

1. Sustainable Drainage

Sustainable Drainage Systems are proposed for the lower ground within the Site. A basin will be provided in the north west corner of the Site. This will include a new wildlife pond and marginal and aquatic planting. The base and sides of the basin will be sown with a wildflower seed mix. Swales and rain gardens will be located within the development area to catch surface water runoff and convey water to the basin. These will be planted with appropriate vegetation tolerant of periodic wet conditions.

Indicative species:-
Plantago lanceolata
Malva moschata
Leucanthemum vulgare
Centurea nigra



2. Boundary Treatment

Majority of the mature trees and hedgerows on all four boundaries of the Site will be retained and enhanced with native planting to protect the rural setting of the wider farmland. The boundary to the north will be enhanced with new planting of thicket and trees. This will provide a robust boundary between the propose housing and the countryside beyond to the north. Planting will be of native species and will include a high proportion of English Oak in keeping with the existing species mix.

Indicative species:-
Quercus robur
Carpinus betulus
Acer campestre



3. Community Orchard

A Community Orchard is proposed near the north east corner of the Site, to provide visual interest and community benefits. The orchard will include picnic benches to encourage use of the orchard for recreation purposes and encourage community interaction. The orchard will also contribute to Biodiversity Net Gain.

Indicative species:-
Malus domestica 'Miller's Seedling'
Malus domestica 'Winston'
Pyrus communis 'Williams'
Prunus domestica 'Majorie's Seedling'



6. Play Strategy

A new Local Equipped Area of Play (LEAP) will be provided within the central green at the centre of the development. The equipment will be of timber or metal with a naturalistic character, to suit the edge-of-settlement location. There will be a range of play elements aimed at younger children (5-12 years of age) offering safe, well-over looked play areas for the community. Amenity grass is also proposed around the play area to provide additional informal recreation opportunities.

There will also be recreational routes within the open spaces at the edge of the Site providing exercise opportunities for adults and teens.



5. Access from School Road

Any vegetation removal required to accommodate the new access from School Road will be offset with new hedgerow, tree and woodland planting to the rear of the visibility splay. New tree planting will be of native species in-keeping with the rural character along School Road.

Indicative species:-
Crataegus monogyna
Taxus baccata



6. Residential Landscaping

The proposed development will be set around a central green which will form a focal point at the heart of the development. Housing will overlook the green and will also address the open spaces at the Site boundaries. The proposed Suds features will form an integral part of the street scene. Space has also been provided within the layout to allow a comprehensive tree planting strategy which will add to local tree cover and provide amenity for residents.

Indicative street tree species:-
Liquidamber styracflua
Platanus x hispanica
Quercus palustris
Pyrus x calleyana 'Chanticlear'

4. Walking Routes

Recreational walking routes will be created around and within the Site. These will offer a range of routes around the existing mature oak trees within the Site, through the Community Orchard and past the wildflower planting of the sustainable drainage features.



LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- REMOVED VEGETATION
- AVENUE TREE
- ORNAMENTAL TREES
- NATIVE TREES
- ORCHARD TREES
- NATIVE HEDGE PLANTING
- WOODLAND MIX
- THICKET MIX
- MARGINAL PLANTING
- AMENITY GRASS SEEDING
- WILDFLOWER MEADOW MIX
- SUDS BASIN AND SWALE
- LOCALLY EQUIPED AREA FOR PLAY (LEAP)
- RECREATIONAL PATH
- MOWN GRASS FOOTPATH
- PICNIC BENCH
- TIMBER SEAT
- POND

0 10 20 30 40 50 metres

A 13/03/25 SV Layout amendments

Rev Date By Description

CSA environmental

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Project Land North of School Road,
Arborfield Cross, Wokingham

Title Landscape Strategy Plan

Client Croudace Homes

Scale 1:1000 @ A2 Drawn JP/TV

Date February 2025 Checked CA

Drawing No. CSA/6541/114 Rev A