

LINEAR PARK, ARBORFIELD GREEN, WOKINGHAM

Design Statement

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The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF, Para 131, December 2024

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Prepared on behalf of **Crest Nicholson South**
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INTRODUCTION



1.1 This statement has been prepared by **Pegasus Group** on behalf of **Crest Nicholson South** to support the Reserved Matter Application for the:

Reserved Matters planning application pursuant to outline permission O/2014/2280 comprising landscaping, substation and balancing pond.

1.2 This Design Statement should be read in conjunction with the other material submitted as part of this Reserved Matter Application, along with the Outline approved documentation, including the Design and Access statement and Addendum, and subsequently approved Design Code.

1.3 The reserved matter application seeks approval for the detailed matters of layout, scale, appearance, and landscaping.

1.4 The following sections of this statement aim to explain the proposed design rational behind the plans submitted and aims to prove compliance against the Outline approved material and approved Design Code.

Subsequent sections of this statement included:

Outlines the purpose of the document.

Considers the site and its surrounding in terms of the physical, social and planning context.

Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.

1.5 This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the Reserved Matters submission.

SITE LOCATION PLAN

02

ASSESSMENT



2.1 In October 2014 Crest Nicholson Operations Ltd, on behalf of the Arborfield Garrison Landowners Consortium (AGLC), submitted an Outline hybrid planning application (HPA) for the redevelopment of Arborfield Garrison.

2.2 The site was identified by Wokingham Borough Council (WBC) in 2010 as capable of delivering an infrastructure-rich and high quality new village with associated transport and green community infrastructure.

2.3 A hybrid planning consent was subsequently granted in April 2015, subject to a number of conditions (app ref: O/2014/2280).

2.4 This application site covers 1.35 acres and is located within the Village Green character area in the wider Arborfield Garrison SDL, as illustrated on the adjacent Outline approved Masterplan. The development site itself is located south west of Wokingham town and south of the M4 motorway, Junction 11.

2.5 The application site is bordered to the north by future residential parcel 'N'. To the west lies the planned Village Green, to the east the wider Linear Park landscape, and to the south future residential parcel 'RE' along with the district centre development.

2.6 The application site predominantly comprises open fields containing an existing tree and hedgerow belt forming its south eastern boundary. These are to be retained in line with the design rationale established within the approved Design Code.

2.7 The proposed development adopts the guidelines as set out within the approved Village Green Design Code, dated November 2021. The following design objectives relevant to this Reserved Matters submission, as set out in the Design Code, have created the strong foundation that has informed and helped to shape the detailed design proposals.



- | | |
|--|--|
| 1. Significant trees safeguarded and retained | 14. District centre |
| 2. Primary school location | 15. Continuation of Nine Mile Ride to connect with main road |
| 3. Neighbourhood centre created | 16. Secondary School location |
| 4. Listed Moat House protected | 17. Existing gym (and possibly the library) retained and reused for community purposes |
| 5. Playing fields safeguarded | 18. Village square |
| 6. Cricket green safeguarded | 19. Village pond |
| 7. Community allotments | 20. Creation of SANG (Suitable Alternative Natural Greenspace) to accommodate scheme |
| 8. Horse infirmary retained and setting enhanced | 21. Creation of linear park |
| 9. Village Green created | |
| 10. Community allotments | |
| 11. New bridge path | |
| 12. Flood waters accommodated in enhanced water course | |
| 13. New vehicular connections to southerly SANG | |

— Planning Application Boundary

03

DESIGN PROPOSALS



LAYOUT

3.1 The proposed development comprises a combination of soft and hard landscaping, incorporating street furniture. A substation is proposed along the eastern boundary, with an existing attenuation basin situated to the west. According to the approved Arborfield Green, Village Green Design Code, the site is located within both the Arborfield Green and Linear Park landscape character.

3.2 A vehicular route is proposed within the site to serve both the development and the adjacent Parcel 'N' to the north. This route proposes designated parking provision along the highway for visitors to the Linear Park, which will also accommodate service vehicles requiring access to the substation.

3.3 In accordance with the aforementioned Design Code, a bridleway is proposed along the eastern edge of the site. This will include a safe crossing point over the access road, ensuring continuous and secure connections to the wider bridleway network across the Arborfield Green development area.

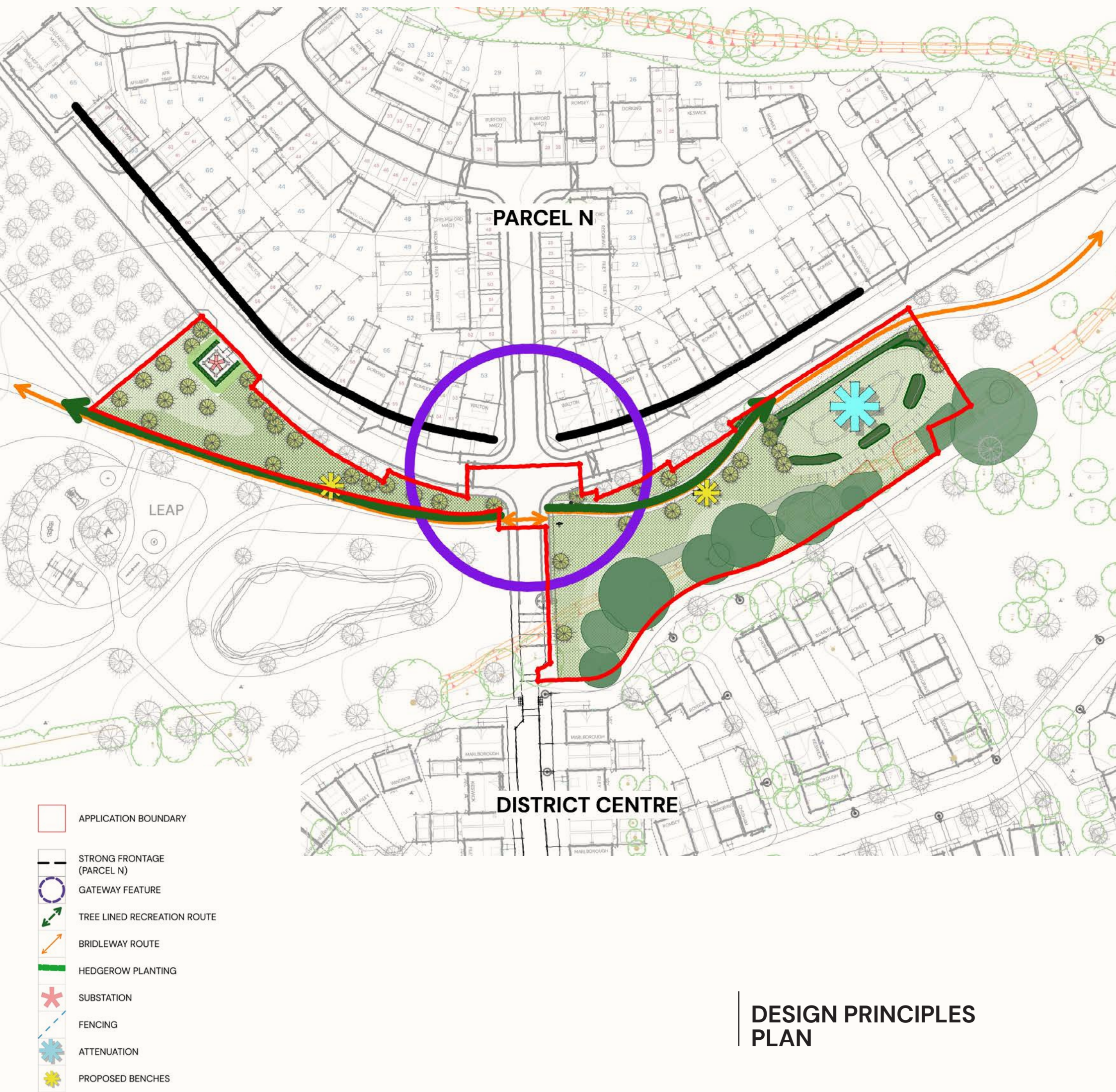
3.4 Open grassland within the development will be enhanced with areas of wildflower seeding using a wetland mix, delivering year-round biodiversity benefits. Native tree species will be planted to provide ecological habitats and to frame key views across the open space. Feature trees will be positioned along the entrance road through the Linear Park towards Parcel 'N', emphasising the area as a focal space.

3.5 As set out in the consented Design Code, existing trees in the south-east of the site will be retained to preserve important habitat corridors and create a visually appealing vista towards the surrounding developments.

3.6 To ensure public safety, particularly for users of the bridleway, post-and-rail fencing will be installed around the existing attenuation basin to the east.



SITE LAYOUT

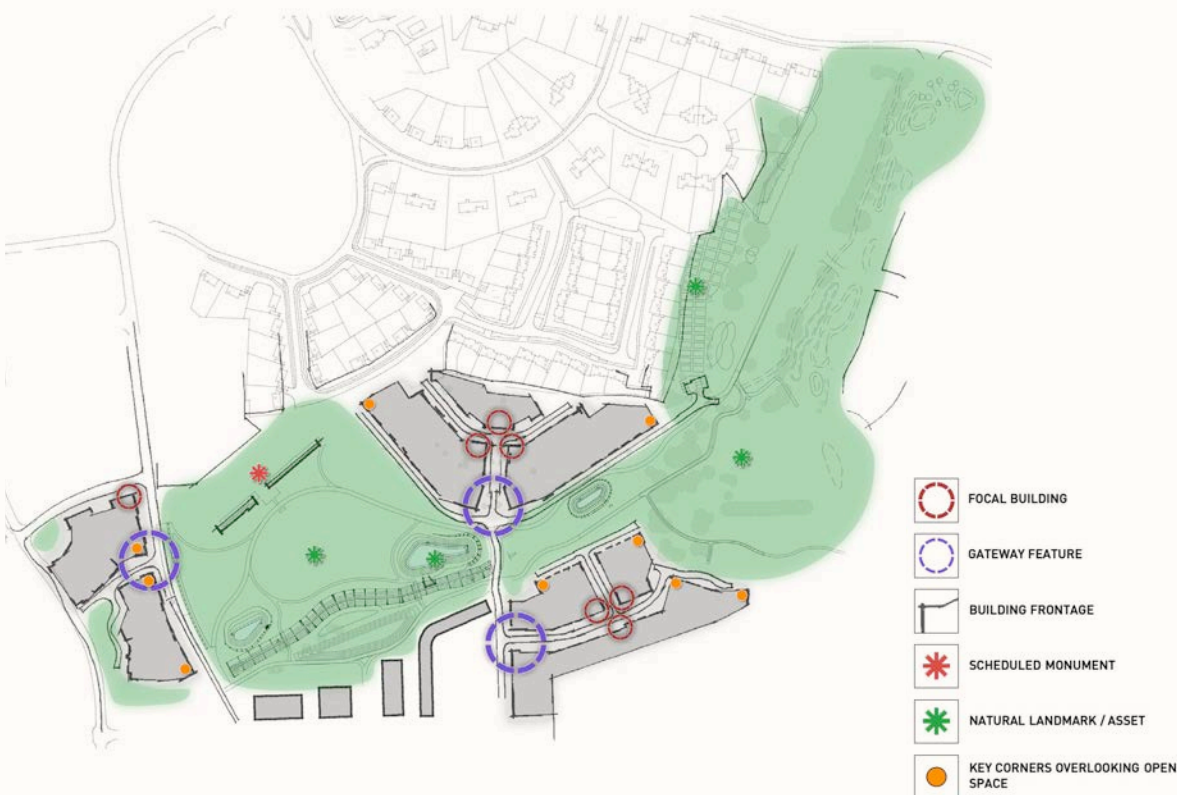


PLACEMAKING AND APPEARANCE

3.7 The proposed development at Linear Park is designed to establish a distinctive sense of place that complements the surrounding residential areas while providing a high-quality, functional space for recreation and supporting infrastructure. The scheme integrates landscape, movement, and amenity features to enhance the user experience and reinforce the identity of the area.

KEY DESIGN PRINCIPLES:

- » **Strong frontage to Parcel 'N':** The proposed frontage creates a defined edge that frames and enhances the Linear Park landscape.
- » **Gateway Feature:** As outlined in the approved Design Code, the gateway is emphasised through increased building heights within Parcel 'N' and the introduction of feature tree planting along the primary movement route.
- » **Recreational Connectivity:** A safe and continuous bridleway is maintained through the site, incorporating a dedicated highway crossing to ensure safe pedestrian and equestrian movement.
- » **Tree Planting Strategy:** Trees are positioned to frame key views across the site and along highway edges, with strategic planting adjacent to the bridleway to reinforce its role as a primary recreational route.
- » **Substation Screening:** The proposed substation to the west is visually softened through hedgerow and shrub planting, reducing its impact on views from the Parcel 'N' frontage.
- » **Boundary Planting:** Hedgerows along parking areas provide visual screening, soften hard landscaping elements, and create a natural buffer between vehicles and pedestrians.
- » **Street Furniture Integration:** Benches are proposed along the bridleway to offer rest points for users. Materials will be selected to complement the surrounding landscape, reinforcing the park's character as a, multi-use, well-landscaped environment.



Frontages and Landmarks Plan
(Source: Arborfield Green Design Code)

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