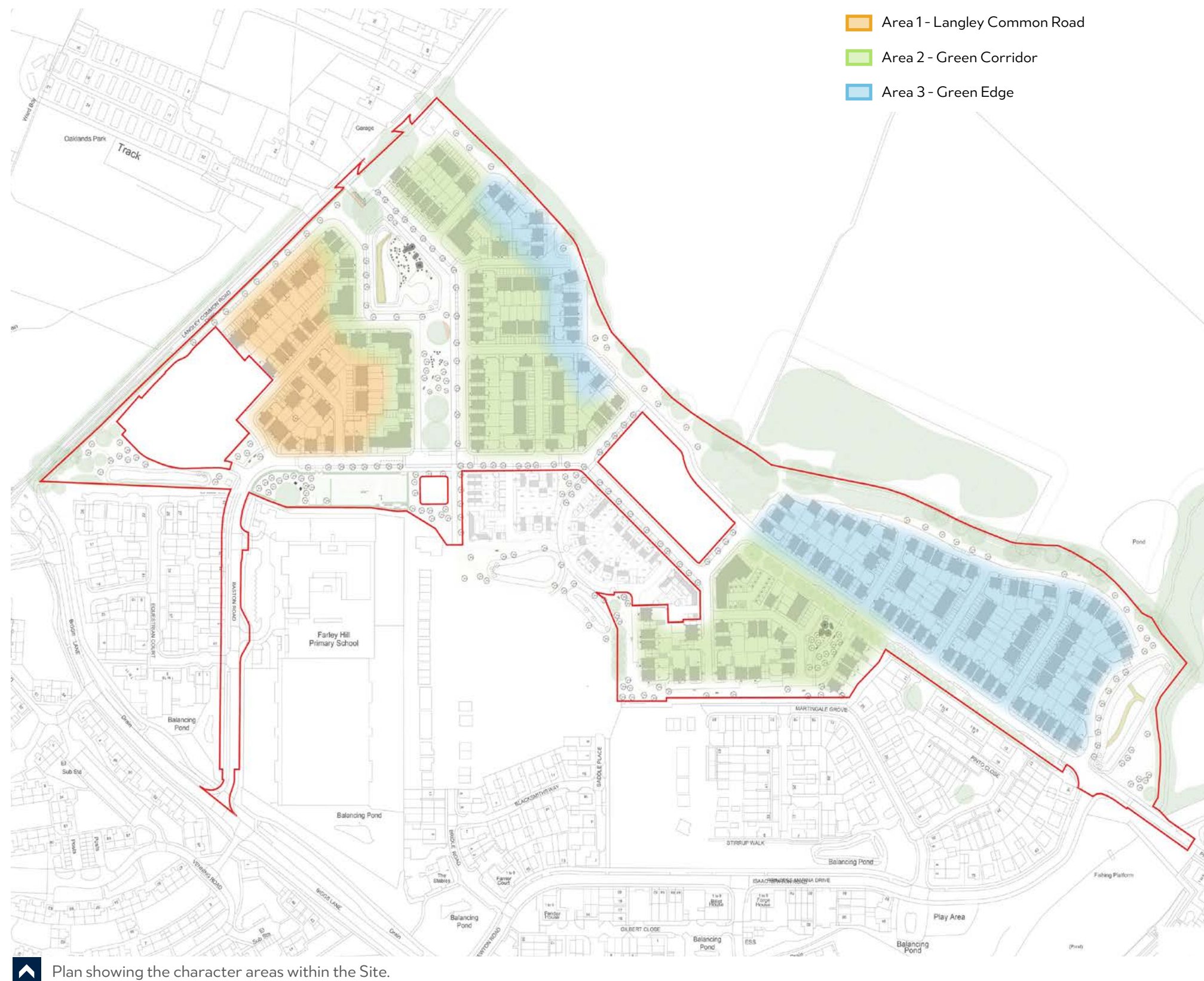
Buildings are set back with space for front gardens and this set back distance has slight variations where there are areas of front parking. There is a mixture of mainly detached and semi-detached properties and one short terrace.

The road network in this area is formed of mostly secondary roads with development set along these with a few properties fronting onto the primary road through the Site.

Materials in this character area will be predominantly dark red brick in response to the closer context of Wokingham.

Area 2 - Green Corridor

This area has a formal, linear character which responds to the new green corridors/ spaces with well structured architecture. Buildings are 2 storeys in height.



Plan showing the character areas within the Site.

There is a consistent, strong building line overlooking the roads and green corridors. This area is slightly more dense than the other two character areas with a mixture of semi-detached, short terraces and a few apartment blocks.

The road network consists of secondary roads and tertiary roads and one shared surface road.

Materials in this area transition to a mix of a lighter orange/ red brick and buff brick, with key gables expressed in tile hanging.

Area 3 - Green Edge

The Green Edge has a more rural character comprising of edge development which responds to existing vegetation. Building heights are 2 storeys.

Development has a linear pattern and consistent set back where it fronts onto to the primary road through the Site. Elsewhere, however, there are curves in the road and building line which produces a more informal character.

The road network includes the primary road, secondary roads and tertiary roads. Shared surface roads from linking roads in the south-east part of the character area.

The more varied, informal green edge is reflected in the use of materials with a mixture of dark red, orange red and buff brick. Elements of white render are also introduced to contribute to the informal and varied character.

Materials

The proposed materials have been informed by the materials of surrounding phases. Wall materials use either a dark red multi brick, buff brick or red brick. External wall finishes are predominantly brick with secondary wall finishes of black vertical cladding and white render to create accent along the street scene. Roof materials are either brown or grey tiles. Materials vary slightly through the development to reflect the character areas.

Area 1 - Langley Common Road

Predominantly dark red brick, blue detailing, black cladding on key buildings

Area 2 - Green Corridor

Mix of lighter/ orange red brick (with red detailing) and buff brick (with blue detailing) and tile hanging on key gables.

Area 3 - Green Edge

Predominantly buff brick (with blue detailing) with occasional dark red. Key buildings/ gables/ elements picked out in white render or timber cladding.

Facade



Buff/ orange multi brick



Dark red multi brick



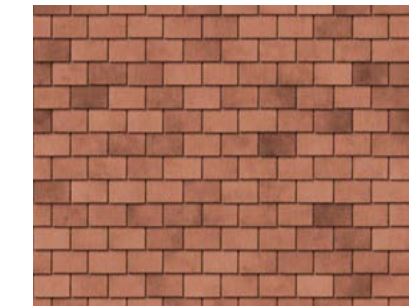
Red brick -(panel shot New Cavendish Stock ibstock.co.uk)



Black vertical cladding



White render



Red Tile hanging

Roof



Red plain tile



Smooth grey tile (Marley concrete plain roof tile - smooth grey roofingoutlet.co.uk)



Proposed street scenes.

7.11 Sustainability

Crest Nicholson is committed to delivering new homes that minimise carbon emissions in line with the Future Homes Standard 2025, reducing carbon emissions by 70–80% compared to current standards.

There are a number of key sustainable design measures incorporated into the development:

Social and Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through:

- Construction of 293 new dwellings providing opportunities for local people;
- A development in a sustainable location with easy access to a range of existing services and amenities; and
- Homes designed to create healthy living environments which are flexible for the future.

Environmental Protection and Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including:

- A high quality landscape led development, that can positively respond to its context and embraces the principles of good design;
- Proposed planting should achieve well over 10% biodiversity net gain in hedgerow units. For habitat units 10% net gain will be achieved through a mixture of on-site and off-site units;
- A comprehensive landscaped scheme, retaining appropriate existing features of ecological value and supporting new and enhanced biodiversity habitat;
- Retention and enhancement of existing trees and hedgerows, together with additional planting; and
- Integration of a SuDS scheme to sustainably manage water run-off and create new habitats.

Mitigating and Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change.

Measures may include:

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction;
- Homes designed to take account of increasing annual temperatures and minimise the risk of overheating;
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling;
- Homes and buildings designed and built to use resources efficiently and respond to the threat of climate change managing energy and water use; and

- All properties will have air source heat pumps and EV car charging.



Lifestyle

The scheme promotes a healthy and active lifestyle through:

- Safe and efficient access to the site with potential to provide local pedestrian improvements;
- Prioritising sustainable and active modes of travel;
- Provision of play areas and generous areas of open space for people to meet and maintain a healthy lifestyle; and
- Encourage local food production through the provision of a community orchard.

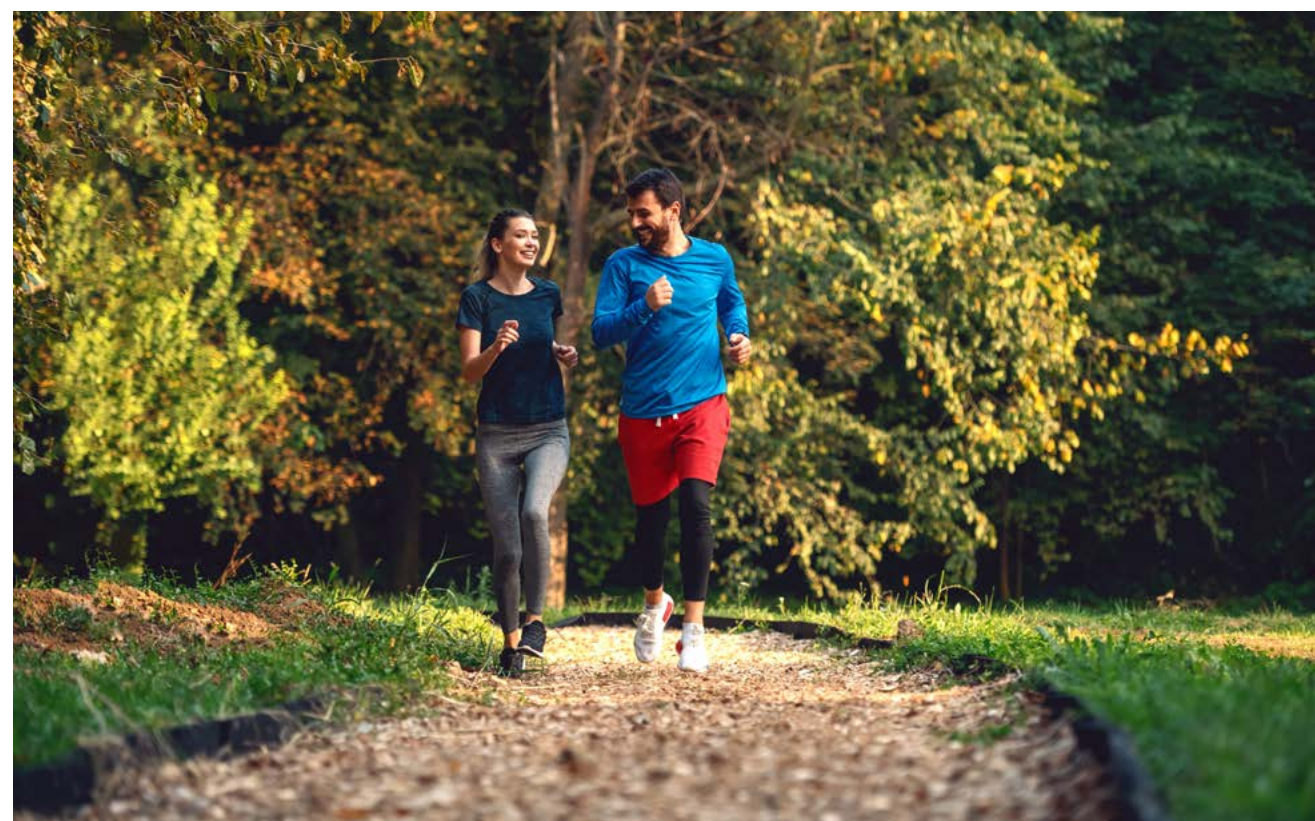
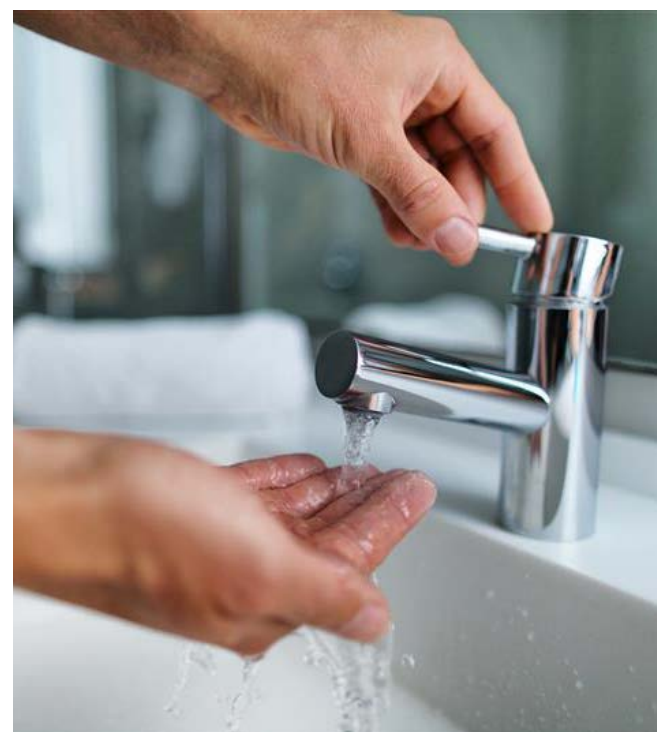
Fabric First approach

The new homes will be designed to meet or exceed Building Regulations, taking into account future changes including The Future Homes Standard: changes to Part L and Part F of the Building Regulations.

Suitable features could include:

- Orientation of window/door openings to optimise daylighting and solar gain;

- Improved air-tightness and reduced thermal bridging to minimise heat loss;
- Maximised fabric insulation to reduce space heating demand to as low a level as possible;
- Responsible sustainable materials - locally sourced where feasible;
- Energy efficient white goods;
- Energy efficient lighting;
- Site waste management to minimise construction waste;
- Provision of recycling facilities for domestic and commercial users;
- EV charging points to be integrated within the scheme;
- Air Source Heat Pumps to be provided for all plots;
- Roof configuration across the site orientated to accommodate in-line photovoltaic panels; and
- Water conservation measures such as low flush WC's, flow restricted taps and showers to meet high levels of water efficiency and achieve a policy requirement limit of 125 litres/person/day.



National Design Guide

The National Design Guide builds on the aspirations and objectives of the NPPF and is a tool for assessing and improving design quality. The NDG is part of the Government's collection of planning practice design guidance.

So how does our scheme comply with the National Design Guide?

Context

Enhances the surroundings

The proposals for the Site have been informed by an assessment of the local character including:

- A site visit and desktop analysis to identify key constraints and opportunities, and assess the character of the immediate and local context; and
- Consultation with local parish and residents.

Identity

Attractive and distinctive

The proposed scheme has been designed to protect and nurture the identified key aspects of the local character through design led approach which ensures the development sensitively integrates within its local setting.

A robust and connected green infrastructure, combined with buildings designed to respond positively to the local architecture, will generate an attractive and enjoyable place for the residents and local community to benefit from.

Built Form

A coherent pattern of development

A permeable development structure has been adopted to provide safe and multiple connections for people to move through whilst maintaining an efficient use of space. Development parcels have been designed to provide overlooking and define a clear distinction between private and public space through the use of landscape features.

Buildings are designed and located to address public internal spaces or at the end of key vistas to define a clear and legible environment. A clear hierarchy of spaces is achieved through an appropriate relationship between built form, landscape and the space in between.

In response to the local character, densities and building heights will vary depending on location and relation to the existing landscape and footprints varying in shape and form.

Movement

Accessible and easy to move around

A clear hierarchy of streets and pedestrian and cycling links provide a legible movement framework across the Site. Vehicular, pedestrian and cycling access to Biggs Lane offer connections via the local street network and public transport and a pedestrian and cycling only access from Langley Common Road offer dedicated active travel access.

Nature

Enhanced and optimised

The landscape strategy aims to maintain and enhance the existing mature vegetation throughout the Site whilst creating an integrated network of multifunctional open spaces. The landscape strategy will provide a range of environmental benefits including new habitats and planting corridors particularly to the south of the Site.

This approach aims to integrate the Site within its wider landscape context and provide a rich and attractive environment which enhances biodiversity.

Public Spaces

Safe, social and inclusive

Streets and public open spaces are extensively landscaped and designed to encourage a wide range of leisure activities suitable for people of all ages and abilities.

Different open spaces provided as part of the development include; a community orchard, allotments formal and informal public green spaces, natural and semi-natural areas, new planting, play areas, sustainable drainage and street-trees.

This approach aims to integrate the Site within its wider landscape context and provide a rich and attractive environment which enhances biodiversity.

Uses

Mixed and integrated

The proposed development will deliver a range of new homes of which 40% will be affordable and designed as tenure blind.

The landscape design strategy promotes mixed use through sporting activity, communal gardening, recreational play and active walks.

The Site also sits within close proximity to a commercial complex, which will offer employment opportunities within walking distance to new local residents.

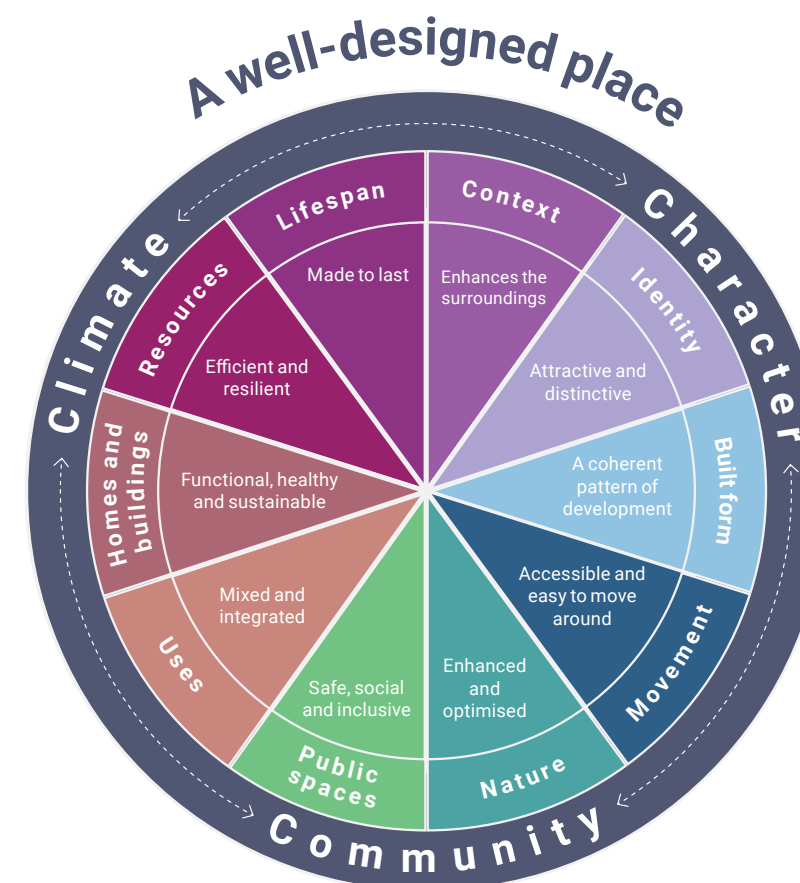
Homes and buildings

Functional, healthy and sustainable

At the reserved matters stage all dwellings will be designed to a high standard, respecting back to back distances and promoting overlooking and presence over public spaces and car parking. This, combined with a clear servicing strategy, will avoid improper use of space and deliver a well integrated and maintained public realm.

Homes will have private gardens and access to amenity spaces and the wider green infrastructure via a network of pedestrian routes which will provide residents with opportunities to socialise and promote a healthy lifestyle.

Homes will be designed to respect Nationally Described Space Standards and respond to a range of tenures and lifestyle standards.



The 10 characteristics of well-designed places.

Resources

Efficient and resilient

The development will be designed to maximise energy efficiency where possible through energy efficient construction and use of resources. These will include measures to conserve water, efficient heating and hot water systems, maximise insulation, use of locally sourced sustainable materials, optimising daylight and solar gain, inclusion of SUDs with features for wildlife (outside the flood zone), rainwater harvesting, fabric efficiency.

Energy waste will be minimised by grouping buildings together to form larger units and avoid unnecessary spilling out where possible.

Homes will be designed to meet or exceed Building Regulations, taking into account future changes.

Lifespan

Made to last

All buildings will be built to a high standard to ensure the building's envelope is protected. Architectural character will respond to the local heritage with durable materials such as stone and brick with overhanging eaves to protect façades.

Houses will be designed to maximise opportunities for future expansions or to be adapted for home-working where possible.

Building for a Healthy Life

A balanced design approach has been taken for development of Former Arborfield Studios (Parcels W, Y and Z) to ensure the successful integration of people with nature and public spaces.

The structure and place making strategy of the masterplan follows the 12 healthy life considerations set out in the 'Building for a Healthy Life' document which has three key objectives - **creating integrated neighbourhoods, distinctive places and streets for all.**

The following checklist indicates how the design concept conforms with the BHL considerations, which will provide benefits to both residents and the natural environment through the creation of an attractive and sustainable design proposal.

Building for a Healthy Life considerations:	The design concept incorporates:
1) Natural connections Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.	New connections that integrate with existing context, new formal and informal footpaths that could connect to local trails/paths. New green corridors that connect habitats and provide new recreational routes in a natural environment.
2) Walking, cycling, and public transport Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.	Additional walking routes with access to nearby existing bus stops, promoting sustainable means of transportation.
3) Facilities and services Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.	A generous public open space provision that facilitates new play areas, allotment spaces, community orchards and wildlife habitats, all of which are connected via recreational footpaths.
4) Homes for everyone Varied housing and tenure forms should be dispersed across the Site, and all residents deserve equal opportunities.	A varied dwelling mix that meets local housing need, inclusive of a 40% affordable housing provision that will be evenly distributed and tenure blind.
5) Making the most of what's there Transform urban and natural threats into unique opportunities through asset enhancement.	Ecology corridors and existing natural habitats have been retained and enhanced. Generous areas of planting for BNG enhancement will also provide a soft landscaped buffer to the development for natural urban integration.
6) A memorable character Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing).	The design proposals carefully consider the existing community of Arborfield to ensure the character of the development integrates with the local context.

Building for a Healthy Life considerations:	The design concept incorporates:
7) Well defined streets and spaces Transform the streets into a genuine experience by designing active and interesting edges.	The streets and spaces are designed in accordance with Manual for Streets design guidance. The masterplan infrastructure facilitates legible, inclusive routes that are defined by attractive landscapes features with a clear hierarchy.
8) Easy to find your way around Character areas, landmarks, and nodal points should assist in the proprioception of residents.	The framework incorporates a clear central primary route that connects with green nodal spaces and shared surface informal roads and paths. Landmark buildings at key vistas provide legibility and means of wayfinding through the settlement.
9) Healthy streets Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).	The masterplan is designed to ensure the development promotes a safe, liveable place., with tree planting and resting places to help to create green, healthy streets.
10) Cycle and car parking Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.	The masterplan provides policy compliant cycle and car parking provision, inclusive of visitor spaces conveniently located. The sustainable framework design also allows for future adaptations.
11) Green and blue infrastructure Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.	The design proposals respect existing landscape features whilst promoting biodiversity and wellbeing for local residents. The design incorporates natural open space and generous provision of formal green space for the benefit of the local community.
12) Back of pavement, front of home Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.	Public and private realm are clearly defined throughout the design proposals with the use of appropriate boundary treatments, hard surfacing and landscape strategies.

Conclusion

This Design and Access Statement demonstrates that the proposed development of 293 dwellings has been carefully considered based on site assessment work to create a high-quality, sustainable and attractive addition to the local context. The design of the development responds positively to its setting, ensuring it sits comfortably within the existing Arborfield community, whilst also creating a distinctive and cohesive new neighbourhood.

The proposed layout provides a logical and legible street hierarchy with a strong emphasis on connectivity, active frontages and provision of high-quality public realm. The scale, massing, architectural character and materiality of the dwellings have been designed to respect the surrounding built environment whilst providing a varied streetscape and a strong sense of place. The proposals incorporate affordable housing and green, communal spaces such as allotments and an orchard for the benefit of local residents of Arborfield Green.

The development incorporates appropriate landscaping, biodiversity enhancements, sustainable drainage measures and high standards of accessibility, ensuring that the scheme is inclusive and capable of meeting the needs of a wide range of future occupants and visitors. Safe and convenient access for pedestrians, cyclists, vehicles and emergency services has been integrated into the design from the outset.

How the proposals will successfully achieve the vision:

Vision Objective 1: Building a strong community

The proposals integrate with previous phases to build on the existing thriving community and provides a mix of house types and sizes, catering for varied local housing needs.

Vision Objective 2: Creating a new identity

Considered design of the three character areas within the Site with a material palette and architectural styles designed to integrate with, and add to, the existing local character.

Vision Objective 3: High quality

Delivery of high quality residential development comprising approximately 293 dwellings on brownfield land. This includes 117 affordable dwellings to boost local housing need in a highly sustainable location.

Vision Objective 4: Sustainable and imaginative design

New homes which meet the Future Homes Standard with a considered approach to sustainability through both the built form and landscape proposals.

Vision Objective 5: Rural character

Retained trees including prominent mature oak trees and the existing avenue of lime trees. Landscape buffers and proposals of open, green spaces and a green corridor linking through the Site. Use of character areas to transition from the formal to more informal edge of development.

Vision Objective 6: Local facilities and Vision Objective 9: Community Food Growing

A new community orchard and allotments. Integrated open space and play areas at the heart of the development, including formal and natural play opportunities for all ages.

Vision Objective 7: Integrated and Accessible travel

Street hierarchy which aids legibility and navigability with cohesive pedestrian and cycle routes to promote active travel. Inclusion of pedestrian/ cyclist only access into the scheme and a dedicated cycle route.

Vision Objective 8: Beneficial impacts on existing residents

Regeneration of brownfield land which will enhance the local landscape, improve walking and cycling connectivity and provide new green open spaces.

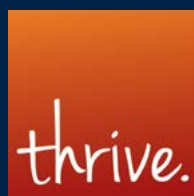


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