



Land at
old forest road
Wokingham

Design & Access Statement

Revised July 2025



contents

Providing the information required by:

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, SECTION 9: "DESIGN AND ACCESS STATEMENTS" [\[LINK\]](#).

NATIONAL PLANNING PRACTICE GUIDANCE: MAKING AN APPLICATION, PARAGRAPH 031 (2014): "DESIGN AND ACCESS STATEMENT" [\[LINK\]](#).

BUILDING FOR A HEALTHY LIFE (2020) (BHL) [\[LINK\]](#). [NB some BHL responses are in 2 parts - indicated by brackets].

THE NATIONAL DESIGN GUIDE (2021) [\[LINK\]](#).



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introduction

Our Vision:

“A spacious development with emphasis on landscape led space, providing frontage to Toutley Road, in response to a visually sensitive site”



ref.2: CGI showing a mixed townscape in the body of the site

Elstree Land is seeking Full Planning Permission, from Wokingham Borough Council, for a residential development of 53 homes located at Old Forest Road, Wokingham.

“Erection of 53no. dwellings with associated landscaping, parking, drainage, open space and other associated works”

This application has been prepared by a comprehensive Professional Team across a range of disciplines, including the following contributors to this Design and Access Statement:

- | | |
|------------------------------|---------------------------|
| Urban Design & Architecture: | DHA Architecture |
| Landscape & Ecology: | Aspect |
| Arboriculture: | GDA |
| Planning: | Savills |
| Transport & Highways: | Stuart Michael Associates |

In developing this site, Elstree Land is seeking to create a new environment which enhances both the landscape and the built character of the neighbourhood, delivering sustainable development for Wokingham.

In the following chapters we illustrate our design principles and concepts for the new development: the memorable, legible masterplan, safe and accessible movement network, characterful landscaping, and distinctive, contextual architectural language and materials palette.

Elstree Land is proud of these high-quality proposals and is committed to carrying out this exemplar development.

A total of
53
new
homes...

...including
21
affordable
homes

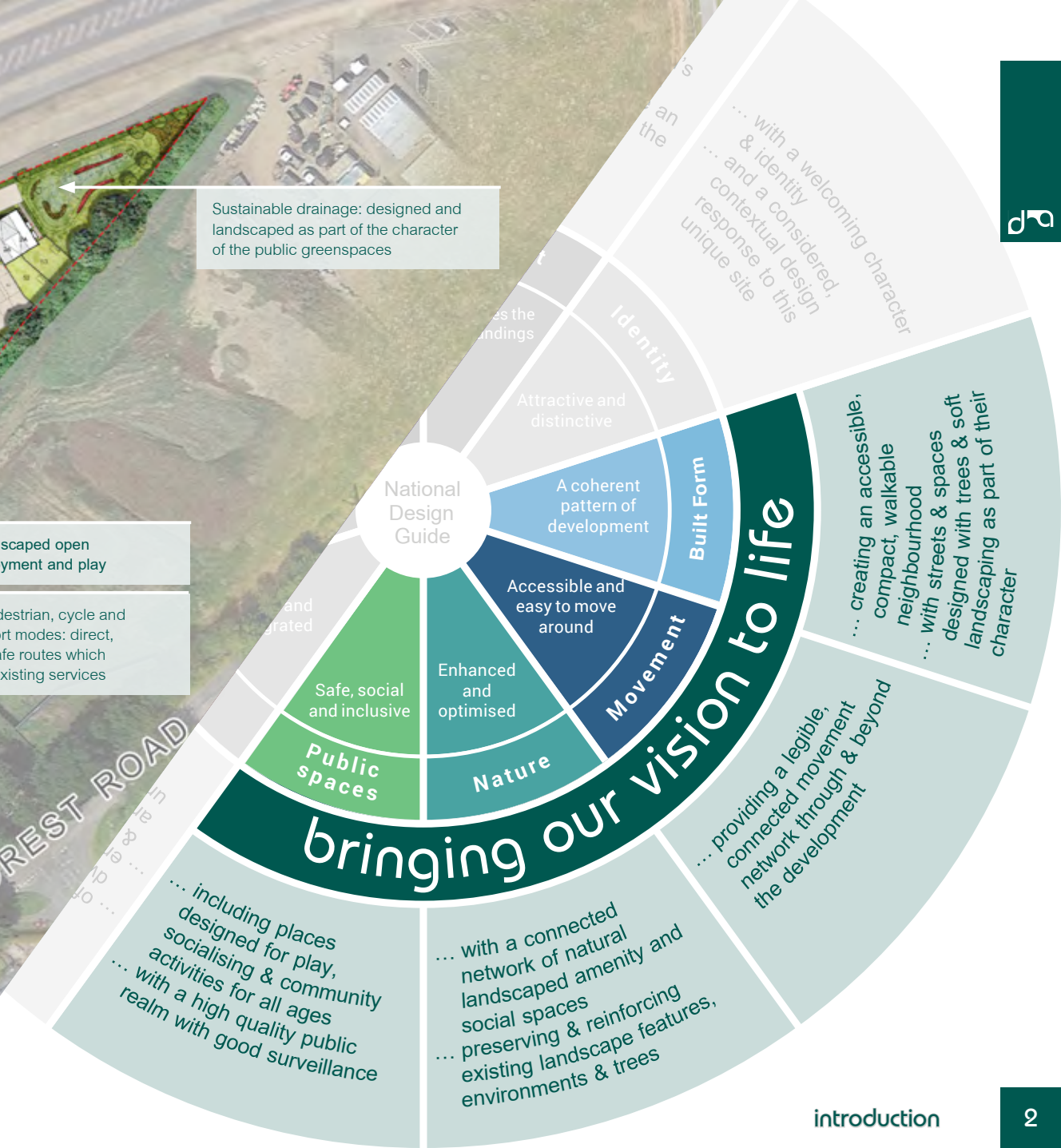
Retaining existing high quality mature trees as part of the greenspace setting and character of the development

Attractive landscaped open space for enjoyment and play

Promoting pedestrian, cycle and public transport modes: direct, inviting and safe routes which dovetail with existing services

Sustainable drainage: designed and landscaped as part of the character of the public greenspaces

Vehicular entrance to the new neighbourhood as agreed with the Highways department





bringing our vision to life

... with distinctive placemaking to establish a strong sense of ownership
... using traditional materials for a long maintenance-free lifespan

... inspired by Wokingham's unique characteristics
... designed to become an established part of the town

... with a welcoming character & identity
... and a considered, contextual design response to this unique site

Lifespan

Made to last

Context

Enhances the surroundings

Identity

Attractive and distinctive

Built Form

A coherent pattern of development

Movement

Accessible and easy to move around

National Design Guide

... creating an accessible, compact, walkable neighbourhood
... with streets & spaces designed with trees & soft landscaping as part of their character

... providing a legible, connected movement network through & beyond the development

ref.3 CGI showing housing addressing Toutley Road



Bringing our vision to life

National Design Guide

Homes and buildings

Resources

Lifespan

Context

Uses

... delivering good quality internal & external environments for the new residents providing adaptable & accessible homes

... offering a wide variety of dwelling types & ensuring affordable & private homes are integrated & undifferentiated

... and managing resources for both environmental benefit & efficiency offering modern, low-maintenance, energy-efficient, new homes

... with distinctive placemaking to establish a strong sense of ownership using traditional materials for a long maintenance-free lifespan

Made to last

Efficient and resilient

Functional, healthy and sustainable

Mixed and integrated

Safe, secure and inclusive

Enhances the surroundings

Attractive and distinctive

Integrated with the surrounding area

Reflects the local context

Contributes to the local character

Supports the local economy

Improves the local environment

Increases the local biodiversity

Reduces the local carbon footprint

... inspired by Wokingham's unique characteristics designed to become an established part of the town

... will be a key feature of the new development

... will be a key feature of the new development

... will be a key feature of the new development

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... will be a key feature of the new development

ref.4: CGI showing a mixed townscape in the body of the site

context of the development

“The steps taken to appraise the context of the development, and how the design of the development takes that context into account”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para. 9.(3)(b)



wider setting of the application site

Prepared by Stuart Michael Associates



Walking, Cycling & Public Transport

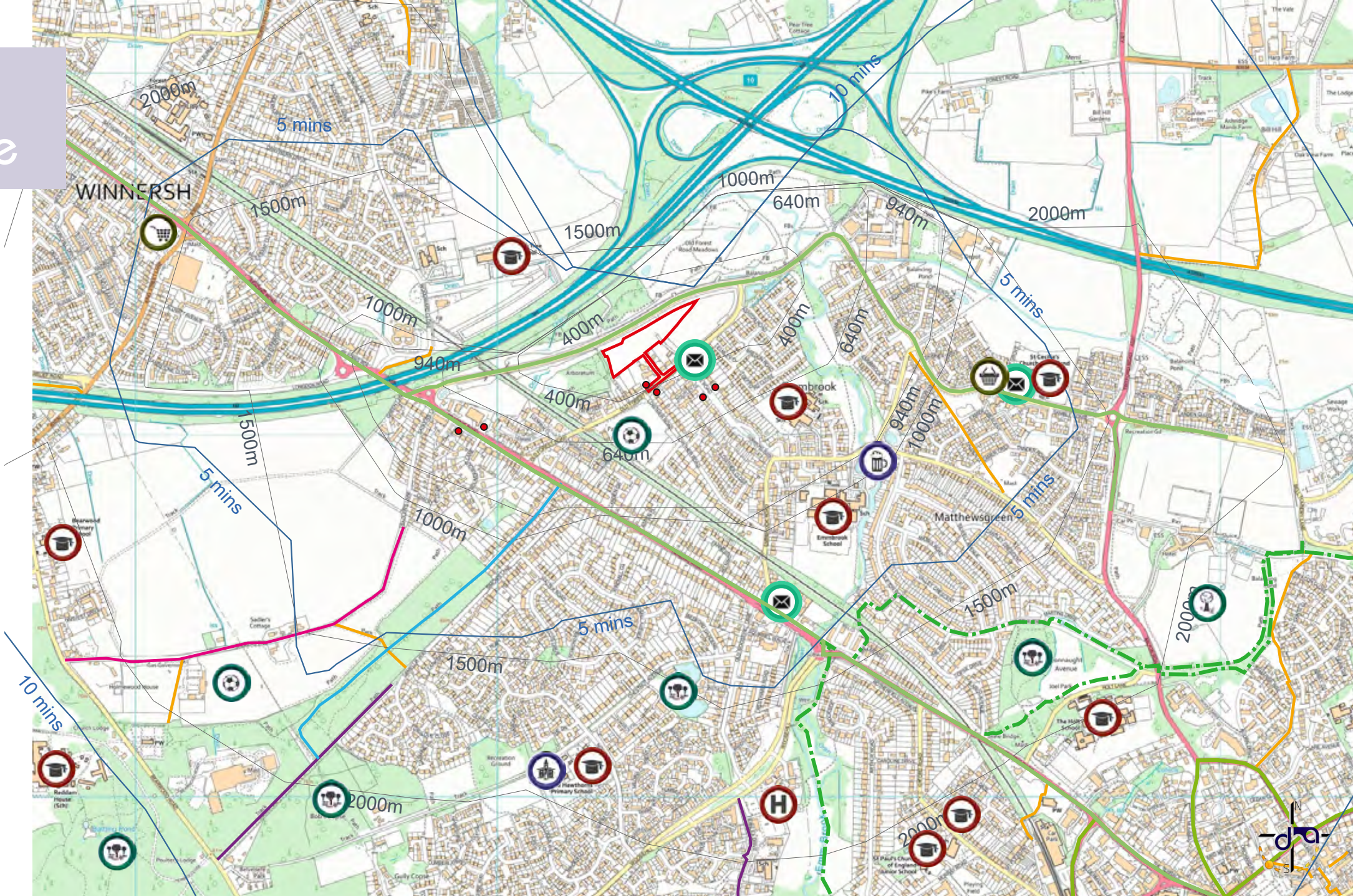
...being the attractive choices for short trips
- improving physical health and the local
environment, reducing congestion, pollution and
carbon emissions.

Routes and destinations within an accessible three mile radius:

KEY

- Site Location
- Bus Stop
- Restricted Byway
- By-way open to all traffic
- Bridleway
- Footpath
- Walking Isochrones
- Cycling Isochrones
- Greenway Routes
- LCWIP Routes
- Royal Mail Postal Facility

- Sports Facility
- Supermarket
- Semi-Natural/ Natural Open Space
- Recreation/Public Space
- Medical Facilities
- Local Retail Centre
- Place of Worship
- Public House
- Schools/Educational Facilities



ref.5:
Wokingham's
Townscape Context



The Inspiring Local Townscape Context

We are committed to creating a new built environment which will be distinctively “of Wokingham”.

- ☞ This part of Wokingham does not have a strong overarching character - but in the local streets can be found some sources of inspiration and stimulus to deliver a design solution for this development which reflects and responds to what is particularly characterful and recognisable about this neighbourhood.
- ☞ These inspiring streets, spaces, buildings and materials are illustrated overleaf.



ref.6: Old Forest Road - Adjacent Buildings

Urban Form: More rural, low density development on generous plots found on the fringe of a suburban area. Detached and semi detached homes, located on a secluded sector of road away from primary routes, creating a quiet and safe environment. Garages and outbuildings are prominent, further emphasising the expansive plot sizing.

Design & Materials: The houses reflect traditional yet individualised designs. The first house shown utilises brick and timber, and features a steeply pitched roof with dormer windows. The second house features a white render finish and bay windows, with a more gently sloping slate hip roof. Though differing in style, they remain contextually appropriate and consistent with the local vernacular

Landscape & Open Space: Greenery and mature vegetation dominate the setting. Hedges, lawns, and trees contribute to a secluded feel, with foliage clearly defining boundaries between properties. The proposed development site to the north is currently open green space

Car Parking: Entirely off-street provision, due to the continuous, large nature of the driveways. The use of informal surfacing such as gravel helps soften the impact of parking in this rural setting





ref.7: Old Forest Road

Urban Form: Low to mid density suburban development comprising mainly two storey detached and semi-detached houses, with some three storey housing also present. Homes are spaced generously apart and set back from the road, reflecting a spacious and quiet residential layout.

Design & Materials: The buildings use a mix of red brickwork and render finishes, paired with pitched, tiled roofs in darker tones. Many houses have dormer windows and gable features such as roofs and porches, giving them a traditional British suburban appearance. Some portions of the facades incorporate cladding elements, adding depth to the building form. Symmetry in design helps to create a visually cohesive street identity

Landscape & Open Space: The area includes mature vegetation and maintained private front gardens enhance the sense of privacy, with hedges and soft landscaping helping to define property boundaries. Emmbrook sports club to the south of the road is an example of nearby open space.

Car Parking: Off-street parking is most common, with driveways and integrated garages in most properties. Parking is accommodated comfortably within each plot, avoiding on-street clutter.



ref.8: Ashton Road

Urban Form: Mid-density suburban development, typical of late 20th-century residential planning. The homes are a mix of detached or semi-detached units, with most properties enjoying a spacious frontage and driveway space. The street itself is quiet due to its nature as a cul-de-sac, enhancing safety due to the reduced traffic.

Design & Materials: The houses are built with traditional red brick exteriors, pitched tile roofs and white framed windows. Architectural features include gabled roofs, box dormers, and garage integrations under the main roofline.

Landscape & Open Space: Each property features modestly landscaped front gardens, with a mix of shrubs, small trees, and grassed areas - these are however quite limited, with concrete elements being often more predominant. Open space is provided nearby - through Emm Brook walk to the east.

Car Parking: Predominantly off-street, with most houses featuring driveways and built-in garages. The driveways are surfaced with block paving or concrete, allowing space for multiple vehicles. This approach helps reduce street congestion





ref.9: Toutley Road & Queens Road

Urban Form: A mid density modern suburban layout. Buildings are predominantly three storey flats along the main road, with two storey housing scattered around this. Building spacing allows for ample roadways, paths, and green buffers. The arrangement promotes a sense of openness and residential calmness, with a focus on walkability and family living, with streets that are wide and gently curved, which slows traffic and enhances pedestrian safety.

Design & Materials: The architecture features a mainly modern aesthetic, with some traditional influences. Brickwork is prominent, often in red or brown hues, sometimes paired with cladding of varied colours. Roofs are typically pitched with red or grey tiles, and many homes include balconies, designed with a contemporary approach. The neighbourhood design is cohesive and coordinated throughout, through its use of consistent design principles.

Landscape & Open Space: Greenery is particularly well integrated into the urban environment here. Trees line the roads, and there are large green buffers, landscaped verges, hedges, and small front gardens that soften the built form. Eamer Park is an example of open green space found just off of Queens Road to the south.

Car Parking: Primarily off-street and integrated into the housing layout, often to the rear of flats, or on small driveways in front of houses, preserving the walkable nature of the area.



ref.10: Reading Road

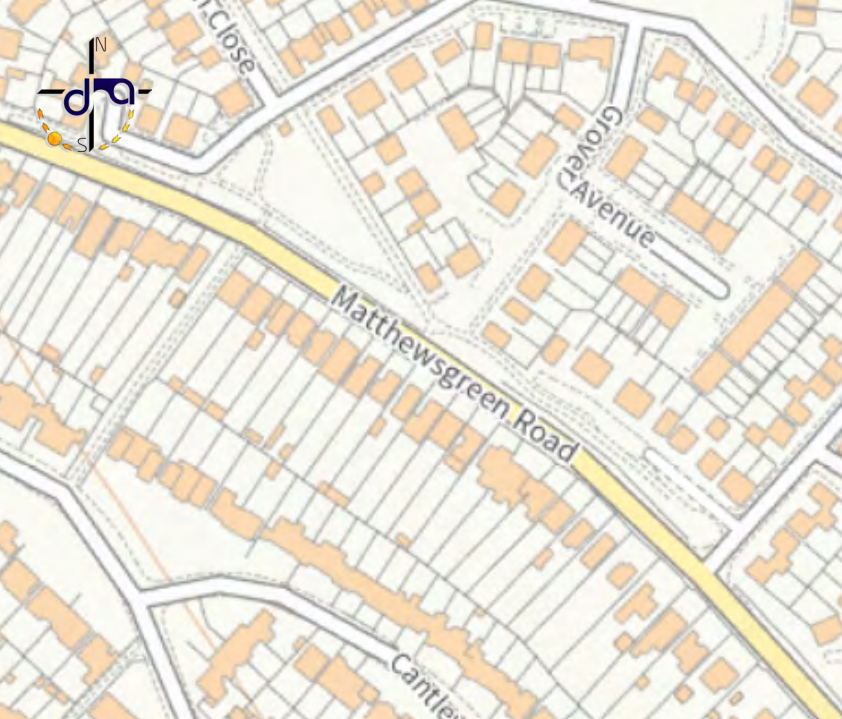
Urban Form: Mostly low-density development, characterized by detached houses with moderate spacing between them, as well as some semi detached properties. The layout reflects a suburban setting with an emphasis on privacy demonstrated through individual property boundaries clearly marked by fences and hedges. Houses are aligned in a linear formation due to the straight, extended nature of the road - creating a stuctured and neatly arranged composition of built elements.

Design & Materials: A mix of traditional English residential architectural styles are utilised. The choice of materiality and forms reflect a blend of post-war and early 20th-century design influences. The combination of red brickwork for the lower levels and detailing, and white render for the upper is evident accross some of these buildings - whilst some use either one of these in isolation. Roofs are pitched and tiled, contributing to a cohesive, classic suburban aesthetic.

Landscape & Open Space: Well-maintained hedges, private front gardens, and mature trees dominate the visual environment, enhancing the areas suburban, yet somewhat rural feel.

Car Parking: Expansive driveways and garages visible in front or to the side of the houses, providing residents with a surplus of spaces. This has likely been done to reduce on street parking - as the road is an A road.





ref.11: Matthews Green Road

Urban Form: Mid density suburban development, composed of mostly detached housing with tighter gaps between units, as well as some semi detached properties. The development is quite linear, yet retains an organic feel due to variance in plot sizes, spacing and forms.

Design & Materials: There is a relative blend of architectural styles, whilst retaining some level of consistency in terms of building scale. Newer homes feature contemporary interpretations of traditional forms, with clean lines and modern detailing, while older houses retain more classic styles with arched entrances and gable roofs, with some hip roofs also utilised. Materials include red and brown bricks, white render, and occasional use of timber or tile cladding - giving the street a sense of visual variety yet remaining harmonious.

Landscape & Open Space: Limited landscaping, with some small front gardens and hedgerows separating properties, through in many instances this is replaced by paved or gravel driveways. The opposite side of the street features a continuous mature hedgerow, as opposed to additional housing - adding ecological value and softening the landscape.

Car Parking: Off street parking is prioritised by driveways, which often accommodate multiple cars - necessary due to the narrow nature of the street. Garages are limited due to the smaller nature of the plots.



Application
Site

The Inspiring Local Landscape Context

We are committed to creating green and blue infrastructure which will be distinctively “of Wokingham”.

- Wokingham's character is also embodied by its open spaces and landscape characteristics.
- The proposed green infrastructure strategy is rooted in the distinctive identity of Wokingham and aims to reinforce the town's unique landscape character. Wokingham is defined in by its position within the gently undulating Thames Basin Heaths, featuring a mix of lowland farmland, ancient woodland, and remnant heathland. The area combines traditional agricultural fields bounded by hedgerows with semi-natural habitats like those in California Country Park, while also reflecting historic parklands and estate landscapes. Suburban expansion is softened by green corridors and woodland buffers, creating a transitional zone between town and countryside. The design approach responds to this context by preserving key landscape features such as mature trees and hedgerow connectivity to field boundaries.
- New planting will prioritise native and locally appropriate species to enhance biodiversity and reflect the local vernacular. Sustainable urban drainage systems (SuDS), including an accessible drainage basin to the north east of the site, will be integrated as visible, multifunctional landscape elements. Overall, the landscape strategy aims to create a coherent, resilient, and characterful environment that is distinctively “of Wokingham,” supporting community wellbeing and long-term environmental sustainability.



The Inspiration:

The design is directly inspired by the natural relationship between the existing vegetation structure and surrounding areas of woodland to the west.

In keeping with the sensitive interface between new development and the surrounding setting, the landscape strategy includes a well-integrated edge treatment with the addition of tree and shrub planting to enhance the existing structure. This planting structure softens the transition between town and countryside, with landscape vegetation feathering naturally into the settlement fabric with the retention of existing trees centrally to the development creating a canopy structure leading toward Commons Road. The approach reinforces ecological connectivity, visual screening, and a sense of enclosure.



particular characteristics of the application site

... and identifying, understanding and responding to the opportunities and the constraints

... through which the development will make the most of the site's green and blue assets, topography, views and connections



Making the Most of What's There & Natural Green Connections:

Visual connection through site, west to east



Visual connection to SANG (Old Forest Meadows)



Existing neighbours to which the development must be sensitive - to the south of the application site



Vehicular access point from Old Forest Road



High quality trees and hedges to retain and integrate within new greenspace



Low quality trees and hedges - opportunity to remove to enable development



Trees subject to a Tree Preservation Order to be retained as an integral part of the new proposals



Potential Noise from Toutley Road, and M4 beyond this



ref.14:

Making the Most
of What's There &
Green Connections

Walking, Cycling, Public Transport, & Natural [Travel] Connections:

Potential pedestrian routes through site



Potential vehicular route through site



Main pedestrian and vehicular access point into the development from Old Forest Road



Bus stops along Old Forest Road and Commons Road



Secondary pedestrian access point and potential future connection to Old Forest Road



Existing footpath connecting Old Forest Road to local SANG



Facilities & Services:

Pedestrian and Vehicular routes towards Winnersh and Wokingham via Reading Road, as well as local sport provision/football club



Route to Emmbrook Primary School



ref.15:

Connections, Travel
Routes, Facilities
& Services



context of the development

how the design takes this context into account

... to establish development parameters
... and to formulate the design approach

Most of the dwellings enjoy
greenspace views, whilst providing
surveillance and a sensitive backdrop

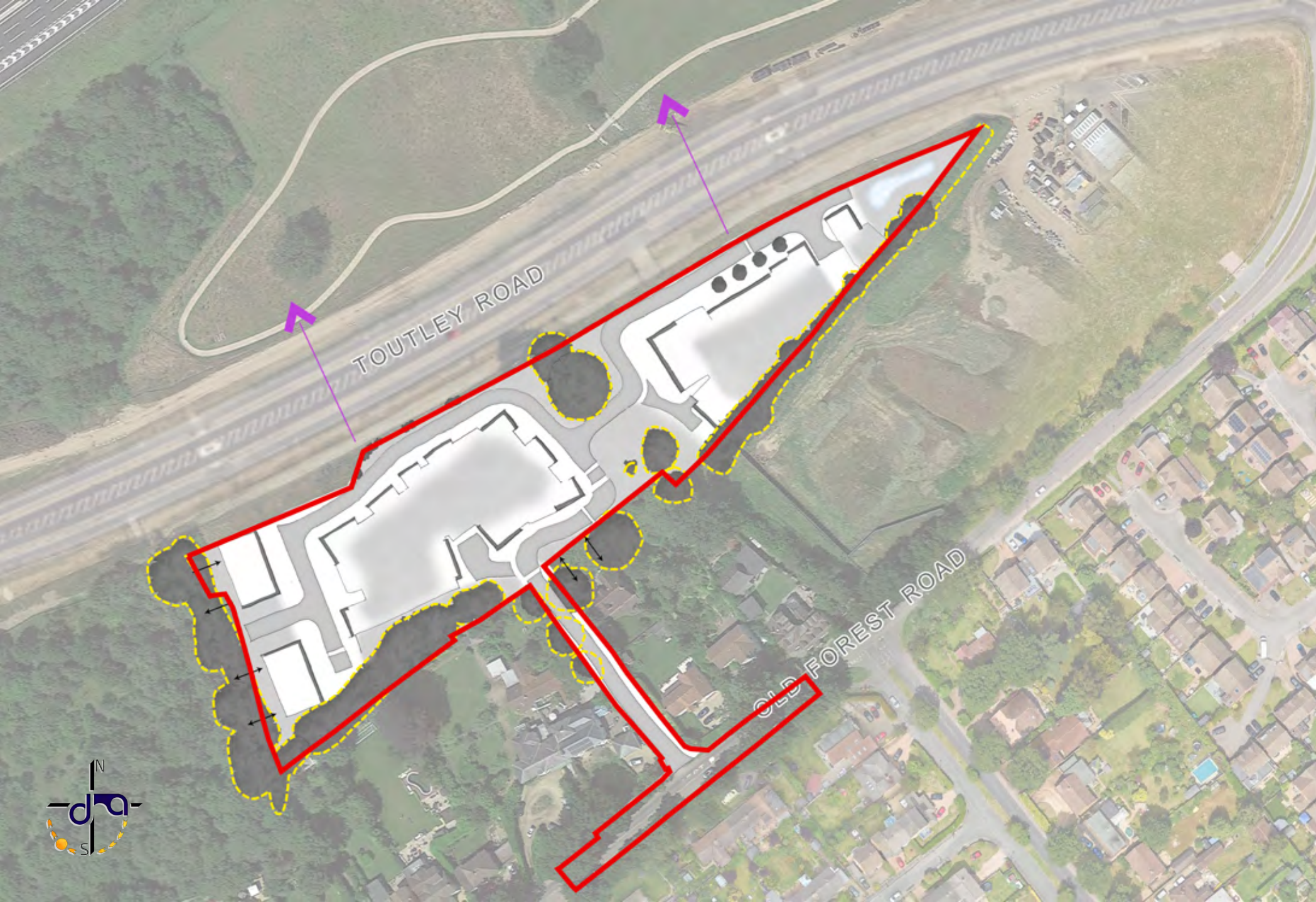
Pedestrian and cycle connections
to Old Forest Road

Tree lined path connecting
entrance to west of site

Flats located along the western edge of
the development, adjacent to woodland

Proposed vehicular access
to Old Forest Road





Making the Most of What's There

...and evolving our shared vision that celebrates the existing assets on and beyond the site.

Opportunities to integrate existing features of value - natural or manmade, on or beyond the site:

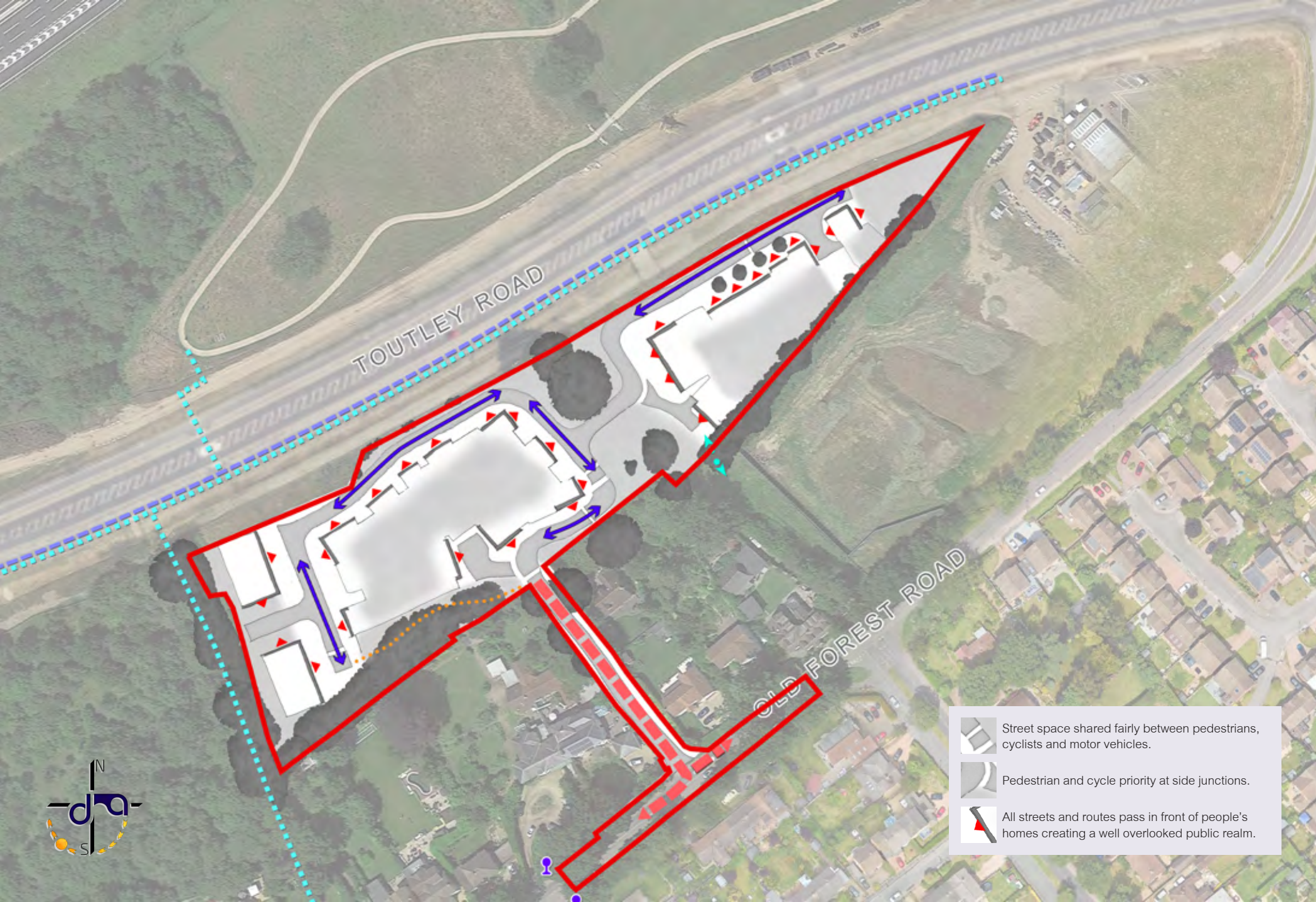
-  Visual connections out and beyond the site to SANG to the north.
-  High quality trees and hedges to retain and integrate within new greenspace.
-  Existing habitats/ecological corridors to be protected & enhanced.
-  Characteristic local building form which the development can be inspired by and reinforce - mid density detached/semi-detached
-  Characteristic local landscape which the development can be inspired by and reinforce - attractive landscaped green space

Understanding the opportunities and constraints:

-  Managed landscaped privacy buffer to neighbouring dwellings.
-  Sustainable drainage/water to also enhance greenspace character, biodiversity, and improve wellbeing

These considerations drawn together to create the street, block and open space structure shown on the framework plan.





- Street space shared fairly between pedestrians, cyclists and motor vehicles.
- Pedestrian and cycle priority at side junctions.
- All streets and routes pass in front of people's homes creating a well overlooked public realm.



Natural [Travel] Connections

...which integrate the new streets and spaces into the site and connect them with the wider neighbourhood.

& Walking, Cycling & Public Transport

...being the attractive choices for short trips - improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

Easy to move through and around for pedestrians and cycles - with short, straight and direct walking and cycling connections:

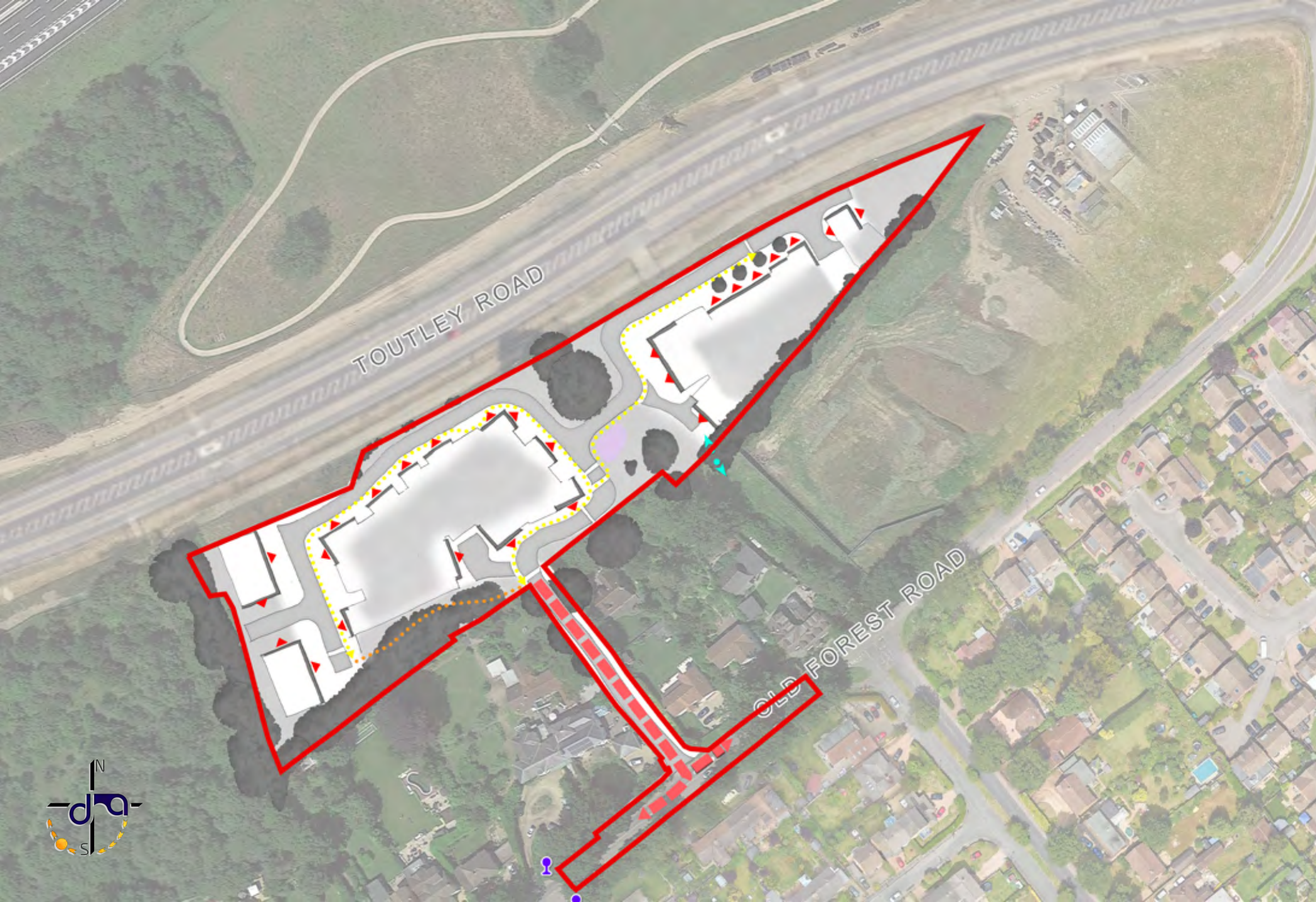
- Providing several points of access in effective locations along Old Forest Road.
- To public transport stops along Old Forest Road
- Pedestrian route/desire line from entrance to apartment blocks.
- Ensuring pedestrian and vehicular routes are passively policed by dwelling frontages.

Connected street patterns that promote pedestrian and cycle choice over vehicles:

- Straight or nearly straight streets which are designed to cultivate low vehicle speeds.
- Making pedestrian routes as direct as possible.
- Continuous adoptable-standard public streets along development edges.
- Creating a pleasant low traffic environment around people's homes.

Ensuring walking and cycling routes are safe and attractive:





Facilities & Services

Connecting to the local facilities with attractive, accessible routes - facilitating walking and cycle choice, and social interaction.

Providing new housing in a prominent, accessible, connected location.

Anticipating and responding to desire lines:

 To bus stops along Old Forest Road, and local sports club/green space.

 To local primary school.

Providing new recreation facilities and access routes:

 New local equipped areas for play.

 Providing a segregated cycle and pedestrian link.

Making the desire lines attractive and desirable routes:

 'Play on the way' - to make walking more fun.

 Aligning routes alongside greenspace - to make walking more pleasant.

 Creating human-scale intersecting routes and spaces - to make walking more social.

 Active frontages providing surveillance - to make walking more safe.

 Benches and places to pause - to make walking more democratic - for many user groups.





access to the development

“The policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account”

“Consultation ... undertaken on issues related to access to the development and what account has been taken of the outcome”

“How any specific issues which might affect access to the development have been addressed”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(c-e)



Access & Connectivity

The site benefits from an established network of footways, which provide safe and convenient pedestrian access to surrounding areas. Existing footways along Old Forest Road provide access to existing services/facilities, including recreation, education, retail and public transport provisions within the centre of Wokingham.

Existing public transport services are also located in close proximity to the site, with services providing connections to the centre of Wokingham, Winnersh, Reading, and other nearby settlements available from existing stops within walking distance of the site.

Proposed Access

Visibility splays have been provided in both directions, in line with 85th percentile vehicle speeds along Old Forest Road to ensure safe access can be provided. An independent Road Safety Audit has also been completed to support the application.

policies, consultation & issues relating to access



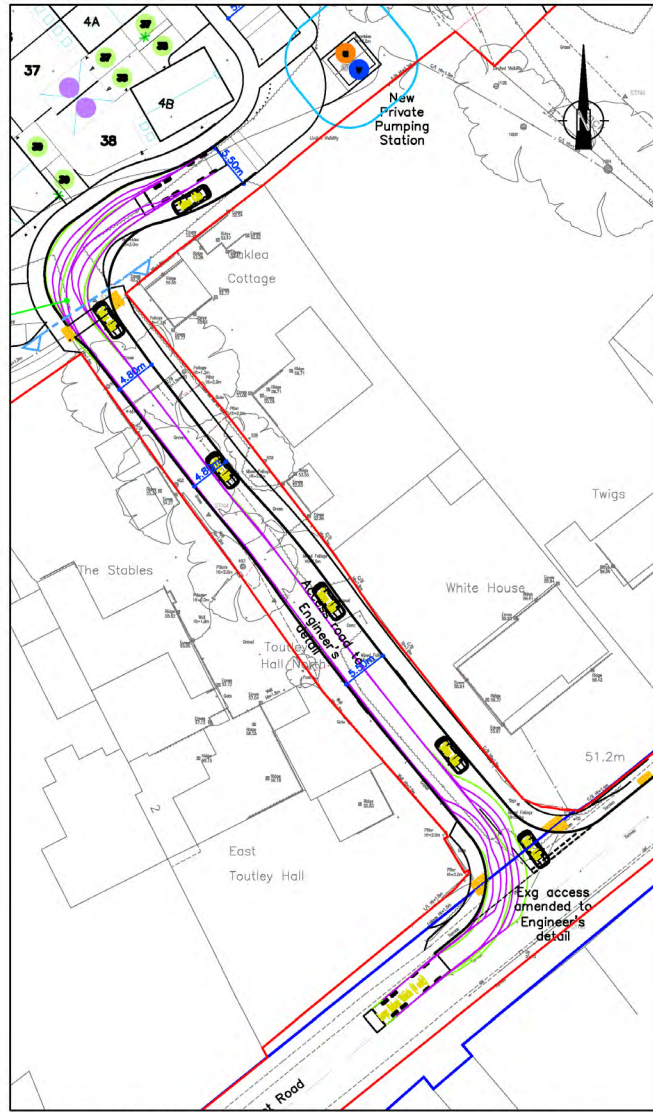
Specific Issues Which Might Affect Access to the Development:

Internal Layout

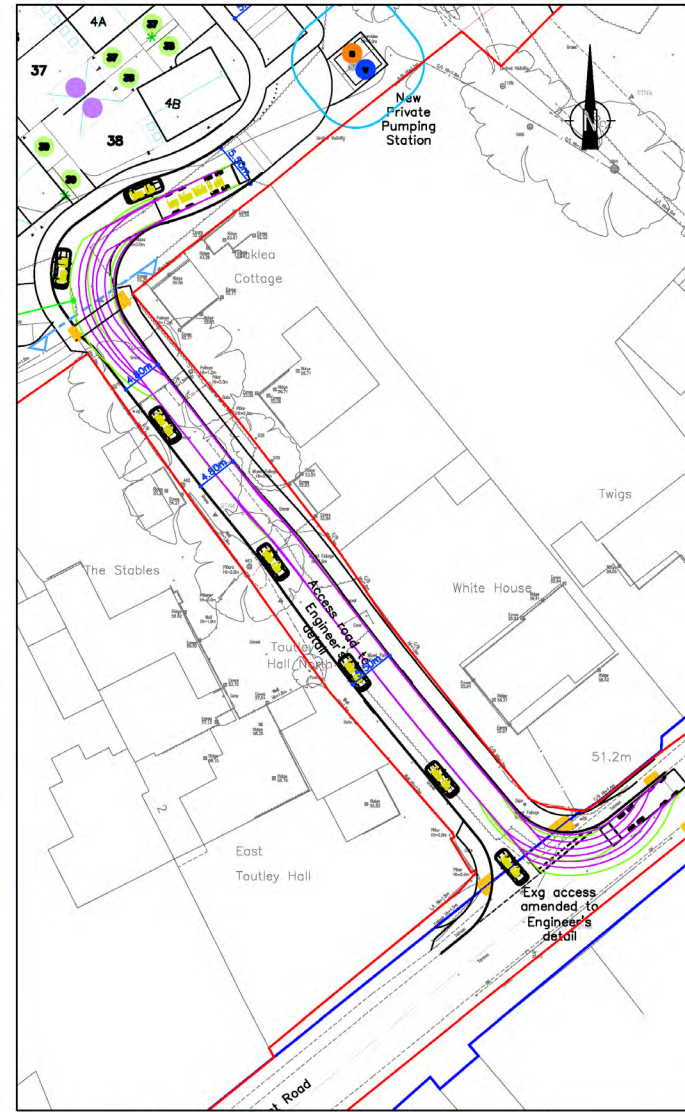
- ☐ The site will provide a comprehensive network of internal streets, culs-de-sac, and shared spaces, meeting the needs of users not only in terms of travel but also as places to live. These will be subject to a design speed of 20mph, whereby priority will not be given to vehicles but shared with pedestrians and cyclists.
- ☐ It is proposed that the routes within the site would provide:
 - Shared spaces within the site, which would help to encourage low vehicle speeds; make it easier for people to move around sustainably; promote social interaction and create an environment where pedestrians/cyclists are not intimidated by motorists;
 - Parking spaces to be provided in accordance with Council Parking Standards;
 - Safe, attractive and well-lit movement corridors throughout the site to connect with existing pedestrian/cycle routes; and
 - Create easy, safe and direct crossings to facilitate pedestrian/cycle trips to/from existing services and facilities in proximity to the site.

Residential Travel Plan

- ☐ In line with national and local policy, a Framework Travel Plan has been prepared to accompany the application, which provides a range of measures to encourage and incentivise travel via sustainable modes and reduce car dependency. The Travel Plan sets out initial targets/objectives and the suggested approach to the implementation, management and monitoring strategy of the Final Travel Plan for the proposed development, which would be subject to either a Planning Condition or S.106 obligation.



1) LARGE REFUSE VEHICLE SWEEP PATH - LEFT TURN INTO SITE IN FORWARD GEAR, PASSING A LARGE CAR



2) LARGE REFUSE VEHICLE SWEEP PATH - EXIT SITE IN FORWARD GEAR, PASSING A LARGE CAR

layout principles & concepts

“The design principles and concepts that have been applied to the proposed development”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)



memorable, legible masterplan

- ... which has characterful, well-defined, legible streetscapes
- ... which incorporates landscape features, trees and amenity planting
- ... which has clearly delineated private realm
- ... which has sufficient cycle & vehicle parking
- ... and which provides a range of accessible new homes





A Memorable [Layout] Character

Creating a place with a distinctive character inspired by Wokingham and the wider neighbourhood.

Responding to Wokingham's inspiring characteristics:

- ☞ The locality and policy context call for an efficient layout with a high standard of design and landscaping, which responds positively to the local context.
- ☞ Materiality which reflects the varied nature of the area.
- ☞ A mixture of linear and informal building frontages in response to Old Forest Road and the surrounding developments.
- ☞ Inspiration found through the consideration of place names that have a connection to the locality.

Structural landscaping to reinforce the memorable character & promote the social life of the new neighbourhood:

- ☞ Offering the spaces and facilities which allow activity to happen and to bring places to life:
 - Green space at centre of site, providing an LAP as well as open grass
 - Green space to east of site, providing attenuation basin and surrounding trees
 - Woodland to the west and south of site
 - With the right degree of passive surveillance.
- ☞ Retaining existing boundary trees as an integral part of the memorable greenspace character.
- ☞ Retaining existing trees in the core of the site as an integral part of the memorable greenspace character.

Grain and townscape which respond to the neighbourhood:

- ☞ Arranging the built form in an equivalent urban grain format to the wider neighbourhood:.
- ☞ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined houstypes.



ref.18:

The Memorable Masterplan





Well Defined Streets & Spaces

...which are connected and well overlooked - a strong framework of clearly defined perimeter blocks.

Enclosing and defining spaces:



Using buildings.



Using street trees.



Using structural open space landscaping.



Using water.

Perimeter blocks with clearly defined public fronts and private backs:



Clear structure of perimeter blocks.



Active frontages - front doors and habitable room windows that face streets and public spaces.



Front gardens - enlivening the street and creating a more human scale to the apartments.



Buildings at corners which positively address both streets with habitable room windows.



Well resolved internal vistas.



Well resolved external vistas towards greenspace.



Views of vista buildings.

Cohesive building compositions and building lines:



Strong continuous building line creating a linear frontage.



Informal more spacious building line creating a more organic frontage.



ref.19:

Framework of
Perimeter Blocks,
Streets & Spaces





Easy to Find Your Way Around

...with legible features to help people navigate around and through the new neighbourhood.

Straight, direct, connected streets:

-  A simple street pattern based on a more relaxed grid.
-  Straight and direct streets with a destination in view.
-  Curved streets which continuously open up new views as they are travelled along.

Clear differentiation by design and character to help people to find their way around:

-  Primary street through the entrance of the site- larger road with footways
-  Secondary street- connecting road which splits and runs through the body of the site.
-  Tertiary streets- pedestrian friendly, serving mainly as access roads to parking areas and housing

Helping people create a 'mental map' of the new neighbourhood:

-  Framed views of greenspace.
-  Vista and keynote buildings as landmarks.
-  Vista trees and greenspace as landmarks.



ref.20:

Legible,
Accessible
Movement





Healthy Streets

...which balance the need for people to move along and cross streets alongside the need to accommodate vehicle movement.

...which encourage walking, cycling, outdoor play, social interaction and street life.

"Streets for people" - with safe and inclusive pedestrian and cycle provision:



Designed for low vehicle speeds (20mph or less) for pedestrians and cyclists to feel safe.



Tight corner radii wherever possible.



Carriageway widths minimised (less than 6m).



Continuing pavements and cycleways across side streets - for pedestrian and cycle priority at each junction.



Cycle provision along shared carriageways on routes where vehicles will be slower and less frequent.

Promoting activity in the street - a balance of placemaking, meeting, play and enjoyment functions, and vehicle movement:



Places to sit, chat or play.



Active frontages and front doors - providing activity and surveillance to the street.



Trees and street landscaping that add sensory richness - visual, scent and sound..



ref.21:

Streets as Places:
Personal & Traffic
Connections





Walking, Cycling & Public Transport

...being the attractive choices for short trips
- improving physical health and the local
environment, reducing congestion, pollution and
carbon emissions.

Short, straight and direct walking and cycling connections:



To Winnersh and Wokingham as well as bus stops along
Old Forest Road



To Emmbrook School as well as bus stops along
Commons Road

Ensuring walking and cycling routes are safe and attractive:



Street space shared fairly between pedestrians, cyclists
and motor vehicles.



Pedestrian and cycle priority at side junctions.



Tight corner radii at street junctions and side streets -
controlling vehicle speed.



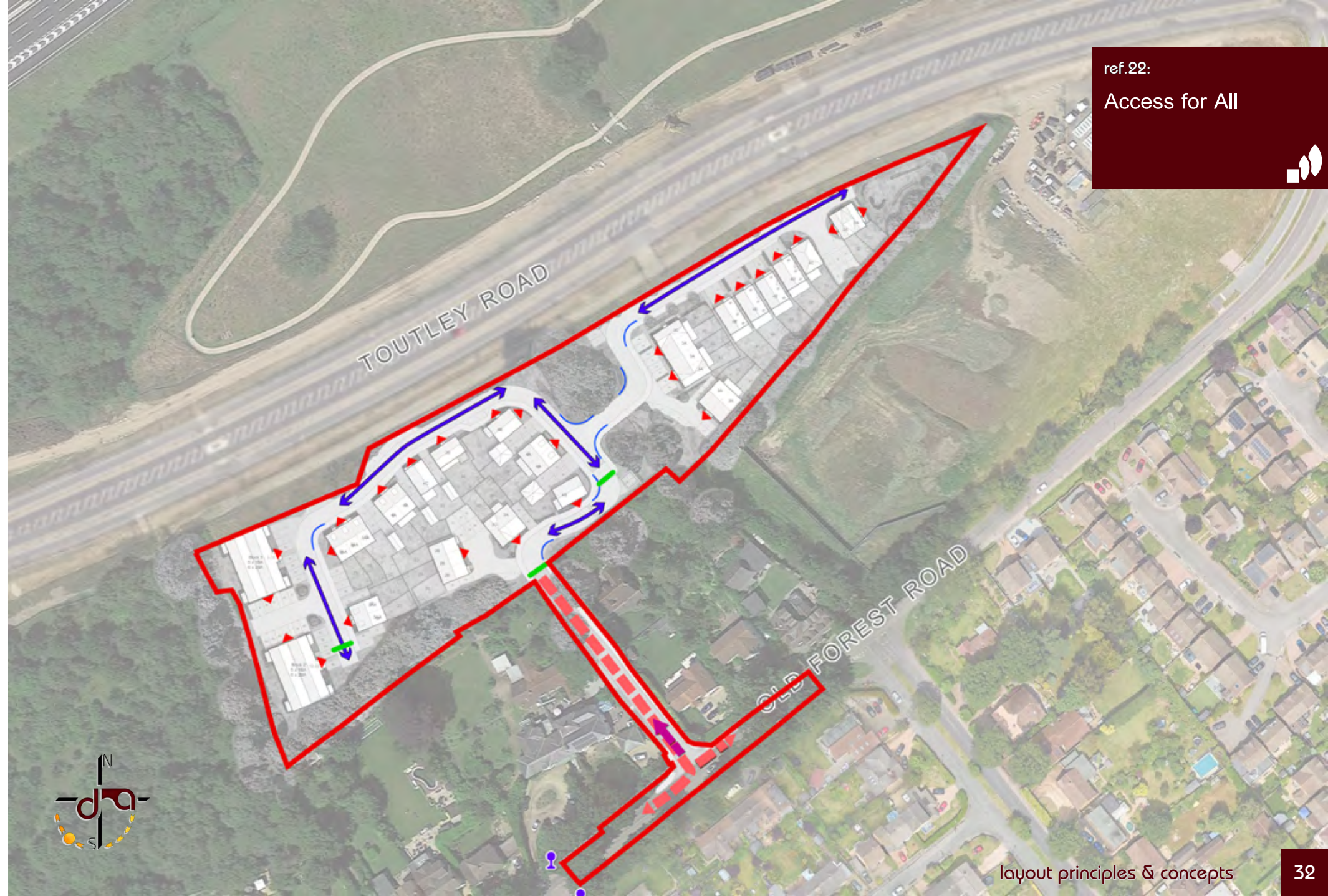
Carriageways at the minimum width to allow for pedestrian
and cycle accessibility alongside vehicle passing.



All streets and routes pass in front of people's homes
creating a well overlooked public realm.



20mph design speeds, designations and traffic calming.



ref.22:

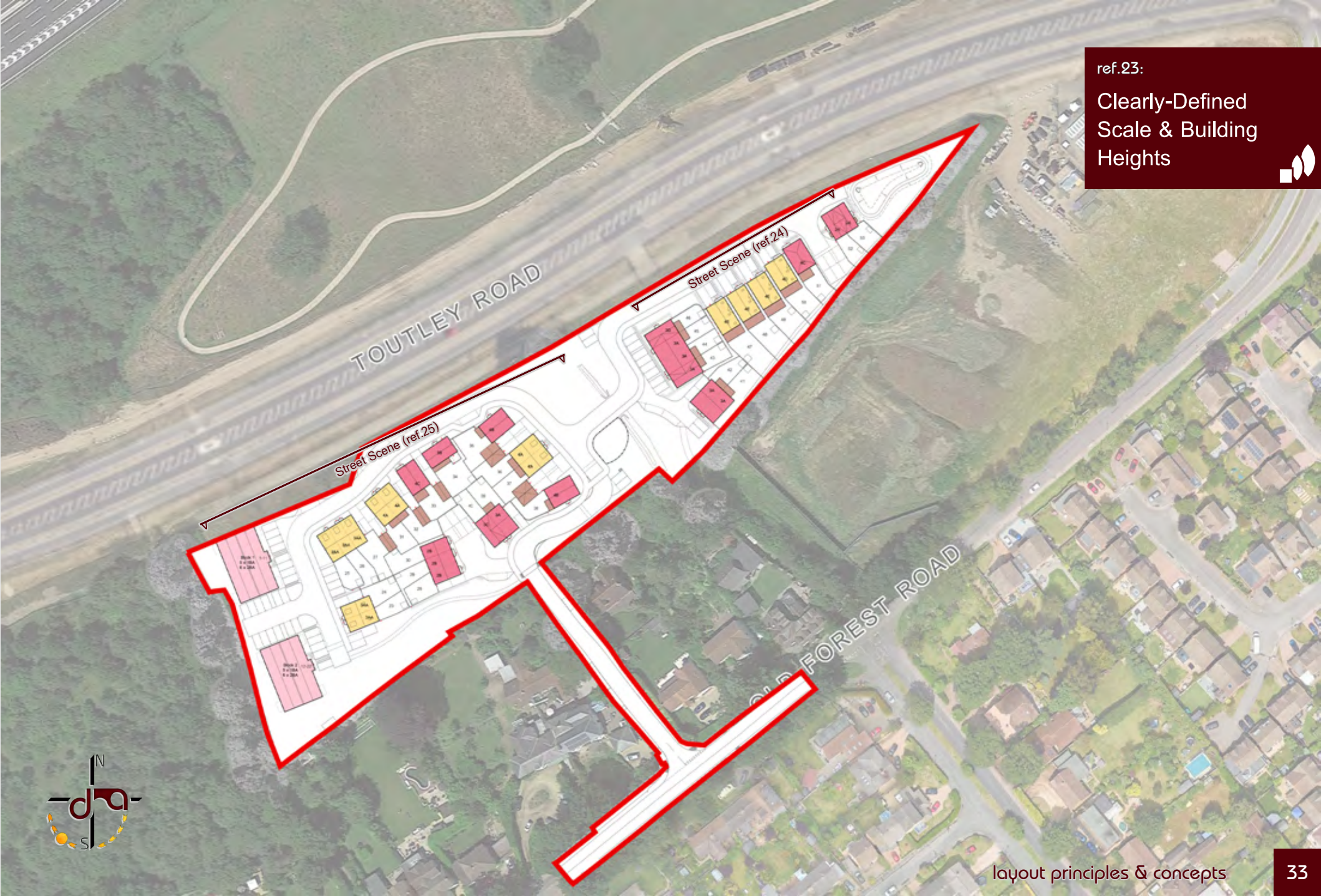
Access for All



Form & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:

-  Single storey
- garages & subservient extensions
-  2 storeys
- domestic-scale houses
-  2½ storeys
- domestic-scale houses with dormers and lifted eaves
-  3 storeys
- apartment buildings



ref.23:
Clearly-Defined
Scale & Building
Heights



ref.24: Proposed street scene showing a continuous linear housing composition, in a mid density format, featuring dwellings with loft space accommodation.



ref.25: Proposed street scene showing a mixture of dwelling types in a lower density format, featuring dwellings with loft space accommodation and 3 storey pavilion apartments.



landscape principles & concepts

*“The design principles and concepts that have
been applied to the proposed development”*

*The Town and Country Planning (Development Management
Procedure) (England) Order 2015 para.9.(3)(a)*



Key Landscape Conclusions:

- Comprehensive high quality landscape scheme which includes a number of landscape and biodiversity enhancements throughout.
- Inclusion of landscape buffers to the northern and eastern site boundaries to maintain green boundaries to the development and ecological connectivity.
- Enhanced ecological features with the inclusion of wildflower corridors to enhance biodiversity across the development.
- Enhanced pedestrian links and accessibility through the creation of links within the open space.
- Inclusion of recreational play spaces within the POS and natural play designed along the footpath to provide play facilities for both new residents and existing residents within the locality.

environment & landscape

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 area of natural open spaces central to the site along with secondary green fingers running along the south and northern boundaries throughout the layout design will create a biodiverse wildlife corridor providing opportunities for a range of habitats and recreational experiences including hedgerow corridors, scrub and wildflower corridors.

The proposed 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.

Landscape Design Approach:

New tree planting is proposed 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 setting. The tree species also assists in identifying legibility and highlighting the pedestrian routes or key nodal points. Larger specimen species are included where space allows, providing mitigation for the tree removals and a more coordinated street scene. Feature tree species such as *Prunus cerasifera* 'Nigra' and *Malus hupenhensis* will provide interest in key locations in closer proximity to built form in the form of leaf colour and seasonal blossom.

With a change in the environment the use of specific planting pallets and blue infrastructure design are to be accommodating the change in weather. More drought tolerant tree and shrub planting which requires less watering is to be woven through the development to encourage a more sustainable approach to landscaping. Adapting planting to suit landscape position and topography within the open spaces ensure a tailored planting approach is reflected to assist in providing a more sustainable landscape design.

Play Provision:

The play space within the development is carefully designed to provide stimulating natural play opportunities which is both accessible and a safe environments that encourage active, outdoor play.

A small LAP is designed specifically for younger children and families. This more intimate, natural play area provides a safe and accessible space where toddlers and preschoolers can explore, learn, and play. The LAP is designed with low-impact, age-appropriate play features, including small timber play structures, sensory planting, and soft-ground surfacing to ensure safety while encouraging sensory and motor development. The use of timber, boulders, and natural planting creates an environment that feels close to nature, fostering early connections with the outdoors. The layout allows for clear visibility and supervision from surrounding areas, providing peace of mind for parents while offering children a stimulating environment to play and learn.

ref.26:

Landscape Masterplan



Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Proposed Tree Planting
- Proposed Native Hedge Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Bulb Planting
- Proposed Species Rich Wildflower Mix
- Proposed Attenuation / Wetland Grass Mix
- Asphalt Located on Driveways and Paths
- Road Permeable Block Paving
- Driveway Permeable Block Paving
- Proposed Natural Play

Native Shrub & Hedge Planting
Cornus sanguinea
Corylus avellana
Ligustrum vulgare
Prunus spinosa
Rhamnus cathartica
Viburnum lantana
Viburnum opulus



Mixed Native Hedgerows
10% Acer campestre
10% Corylus avellana
50% Crataegus monogyna
5% Ligustrum vulgare
10% Prunus spinosa
10% Viburnum lantana
5% Viburnum opulus



Species Rich Wildflower Grass
Emorsgate EM2 Standard General Purpose Meadow Mixture. Sown at 40kg/ha



Ornamental Hedge Planting
Carpinus betulus (Hornbeam)
Euonymus japonicus
Osmanthus burkwoodii
Photinia fraseri 'Red Robin'
Elaeagnus ebbingei 'Gilt Edge'



The site layout has been sensitively designed to ensure retention of large existing mature trees which form a central focal point of the development. The retained trees are to form a key feature within the open space with new swathes of bulb planting within the grass verges to provide seasonal interest and early spring flowers for pollinators.

Structural landscape hedge and tree planting has been incorporated along the northern boundary to provide filtered views to the north. The inclusion of a mixed native species hedge will create an ecological corridor connecting the existing vegetation structures west to east.

Defensible planting to be incorporated around the private space on the groundfloor apartments to provide delineation of the private and public realm

Attenuation Basin Planting & Wetland Meadow
Emorsgate Wet Grass Mix EM8, Carex pendula, Carex riparia, Eriophorum angustifolium, Lythrum salicaria.



The site access will have a corridor of 'soft landscaping' consisting of an evergreen hedge and shrub planting to frame the site entrance. Existing tree planting is to be retained where possible along the access road to retain canopy structure and connectivity along the southern boundary.

Drainage basin features have been incorporated and enhanced within the landscaped design proposals with the inclusion of seasonally wet native herbaceous planting species and wetland wildflower. This area of open space will create a native habitat for surrounding wildlife.

Recreational amenity has been provided within the site with the inclusion of a local area of play. The area is to provide natural play opportunities with the inclusion of logs, boulders and smaller play items which will have reduced impacts on the retained tree root protection areas.



Housing frontages are designed with the inclusion of formal clipped evergreen hedge planting to frame the frontages and create a green landscape corridor along the road frontages. In addition a pallet of shrub and herbaceous planting is included as part of the design to enhance biodiversity and create attractive plot frontages for residents to enjoy all year round.



Ornamental Shrubs
Cornus sanguinea, Cornus sanguinea 'Midwinter Fire', Euonymus fortunei 'Emerald 'n' Gold', Euonymus fortunei 'Silver Queen', Hebe albicans 'Red Edge', Lavandula angustifolia 'Hidcote', Skimmia japonica 'Rubella', Viburnum davidii



Green & Blue Infrastructure

...that has impact from 'day one' - contributing to character, wellbeing and biodiversity gain.

The green and blue infrastructure strategy delivers a connected, accessible, and multifunctional landscape network that supports healthy lifestyles, social interaction, and biodiversity. Well overlooked public open spaces are designed to offer high levels of natural surveillance, with clearly defined functions and characters that range from active amenity areas to tranquil green corridors and around the site boundaries. These spaces are interlinked to promote walkability and permeability throughout the development with both formal and informal routes.

Each landscape area offers layered value from public recreation and private amenity to ecological enhancement incorporating evergreen structural planting, varied species selection, and features that promote pollinators and invertebrate habitats. Day to day interaction with nature is encouraged through pedestrian routes, hedgerow planting, and tree planting that provide organic visual continuity, as well as designated stopping points for rest, reflection, and informal play.

Sustainable surface water management is integrated creatively within the landscape, with measures to capture and retain rainwater close to where it falls. This includes an attenuation basin to the north east and opportunities for rainwater harvesting via water butts for residential irrigation. Biodiversity is woven throughout the scheme with a strong emphasis on net gain. Habitats are created through native hedgerows, wildflower meadows, and species-rich grasslands, while wildlife movement is supported by continuous canopy links and green corridors. This layered approach ensures that green and blue infrastructure contributes meaningfully to environmental resilience, resident wellbeing, and the distinctive identity of the place.





Natural [Green] Connections

...which integrate the new neighbourhood into the site and connect it with its wider natural and built surroundings.

The proposal seeks to connect existing and new habitats through the careful integration of green infrastructure and tree planting. Proposed street trees will aim to form a continuous canopy structure along the northern boundary, offering valuable habitat opportunities and linking with internal areas through supplementary ornamental tree planting west to east. Existing boundary vegetation will be safeguarded wherever possible and enhanced with native hedge and tree planting. This approach not only strengthens ecological connectivity but also reflects the surrounding landscape character, encouraging wildlife to navigate safely along road corridors and into rear gardens. The result is a more permeable and resilient green network that supports biodiversity throughout the development.

Wildlife Approach:

The landscape design approach will aim to avoid and mitigate any detrimental effects on key habitats. Where possible, specific local priorities and opportunities will be incorporated into the detailed habitat design and management plans. In addition, drainage features in particular offer opportunities for incorporation of natural features of wildlife value, and working with the wider team of engineers and designers, we will look to focus the design of attenuation features for wildlife benefit with sinuous margins and native planting.

Overall, the landscape strategy has been developed to maximise delivery of wildlife enhancement, with wildlife forming an integral part of the development, whilst ensuring the detailed development includes a comprehensive connected ecological network through specific design.





Back of Pavement, Front of Home

Private spaces clearly delineated by
characterful boundary treatments -
minimising visual clutter from services
and utilities.



✎ The design of the interface between public realm and private dwelling is central to creating a coherent, welcoming, and characterful streetscape. Private spaces are clearly defined through well considered and contextually appropriate boundary treatments, such as native or ornamental hedging to frontages and close board fencing to rear gardens. These treatments help establish a strong identity for each street while also enhancing ecological value by enabling boundary permeability for wildlife and encouraging biodiversity.

✎ Front gardens are purposefully designed with sufficient depth to allow for hedge planting, creating a buffer between public footpaths and private dwellings. This space offers residents the opportunity for personalisation such as seasonal planting or decorative features while maintaining a structured, green frontage that contributes to the visual cohesion of the street.

✎ Apartment residents to the west also benefit from well-designed outdoor spaces. Ground-floor apartments are served by semi-private amenity areas that provide space for seating, drying clothes, container gardening, and informal use. These green thresholds enhance the approach to apartment buildings, particularly from parking courts, creating active, attractive edges that support social interaction and improve passive surveillance of communal areas. Collectively, this approach fosters a sense of pride in place, reinforces the identity of the streets, and ensures that every part of the development contributes positively to the public realm.



architectural principles & concepts

“The design principles and concepts that have been applied to the proposed development”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)



memorable, characterful
architectural language



A Memorable [Built] Character

Creating a place with a distinctive character inspired by Wokingham and the wider town.

Responding to Wokingham's inspiring characteristics:

- ☞ Integration of contextually significant materials such as brick and timber.
- ☞ Black weatherboarding wrapped around various dwellings to punctuate the townscape.
- ☞ A colour palette which draws from Wokingham's heritage.
- ☞ Inspiration found through the consideration of place names that have a connection to the locality.

Creating cohesive street scenes:

- ☞ Drawing inspiration from local architectural character through the informal variety of building forms and contextually influenced materials along each street.
- ☞ Building forms which have a local resonance:
 - ☞ Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling.
 - ☞ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.

Using a locally inspired materials palette:

- ☞ A mixture of red brick and buff brick
- ☞ Black timber weatherboarding
- ☞ Red/brown concrete roof tiling

ref.27:

Distinctive,
Locally Inspired
Architecture



Pitched roof featuring red/
brown interlocking tiling

Flat topped roof dormer windows

Anthracite black weatherboarding
wrapped around various dwellings

Simple flat-roofed porches on stout
profile vertical support columns

Brick chimney stacks on
select buildings

Buff facing brickwork

Contemporised picture
windows in grey colour

Combination of material finishes
including 2 contemporary bricks, 2
roof tiles and weatherboarding

Red facing brickwork

ref.28:

Distinctive,
Locally Inspired
Architecture



Buff facing brickwork facade

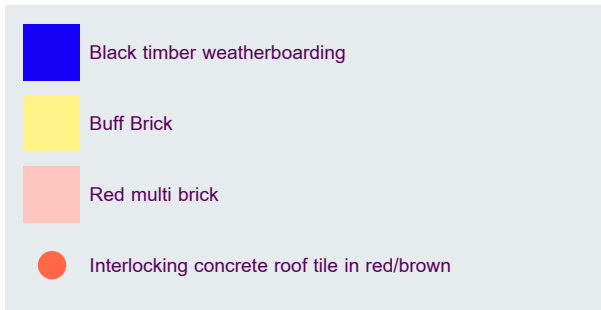
Ornate projecting vertical brickwork
detailing adds visual interest

Strong linear rhythm of gables
promotes a sense of order

Symmetry and even proportions
exemplified through window design

Recessed brick panels to emphasise
elevational proportion considerations

Contemporised building typology
creating a distinctive streetscene



ref.29:

Distinctive,
Locally Inspired
Architecture



Red/brown tiled roofing



ref.30: Front elevation of plots 31 & 32

Buff brick facade with contrasting grey windows and doors

Gabled dormer windows



ref.31: Front elevation of plot 49

Strong sense of symmetry and order through alignment of windows and recessed brick panel element

Chimneys on select buildings



ref.32: Front elevation of plots 39 & 40

Contrasting red brick and black weatherboarded facades on adjacent units

Box bay window with brick element at base



ref.33: Front elevation of plot 53

Simple flat roofed porch

facts & figures



parking & servicing

Building for a
Healthy
Life



Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking to meet Wokingham Borough Council standards:

Houses:

3 hab rooms	1 space	4-5 hab rooms:	2 spaces
6 hab rooms:	2 spaces		

Apartments:

1-3 hab rooms:	1 space	4+ hab rooms:	2 spaces
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...in garages or secure garden stores - so that cycles are as appropriate to choose as a car for short trips.

Sufficient vehicle parking to meet Wokingham Borough Council standards:

Parking calculations have been undertaken based on Parking Standards Study Report - October 2011

This calculation returns the following parking requirements:

Total required: **100 bays** - provided as shown to the right:



Integrating parking as part of the holistic townscape & streetscape design:

Lower-density housing: on-plot bays alongside or in front of the dwelling.

Reducing indiscriminate/anti-social parking: limiting stretches of roadway available by using junctions and lay-bys.

Visitor bays: integrated into the street environments as part of their holistic design along with generous landscaping relief.

Higher-density mews or courtyards: in front of the dwelling, as one element of the streetscape character.



continued:

60	Allocated to specific plots	7	Unallocated for residents
22	Allocated to apartment blocks	11	Unallocated for visitors

100 Total bays provided (against the requirements above)

11 Garage parking provided over and above the parking standards.

Electric vehicle charging facilities are provided to every dwelling.

Emergency Access

Emergency operatives can access the furthest point within every dwelling, from 45m of their vehicle. Reversing is limited to 20m. [Re. Building Regulations Approved Documents H [\[LINK\]](#) and B [\[LINK\]](#) and Section 6.7 of Manual for Streets [\[LINK\]](#)].

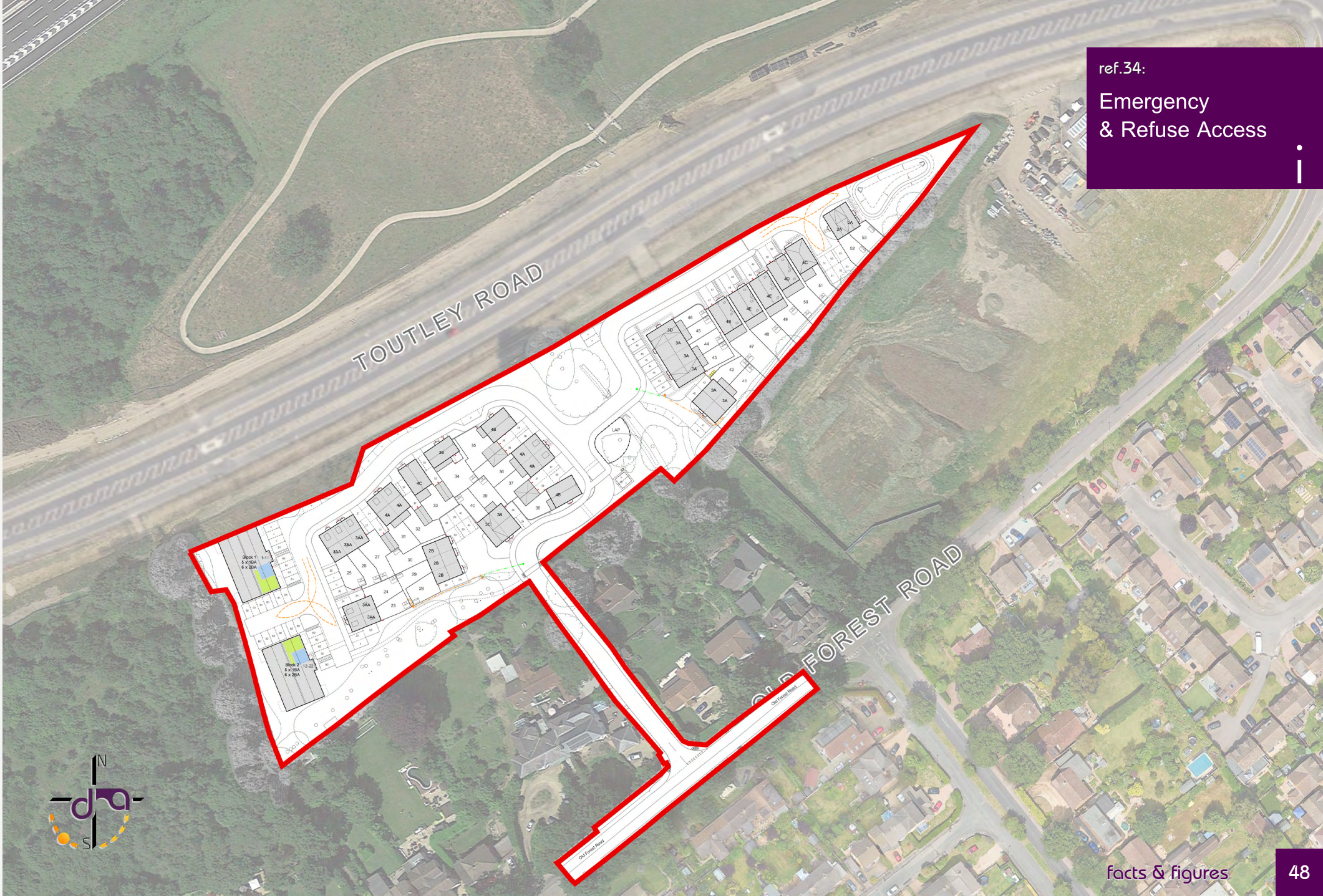
Refuse Storage & Access

Refuse storage is in accordance with Wokingham Borough Council's standards:

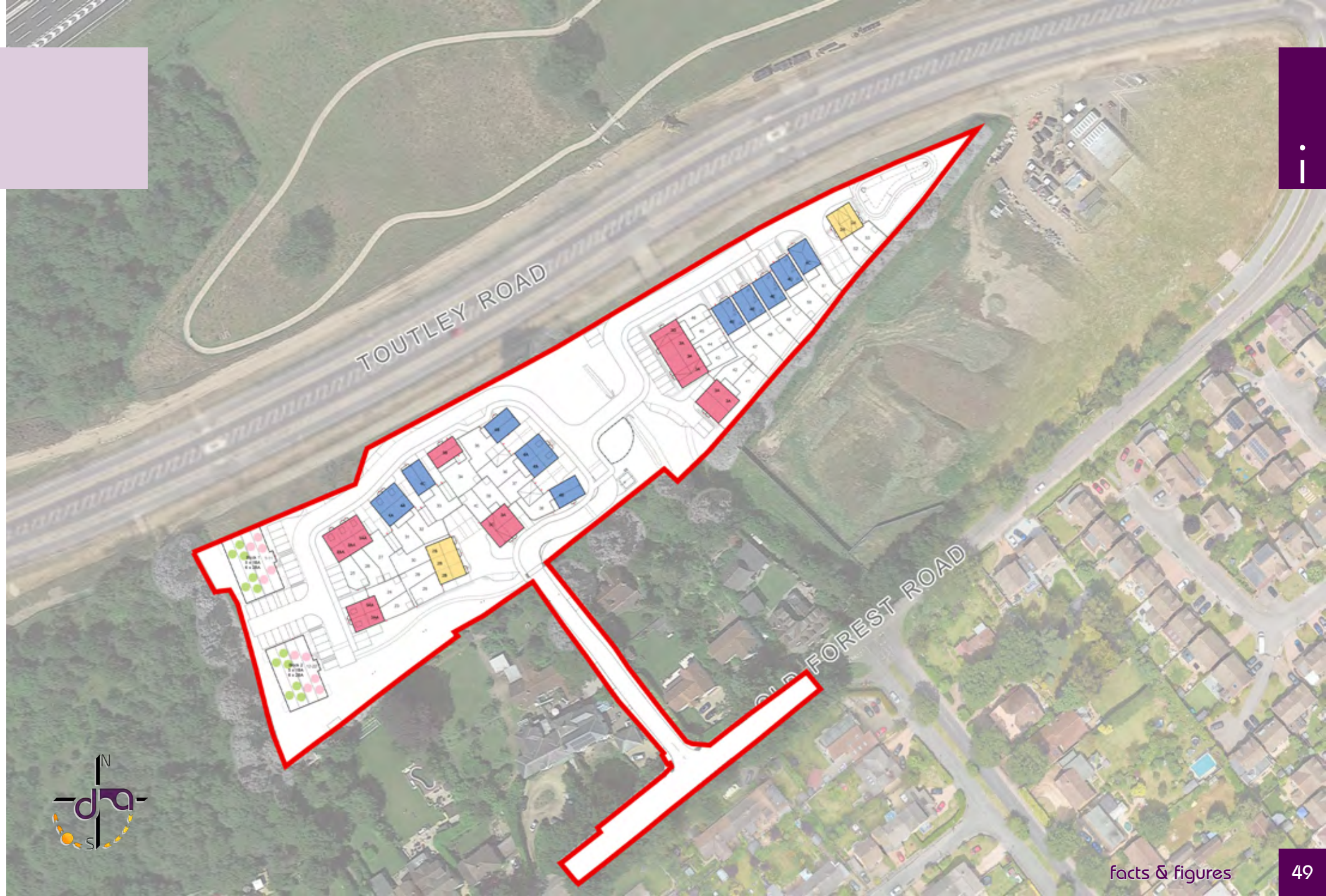
- For each house, moved by residents on collection day from gardens to individual or communal kerbside collection points:
 - Refuse: black wheeled bin.
 - Recycling (mixed): 60L waterproof bag.
 - Recycling (food): 23L black bin.
- For each apartment, communal storage in 1100L/360L containers in dedicated stores:
 - Refuse: black wheeled bin.
 - Recycling (mixed): blue wheeled bin.
 - Recycling (food): red 240L wheeled bin.

Residents can carry refuse to their bins within the 30m allowed. House residents can wheel their bins to their collection point within the 25m allowed [Re. Building Regulations Approved Document H6 [\[LINK\]](#)].

Refuse operatives can visit every collection point within the allowed distance from the collection vehicle (15m for wheelie bins, 10m for eurobins) [Re. British Standard BS5906:2005 [\[LINK\]](#)].



a range of dwelling types



Dwelling Types & Tenures

AFFORDABLE HOMES (40%)	
1-bed apartment*	10
2-bed apartment~	6
2-bed house	-
3-bed house ^o	5
4-bed house	-
Total	21

* incl. 2 M4(2) homes

~ incl. 2 M4(2) homes

^o incl. 5 M4(2) homes

PRIVATE HOMES (60%)	
1-bed apartment	-
2-bed apartment†	6
2-bed house	5
3-bed house	9
4-bed house	12
Total	32

† incl. 2 M4(2) homes

Total New Homes

53



Homes for Everyone

A range of homes, tenures and typologies that meet local community needs.

The right range of dwelling types and sizes:

☞ Homes for first time buyers, for families, and for those downsizing.

☞ 11 homes designed to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users, in accordance with part M4(2) of the Building Regulations [\[LINK\]](#).

The right levels of amenity space for each dwelling:

☞ Private outdoor space for most residents - for recreation, sitting out, drying clothes, and mental health and wellbeing:

- ☞ Private gardens for houses.
- ☞ Semi-private enclosed gardens/courtyards for ground floor apartments.
- ☞ Balconies/terraces for upper floor apartments.

The right community composition:

☞ Homes and streets where it is difficult to determine the tenure of the properties through architecture, landscape or layout,

☞ Tenures distributed across the development in small integrated clusters.

☞ Public space and facilities without restriction or demarcation by tenure.



mixed & integrated dwelling tenures

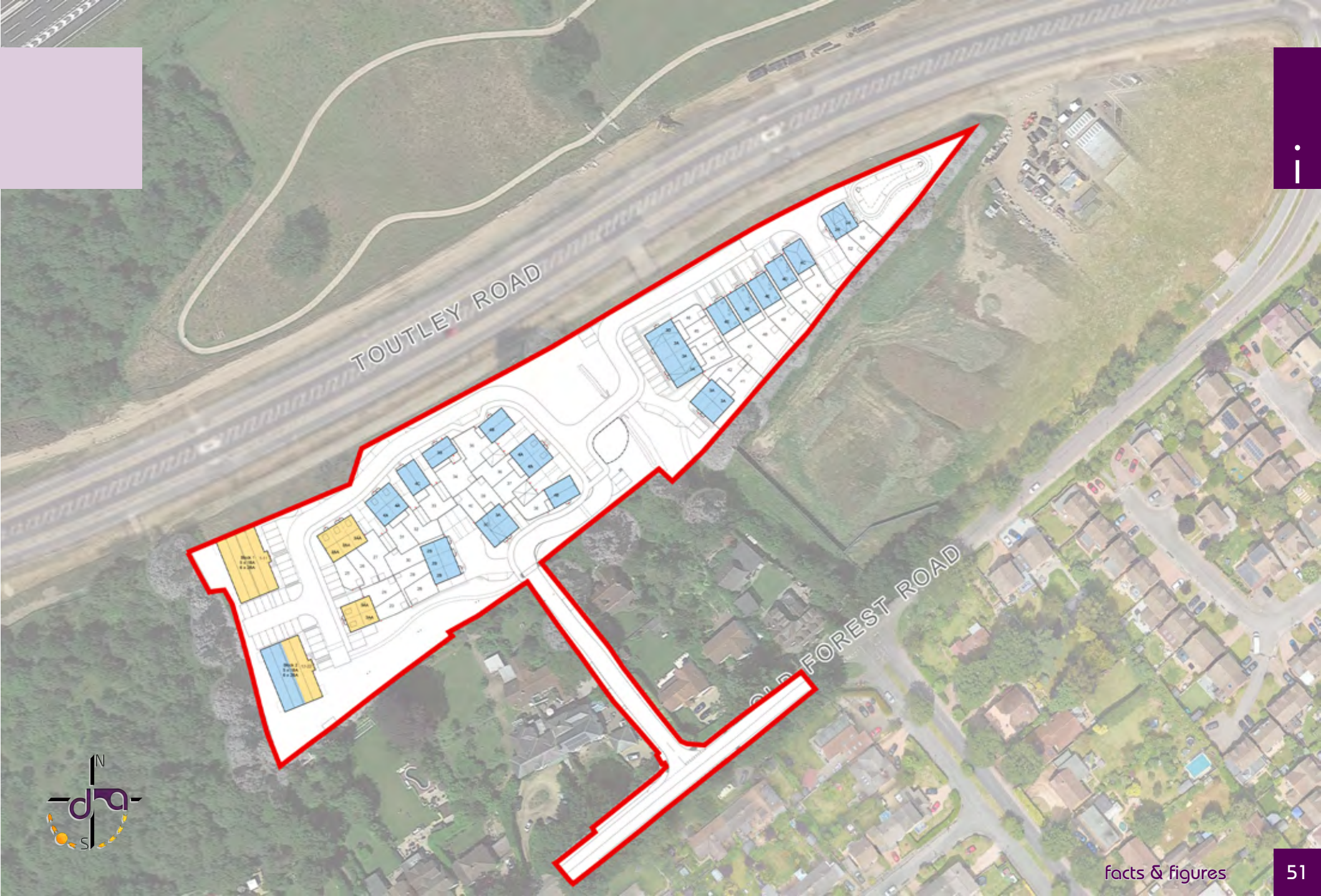


Affordable Homes



Open Market Homes

☞ Affordable Homes are provided for people whose needs are not met by the private market, according to the government's eligibility criteria, and these homes are usually managed by a Housing Association or Local Council





conclusion

delivering our vision

We are therefore proud to present this development for your consideration, providing 53 new homes of which 21 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Wokingham and the site's setting, and will provide a medium density neighbourhood which is landscape led in this sensitive location.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Wokingham and the way it functions:

As a prestigious local residential developer, Elstree Land aspires to create attractive places that will stand the test of time - places which make a positive contribution to their setting - places in which future occupants are able to integrate into the wider community.

- Following the principles of best practice in urban design, landscape, movement and sustainability.
- Contributing to overcoming the region's significant shortfall in housing land supply in a situation where there is very considerable housing need.
- Offering a mix of open space and housing opportunities, responding to local need.
- Ensuring a good residential environment, with the creation of areas of public open space, the retention of the existing woodland area within the managed landscape and public realm.
- Integrating with the neighbouring pattern of residential development, and successfully preserving and enhancing views of the area.
- Benefiting from the good public transport links as well as the services and facilities of Wokingham.
- Providing a omprehensive high quality landscape scheme which includes a number of landscape and biodiversity enhancements throughout.
- Creating a logical extension to Wokingham.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.

Our Vision:

“A spacious development with emphasis on landscape led space, providing frontage to Toutley Road, in response to a visually sensitive site”

appendix a

design evolution

The design evolution has gone through several rounds of review through direct communication, meetings and discussions with Wokingham Borough Council. The evolved layout principles are shown here to provide an understanding of these negotiations and to demonstrate that we as a design team have appropriately responded, so that the current proposals within this application submission address Local Plan policy requirements and good urban design principles.

The illustration shown here demonstrates the initial layout proposals, which showed development framing and responding to the entrance route, with housing to each side facing north, fronting Toutley Road and having southern facing rear gardens. These private gardens create a landscaped buffer to the boundary tree belts. To each corner of the site were “bookend” feature apartment buildings.



Responses to the initial layout from our first Local Authority meeting, were that proposals should demonstrate a more broken frontage to Toutley Road, rather than terracing, with space between buildings. Buildings should face onto the road and access should come from between and on the southern boundary, also numbers should be reduced to loosen the layout.

This revised scheme maintained similar dwelling numbers but introduced more semi-detached houses with parking either set between, behind the frontage build line or in rear parking courts.

The two apartment buildings to the corners of the site were considered appropriate, but details of their design and appearance were needed to support buildings of this size in these specific locations.



The responses to the previous layout have been incorporated into this third stage review.

The previous layout was considered to have dwellings too tightly positioned up against the northern landscaped boundary and therefore numbers of homes on site were reduced from 70 to 64.

Detached properties replaced pairs of semi-detached and an additional landscaping buffer was introduced along the northern boundary.

Further work had been undertaken on the central area of open space to enhance the scheme core and landscaped environment.



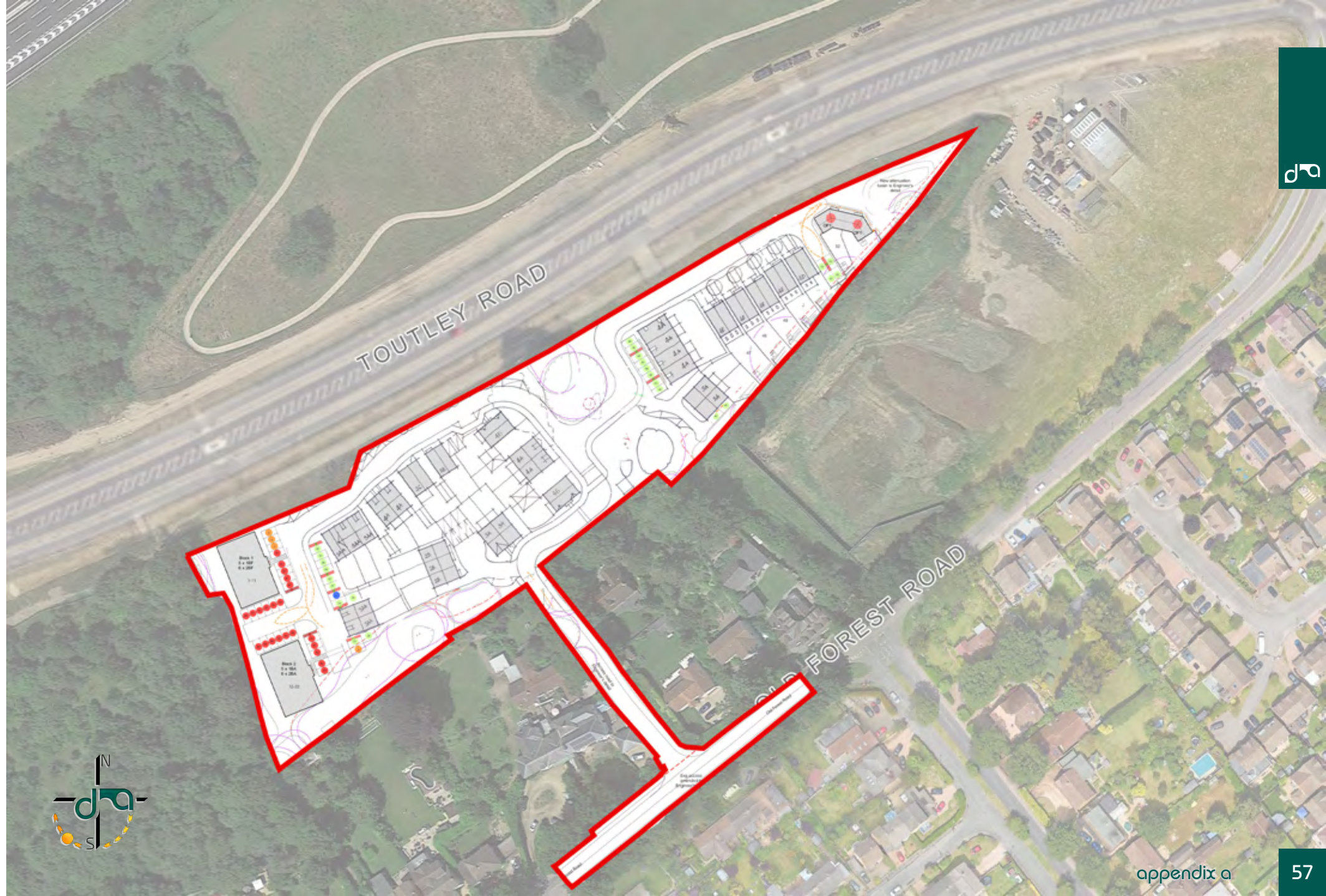
Responses on the previous layouts, focussed on the size, length and scale of the western apartment building, along with concerns around the need for more building frontages on Toutley Road.

This layout created more rear parking areas which were less desirable from our client's point of view.



This illustration is the last evolved Concept Layout which forms the basis of the current layout submission. The internal road alignment was switched to the northern side of the development to create north facing frontage onto Toutley Road, set either side of the centralised landscaped public open space.

A perimeter block with 22 metre back to back separation was provided on the western side of the development and to the east the proposed development backed onto the adjacent site allocation and so can create a secure back to back garden amenity relationship.



This illustration shows the final coloured layout as a response to the most recent feedback:

- 1) Building footprint reorientated to create additional landscaping to the front of the building and also along its side boundary to give some landscaped relief
- 2) Terrace of houses which has a corner turning property facing the north elevation. This elevation is its primary frontage with balanced window proportions and central entrance door
- 3) The prominently located pair of semi-detached properties which sit on the western approach to the site have been considered to have distinctive twin roof gables and ground level bay windows to enhance the architectural detailing
- 4) Properties backing onto the south-eastern boundary have been relocated to ensure the rear gardens meet garden length requirements
- 5) Parking for the residential houses has been repositioned to reduce the quantum of on street parking within the western part of the site. Several parking spaces have been located back behind the build line between dwellings.
- 6) The focal pair of semi-detached properties aligned to the entrance road have been enhanced in building form by the inclusion of a feature gable roof
- 7) The central landscaped area has been enhanced to provide for a Local Area of Play



appendix b

community engagement

Wokingham Borough Council's Statement of Community Involvement (SCI) was adopted in March 2024, setting out the Council's policy for involving interested parties in matters relating to development in their area, and seeking to ensure effective community involvement at all stages in the land use planning process.

The Council expects landowners and developers to engage early so that the views of residents and other stakeholders can be taken into account when assessing the detail of the proposal itself. The purpose of the engagement should be made clear and highlight that this is prior to any planning application being submitted to the Council.

Elstree Land has undertaken pre-application engagement with the local community to inform the proposed development:

☞ An information leaflet (reproduced right) was distributed via a letterbox drop in May 2025, providing information regarding the proposed development and its community benefits, and instructions on how to respond with views on the proposals at that time. The leaflet was distributed to 279 residents in the vicinity of the Site.

☞ The consultation allowed for open ended feedback, without defined question parameters, thus capturing all commentary in full.

☞ 24 responses were received from local residents and the Emmbrook Residents Association. Key comments were made as follows:

- Concerns about the site's relationship with the Northern Distribution Road (Toutley Road).
- Concerns regarding traffic increase and transport implications.

- Queries regarding access being proposed from Old Forest Road/not proposed from Toutley Road.
- Concerns for loss of habitat and wildlife.
- Queries relating to access to surrounding open green spaces.
- Concerns about visual impact of new homes in this location and the precedent set for future potential development.
- Support for the intention to incorporate the provision of 40% affordable housing.
- Concerns regarding the proposal's compliance with the draft allocation set out in the LPU.
- Concerns over the strain the additional dwellings will have on local services.
- Concerns for the lack of parking to accommodate proposed dwellings.
- Loss of amenity and disturbance to local residents.
- Concern over the centrally located apartments.
- Concerns over the proposed density.
- Compromised green space and access to adjacent SANG.

In response to the matters raised, alterations were made to the proposals including:

- ☞ The removal of the central apartment block and replacement with 2 storey housing - reducing the number of homes from 55 to 53.
- ☞ Confirmation that the proposed access via Old Forest Road is the approach specified in the draft Local Plan Update allocation (Appendix E).
- ☞ Concerns and queries in respect of access and traffic impacts responded to in the Transport Assessment which accompanies the application.

Proposal for circa 55 homes on Land off Old Forest Road, Winnersh



Elstree Land are seeking your views on the proposed development of Land off Old Forest Road, Winnersh prior to a planning application. The site forms part of Wokingham's Borough Councils emerging Local Plan as a proposed housing allocation and as such we believe that this site is very suitable to help deliver much needed market and affordable homes.

Overview of the proposals:



A residential development of around 55 new energy efficient homes ranging from 1-4 bedroom properties.



The mature trees and important landscape features are an integral element of the schemes evolution, with a Biodiversity net gain target of in excess of 10%.



40% of the properties will be affordable housing. This includes a mix of First Homes, Social Rent and Shared Ownership, in line with the Council policy requirements.



We are undertaking highways analysis to inform if improvements will be required to the local road network to accommodate the proposed development.



Energy efficient homes including the use of air source heat pumps, electric charging points and integrated building fabric improvements.



Car and cycle parking in line with Wokingham Borough Council's standards.



Homes are traditionally styled, with the use of feature brick detailing, tile hanging and weatherboarding.



Delivery of a new and improved road, footpath, cycle and lighting from Old Forest Road into the development.



Feedback

We are inviting feedback on our designs for Land off Old Forest Road, Winnersh. Please take a moment to give us your feedback via danielbradbury@elstreeland.co.uk

Our public consultation runs until Thursday 15th May 2025, so please let us know what you think before then. Following consultation, we will use your feedback to help improve our plans as we prepare our planning application.

Community Benefits:

Housing being delivered in accordance with Wokingham's emerging local plan , meeting standards in terms of design, sustainability and style.



Local economic benefits, including the creation of jobs and additional expenditure in the local economy to the benefit of local shops and businesses.



Much needed new private and affordable housing sustainably located close to amenities and services.



Proposed contributions to employment skills plans, travel plans, local open space and play equipment on top of Wokingham's CIL requirements.



40% affordable housing including First Home, Social Rent and Shared Ownership in accordance with Wokingham's policies.



New junction and road linking Old Forest Road to the proposed development.



Over £1,500,000 in community payments to the council.



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DHA Architecture Ltd is a specialist practice in the field of residential architecture, delivering projects for all of the major housebuilders, as well as regional developers and Housing Associations:

- ✎ Concept Urban Design
- ✎ Masterplanning
- ✎ Feasibility
- ✎ Consultation
- ✎ Planning
- ✎ Presentation & Visualisation

