

PARCEL R11
PHASE 2B OF THE
SOUTH WOKINGHAM
STRATEGIC DEVELOPMENT LOCATION

**DESIGN
COMPLIANCE
STATEMENT**

PREPARED BY PEGASUS URBAN DESIGN
ON BEHALF OF KIER PROPERTY DEVELOPMENTS LIMITED

March 2025 | P25-0277_01B

“

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.

”

(PARA. 131. NPPF DEC 2024)



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01. INTRODUCTION

SECTIONS

- 1.1 This Compliance Statement has been prepared by Pegasus Design on behalf of Kier Property Developments Ltd. It forms part of a Reserved Matters submission pursuant to the Hybrid Planning Permission ref. 191068.
- 1.2 This submission relates to Parcel R11 which is situated to the east of the Phase 2B development site. It is a reserved matters application (access, appearance, layout, scale and landscaping) for 343 dwellings and associated infrastructure (green, blue and highway).
- 1.3 The purpose of this statement is to summarise the development proposals and demonstrate compliance with the approved drawings listed in Condition 2, and the site-wide masterplan, design code and landscape design statement approved pursuant to Condition 4. This statement should be read in conjunction with the Reserved Matters Application and its accompanying documents.
- 1.4 This document achieves this with the following sections:

01

Introduction:
Outlines the purpose of the document;

02

Background & Context:
Outlines the planning history of the site and outline Illustrative Masterplan;

03

Design Principles & Sustainable Structuring:
Presentation of the design principles that have been derived from a combination of Government Policy and site assessment;

04

Design Evolution:
Contains a summary of design progression further to officer comments;

05

Design Proposals & Compliance:
Presentation of the design proposals including uses and amount proposed, layout of the development, scale of buildings, appearance and how the design accords with the approved Masterplan, Design Code & Landscape Design Statement;

06

Landscape Strategy

07

Secure By Design
Secure By Design and the British Parking Association's Safer Parking Scheme.

08

Summary



02. BACKGROUND & CONTEXT

PLANNING CONTEXT

- 2.1 Parcel R11 falls within jurisdiction of Wokingham Borough Council and within the South Wokingham Strategic Development Location (SWSDL) which is identified in Core Strategy (CP21) as a sustainable location in which to accommodate a mixed-use development of around 2,500 dwellings. The SWSDL straddles the Reading – London Waterloo railway line to the south of the town.
- 2.2 Land at Phase 2a and land at Phase 2b of the SWSDL lies to the south of the railway line and has been comprehensively master planned. Additional land at the western end of the SWSDL is within the control of Persimmon Homes and is part of a separate application (Ref: 192325). Wokingham Borough Council have also approved an application for the SWSDR (Ref: 192928) that runs through Phase 2b of the SWSDL.
- 2.3 Hybrid planning permission for Phase 2b has been granted for a mixed-use development including up to 1,434 dwellings, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), under reference 191068.
- 2.4 As part of the original application, an illustrative masterplan was produced to give an indication of how the design philosophy set out in the DAS might be implemented at a future date. This was accompanied by a Design and Access Statement and suite of Parameter Plans (shown to the right) setting out the proposed spatial framework of uses at South Wokingham.

SITE CONTEXT

- 2.5 The site predominantly takes the form of existing agricultural fields, with a small number of farm outbuildings. The existing farmhouse and some associated buildings will be retained so have been excluded from the red line.
- 2.6 A small number of hedgerows traverse the site, partially or fully running along field margins. Existing trees are mainly located on the periphery of the site with an area of ancient woodland located on the eastern boundary. A limited number of existing trees are located within the core of the site.
- 2.7 Waterloo Road currently runs along the north eastern boundary of the Site but is subject to closure and diversion through the neighbouring parcel (R10). A full planning application was approved 5th February 2025 for the construction of a new link road as an alternative route to Waterloo Road (ref. 240892).



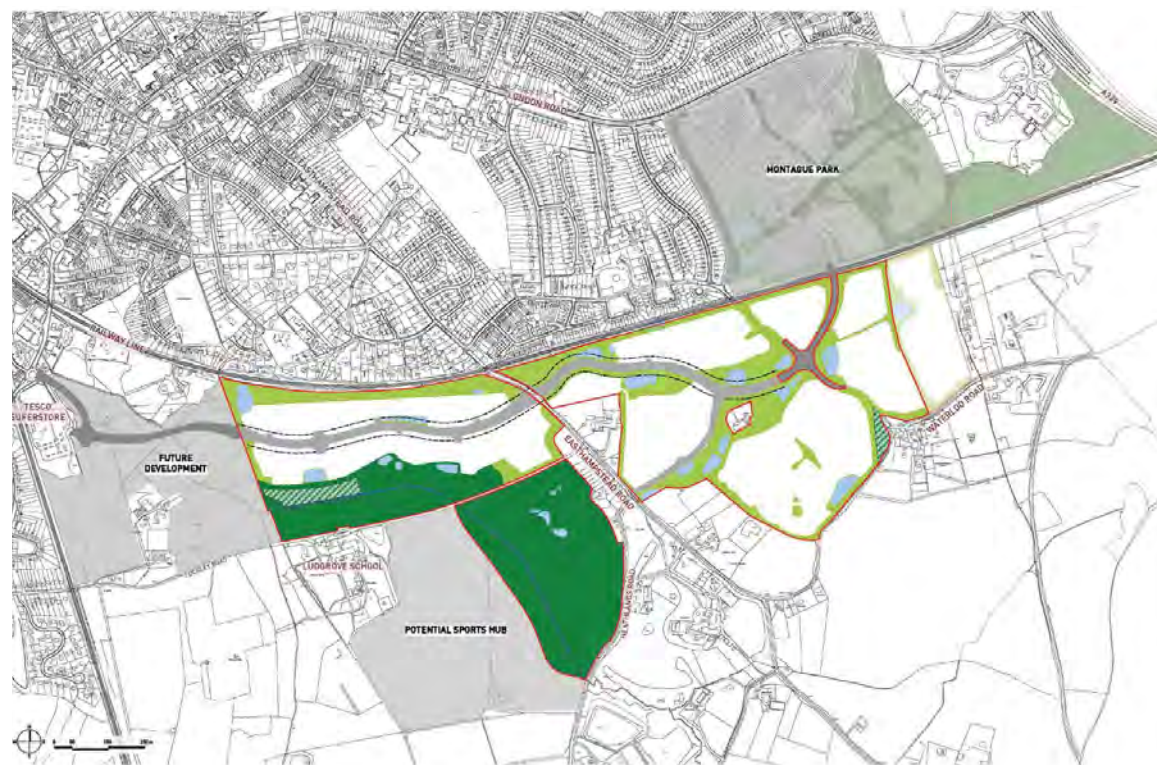
R11 AERIAL VIEW



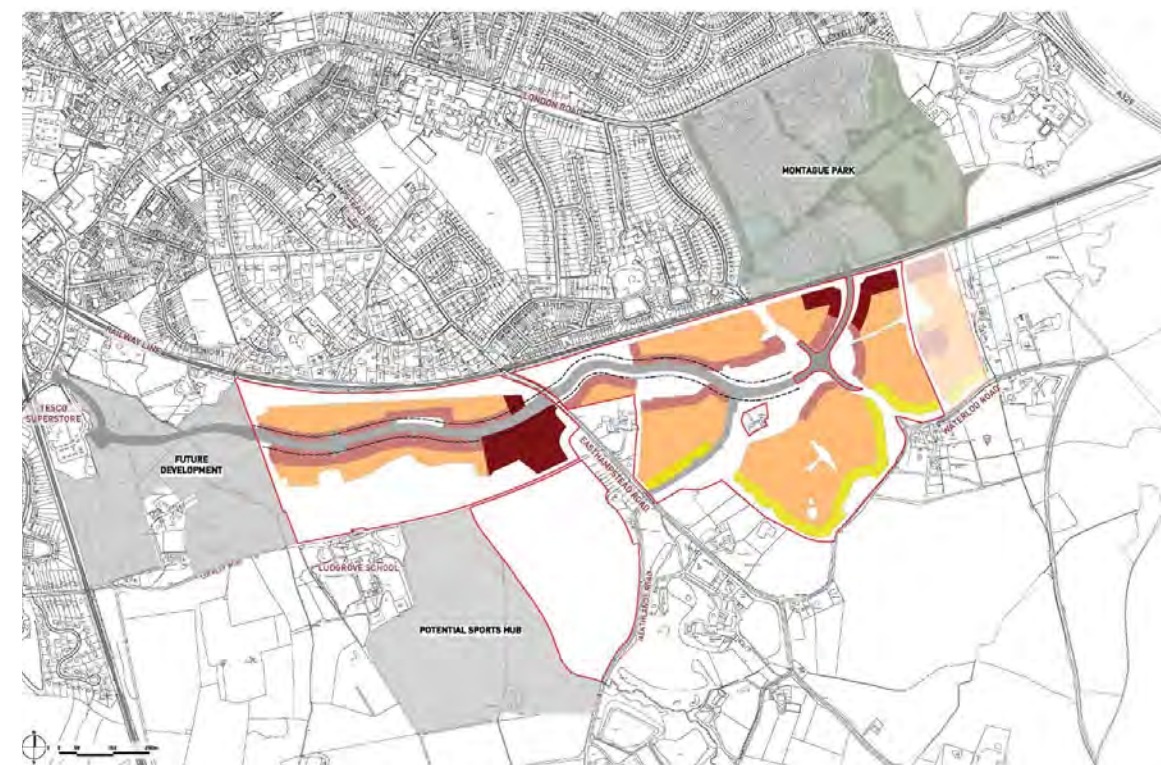
LAND USE PARAMETER PLAN



ACCESS AND MOVEMENT PARAMETER PLAN



OPEN SPACE PARAMETER PLAN



BUILDING HEIGHTS PARAMETER PLAN



CONDITION 4 DOCUMENTS

2.8 Condition 4 of the hybrid application approval required the submission of a Site-Wide Masterplan, Design Code and Landscape Design Statement. Details that were covered in these documents included:

CONDITION 4	DOCUMENT LOCATION
<i>i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;</i>	P33 – P39
<i>ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;</i>	P22 – P25
<i>iii) principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;</i>	P26 – P27
<i>iv) Sufficient separation between development and ancient semi- natural woodland;</i>	P41
<i>v) Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;</i>	P41
<i>vi) Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_191 Framework Plan).</i>	Not relevant to this phase of residential development

2.9 The purpose of this document is to demonstrate how the proposals put forward within this Reserved Matters Application comply with the rational set out in the approved Design Code and Landscape Design Statement and the broad design principles shown on the Site-Wide Masterplan (ref 241971).





CHARACTER AREA PLAN FROM SITE WIDE DESIGN CODE

"The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses."
(Para. 50, NDG 2021)

2.10 Through negotiations for the Hybrid planning consent and the approved Site Wide Design Code, a series of character areas have formed across the development in collaboration with planning officers at WBC.

2.11 The above plan taken from the Design Code and the accompanying matrix sets out the approach to design for the wider development. This document considers how the development for Parcel R11 meet the requirements for the different character areas.

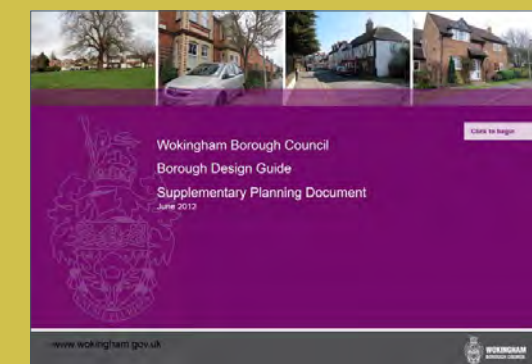
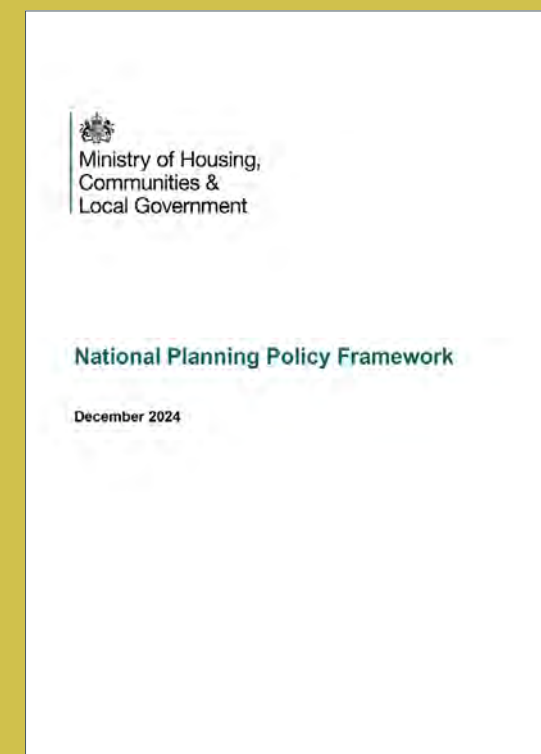
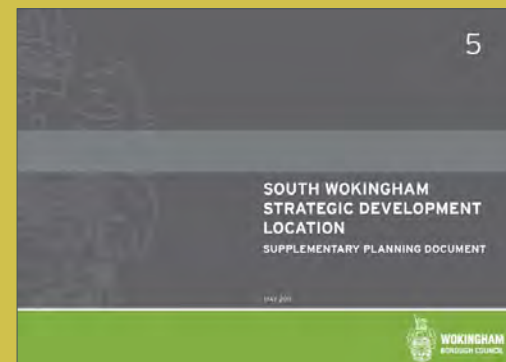
CHARACTER AREA REQUIREMENTS FROM SITE WIDE DESIGN CODE

CHARACTER AREA	STYLE	BUILDING TYPOLOGY	BUILDING LINE / SETBACK	BUILDING HEIGHT	MATERIALS	WINDOWS & DOORS	DETAILING	BOUNDARY TREATMENTS	PARKING
CA1 MAIN STREET	CONTEMPORARY	PREDOMINANTLY LINKED / TERRACED DWELLINGS AND APARTMENTS	FORMAL BUILDING LINE 1M TO 2M SETBACKS	2.5 & 3 STOREY WITH OCCASIONAL USE OF 2 & 4 STOREY (WHERE CONSISTENT WITH PARAMETER PLANS)	BRICK – SOLID RED HUE SPARING USE OF ENGINEERING BRICK FOR DETAILING RENDER – WHITE RENDER TO FIRST FLOOR AND ABOVE ROOF TILES – CONSISTENT USE OF ARTIFICIAL SLATE ROOF TILES	WINDOW COLOUR – DARK GREY STYLE – CONTEMPORARY ARRANGEMENT – BALANCED OR UNBALANCED ACCEPTABLE AT LEAST ONE 1800MM (OR SIMILAR HEIGHT) WINDOW TO FRONT EVELATION PER DWELLING BLACK CONTEMPORARY DOORS TO ALL DWELLINGS	DARK GREY EAVES DETAILING NO HEADERS OR SILLS FLAT CANOPIES AND DORMERS LINEAR HORIZONTAL BRICK DETAILING LIGHT COLOURED WINDOW SURROUNDS WHERE APPLICABLE	BALL TOP BLACK RAILING WITH ORNAMENTAL HEDGEROWS AND PLANTING	ON-PLOT TO THE SIDE OF DWELLING SOME REAR PARKING COURTS ACCEPTABLE NO FRONTAGE PARKING
CA2(A) WATERLOO CORE	CONTEMPORARY	MIX OF DETACHED, SEMI-DETACHED & TERRACED DWELLINGS, WITH APARTMENTS AT KEY LOCATIONS	MIX OF FORMAL AND INFORMAL BUILDING LINE 2M TO 3M SETBACKS	MIX OF 2 & 2.5 STOREY EXCEPTIONS ONLY WHERE PARAMETER PLANS PERMIT	BRICK – RED MULTI-BRICK RENDER – NO RENDER TILE HANGING – TILE HANGING TO SMALL NUMBER OF KEY PLOTS (COLOUR TO MATCH ROOF TILE) ROOF TILES – ARTIFICIAL SLATE AND RED PLAIN OR BROWN	WINDOW COLOUR – BLACK STYLE – CONTEMPORARY ARRANGEMENT – BALANCED OR UNBALANCED ACCEPTABLE WINDOW HEIGHTS GENERALLY 1050-1350MM BLACK CONTEMPORARY DOORS TO ALL DWELLINGS	BLACK EAVES DETAILING NO HEADERS OR SILLS FLAT CANOPIES AND DORMERS EXTRUDED FLEMISH BRICK DETAILING BLACK WINDOW SURROUNDS WHERE APPLICABLE	FORMAL HEDGE PLANTING	ON-PLOT TO THE SIDE OF DWELLING SOME REAR PARKING COURTS ACCEPTABLE FRONTAGE PARKING
CA2(B) WATERLOO EDGE	CONTEMPORARY	PREDOMINANTLY TERRACED DWELLINGS, WITH APARTMENTS AT KEY LOCATIONS	FORMAL BUILDING LINE 2M SETBACKS	MIX OF 2 TO 4 STOREY DWELLINGS (WHERE CONSISTENT WITH PARAMETER PLANS)	BRICK – RED MULTI-BRICK RENDER – NO RENDER TILE HANGING – TILE HANGING TO SMALL NUMBER OF KEY PLOTS (COLOUR TO MATCH ROOF TILE) ROOF TILES – ARTIFICIAL SLATE, RED PLAIN OR BROWN	WINDOW COLOUR – BLACK STYLE – CONTEMPORARY ARRANGEMENT – BALANCED OR UNBALANCED ACCEPTABLE WINDOW HEIGHTS GENERALLY 1050-1350MM BLACK CONTEMPORARY DOORS TO ALL DWELLINGS	BLACK EAVES DETAILING NO HEADERS OR SILLS FLAT CANOPIES AND DORMERS EXTRUDED FLEMISH BRICK DETAILING BLACK WINDOW SURROUNDS WHERE APPLICABLE	FORMAL HEDGE PLANTING	ON-PLOT TO THE SIDE OF DWELLING SOME REAR PARKING COURTS ACCEPTABLE FRONTAGE PARKING
CA3 NEIGHBOURHOOD RESIDENTIAL	TRADITIONAL	PREDOMINANTLY SEMI-DETACHED AND TERRACED UNITS, WITH LIMITED NUMBER OF APARTMENTS AND DETACHED DWELLINGS	MIX OF FORMAL AND INFORMAL BUILDING LINE 2M TO 3M SETBACKS	MIX OF 2 & 2.5 STOREY	BRICK – 50% SOLID RED HUE & 50% RED MULTI-BRICK RENDER – FULL HEIGHT WHITE RENDER ON A BRICK PLINTH TILE HANGING – NO TILE HANGING ROOF TILES – MIX OF BROWN AND RED PLAIN	WINDOW COLOUR – WHITE STYLE – PLAIN CASEMENT WITH SINGLE HORIZONTAL GLAZING BAR (CAN BE INTERNAL) ARRANGEMENT – BALANCED WINDOW HEIGHTS GENERALLY 1050-1350MM PASTEL COLOURED FOUR AND SIX PANEL DOORS	WHITE EAVES DETAILING SPLAYED BRICK HEADERS AND BRICK OR STONE SILL MONO PITCHED OR APEX CANOPY FLAT ROOF OR GABLE FRONTED DORMERS	MIX OF EVERGREEN AND DECIDUOUS SHRUB PLANTING HOOP TOP RAILINGS TO SECONDARY STREETS	ON-PLOT TO THE SIDE OF DWELLING SOME REAR PARKING COURTS ACCEPTABLE FRONTAGE PARKING
CA4 RURAL EDGE	TRADITIONAL	PREDOMINANTLY DETACHED AND SEMI-DETACHED UNITS	INFORMAL BUILDING LINE PREDOMINANTLY 3M SETBACKS	PREDOMINANTLY 2 STOREY. EXCEPTIONS ONLY WHERE PARAMETER PLANS PERMIT	BRICK – 100% RED MULTI-BRICK RENDER – HALF HEIGHT CREAM RENDER ABOVE EXTRUDED DENTAL STRIP TILE HANGING – SOLID HUE AND MULTI RED TILE HANGING ROOF TILES – MIX OF BROWN AND RED PLAIN OR ARTIFICIAL SLATE	WINDOW COLOUR – WHITE STYLE – ARTS AND CRAFTS STYLE WINDOWS ARRANGEMENT – BALANCED WINDOW HEIGHTS GENERALLY 1050-1350MM PALE GREY & CREAM COTTAGE STYLE DOORS	WHITE EAVES DETAILING ARCHED BRICK HEADERS AND BRICK SILL APEX CANOPY CHIMNEYS TO KEY PLOTS	CHESTNUT CLEFT FENCING TO OUTER EDGE OF PRIVATE DRIVES INFORMAL HEDGEROWS AND PLANTING WITH A HIGH PERCENTAGE OF PERENNIAL MIXES TO FRONT GARDENS	ON PLOT, BEHIND BUILDING LINE, OFTEN WITHIN GARAGES OR CAR PORTS OCCASIONAL USE OF OTHER TYPOLOGIES WHEN NOT FRONTING A GREEN EDGE
SITE WIDE							BLACK RAINWATER GOODS	SIDE WALLS FACING THE PUBLIC REALM SHOULD BE CONSTRUCTED FROM BRICK. THE RETURN SECTION CAN BE CONSTRUCTED FROM CLOSE BOARD FENCING WHEN BEHIND THE BUILDING LINE. BOUNDARY WALLS TO COURTYARDS TO BE CONSTRUCTED FROM BRICK OR EXCEPTIONALLY, WHERE THE PARKING COURT CANNOT BE ACCESSED BY THE PUBLIC, FROM CLOSE BOARD FENCE WITH A HIGH-QUALITY PLANTING ZONE IN FRONT. REVIEWED ON A SITE BY SITE BASIS THROUGH THE RESERVED MATTERS PROCESS	

03. DESIGN PRINCIPLES & SUSTAINABLE STRUCTURING

NATIONAL AND LOCAL PLANNING & DESIGN GUIDANCE

- 3.1 The development proposals have been formulated having due regard to both national and local planning and design guidance. Some of the documents include (not an exhaustive list):
- National Planning Policy Framework (2024 update)
 - National Design Guide
 - South Wokingham SDL SPD
 - Interactive Borough Design Guide
 - Parking Standards Calculation Document
 - Highways Development Design Guide
- 3.2 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site.



- 3.3 The application of urban design objectives will ensure a high-quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 3.4 The principles which have been developed in order to steer the design of the new community have been derived from the site assessment in conjunction with the delivery of a high-quality development which achieves the criteria set out within the NPPF, namely:



Function and Quality

“...will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

(Para. 135(a), NPPF 2024)

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site where possible;
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time;
- Provision of Sustainable Drainage systems to ensure that the development does not increase the risk from flooding in the area;
- Make efficient use of the site through proposing a development with an appropriate density; and
- It will be intuitive, comfortable, safe and easy for all to use irrespective of the environmental conditions.



Visually Attractive

“...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

(Para. 135(b), NPPF 2024)

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users, which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features will help to soften the built form, particularly towards the eastern countryside edge of the development
- Minimise the impact of the development on the open countryside and surrounding context;
- New development will be set within a considered and attractive landscape setting; and
- Enrich the qualities of the existing place, with distinctive responses that complement the setting, respect the grain of the local area and acknowledge the established local character.



Response to Context

"...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"

(Para. 135(c), NPPF 2024)

- Integration of the development into the local area;
- Consider how distinctive elements of the local vernacular and the best examples of local buildings relate to the space they enclose, and how this might be reflected within the proposals and can be used to inform the architecture of the proposed development;
- Consider carefully the specification of materials that respect/enhance the local vernacular;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.



Strong Sense of Place

"...establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit"

(Para. 135(d), NPPF 2024)

- Allow the key characteristics identified within the Local Character Analysis (undertaken in the outline DAS) to influence the character of the development;
- Position key spaces & focal points where movement corridors converge to encourage activity and vitality;
- Consider how open spaces will best meet the recreational needs of the local community, thereby encouraging social interaction;
- Consider how the type and positioning of enclosures and soft landscape will clearly define the ownership of the space between buildings;
- Incorporate existing and proposed landscape features into the proposals, so as to enhance the richness and attractiveness of the streetscape; and
- Consider carefully texture, colour, pattern and durability of materials and how they are used.



Accessibility

“...optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”

(Para. 135(e), NPPF 2024)

- Integration of the proposed development into the existing movement network of footpaths, cycleways, and vehicular routes;
- Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a legible and permeable development, that is easy to navigate for all users, with a clear movement hierarchy providing easily recognisable routes, balancing the street as a space alongside its function as a movement corridor;
- Enhancement and extension of the existing public rights of way network as an integral part of the development; and
- Ensure a mix of appropriate residential tenures to further promote the economic and social success of the scheme.

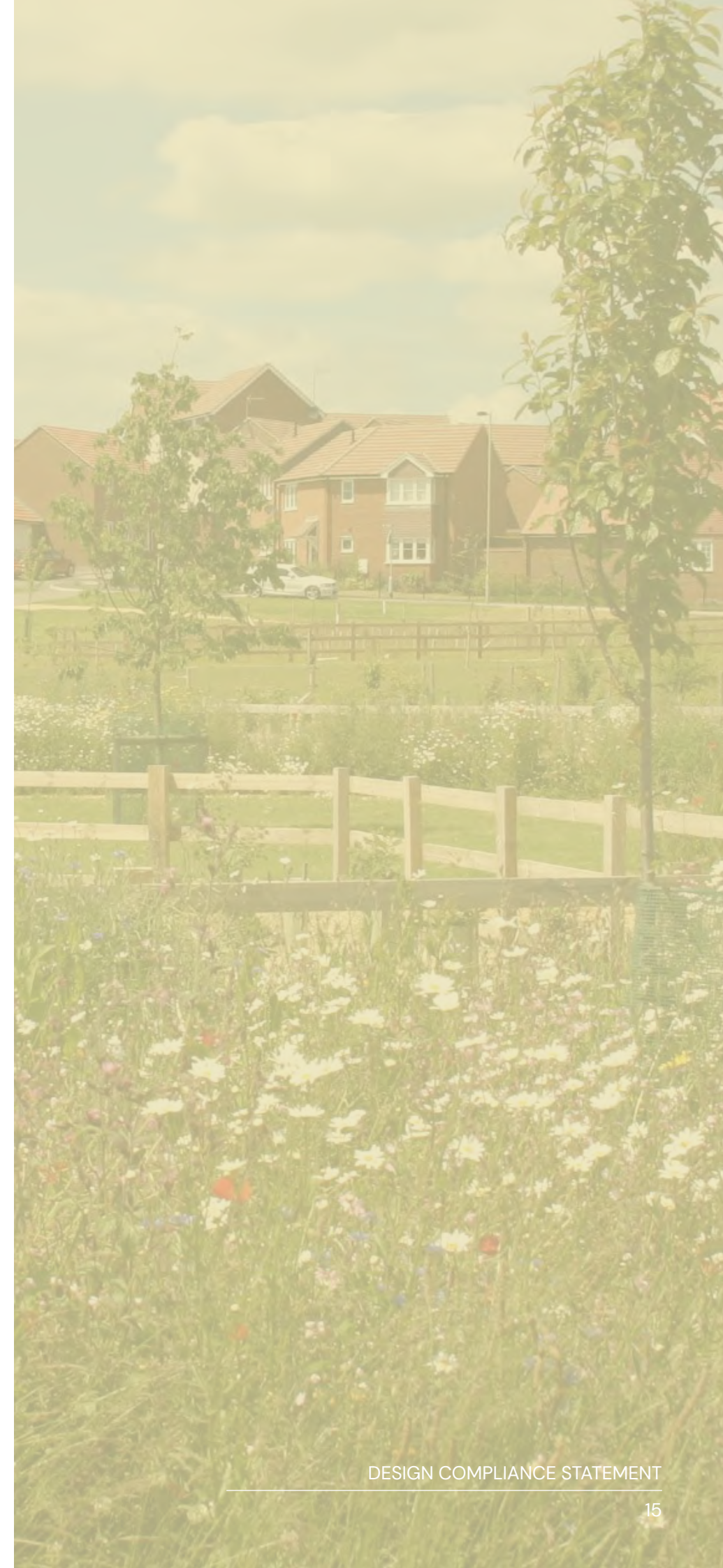


Safe, Inclusive and Accessible Places

“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

(Para. 135(f), NPPF 2024)

- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities;
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in the methods of enclosure of private spaces;
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities; and
- Control of access to private areas, particularly rear gardens and parking courts.



04. DESIGN EVOLUTION

PARCEL R11 LAYOUT AND DESIGN EVOLUTION

- 4.1 In response to the comments received during the pre-application design process, a number of changes were made to the application drawings. These include:
1. Blocks 1 & 2 redesigned to reduce mass of buildings and reduce impact of parking on the public realm.
 2. Layout around apartment block 4 amended to create improved continuity with neighbouring dwellings
 3. Redesign of area around plots 2080-2082, replacing three housetypes with corner turning apartment block providing strong entrance feature to the parcel
 4. Apartment block 4 removed from internal parcel location.
 5. Apartment blocks 8 & 9 and surrounding dwellings redesigned to create a more continuous frontage to the open space. Associated parking enclosed in a more secure environment with improved surveillance from apartment blocks.
 6. Southern parcel (plots 2206 to 2213) redesigned to create more coherent block structure.
 7. Minor plot adjustments and parking amendments.





NOVEMBER 2024



MARCH 2025

DESIGN COMPLIANCE STATEMENT

05. DESIGN PROPOSALS



PROPOSED PLANNING LAYOUT

5.1 The detailed planning layout (see left) responds to the parameters approved under the Hybrid consent and the Site Wide Design Code which were influenced by a site wide masterplan.

LAYOUT PRINCIPLES

Use and Amount

- 5.2 The proposed development seeks the construction of 343 dwellings (private and affordable), with access, public open space, attenuation basins and landscaping.
- 5.3 A seperate phasing plan has been submtited in accordance with hybrid condition 3. The proposed development seeks to deliver a mix of dwellings in accordance with the phasing plan and as set out in the table below:

5 BEDROOM HOUSES	6
4 BEDROOM HOUSES	51
3 BEDROOM HOUSES	140
2 BEDROOM HOUSES	75
2 BEDROOM APARTMENTS	21
1 BEDROOM APARTMENTS	50

5.4 The site has been designed to incorporate numerous design principles, including the use of perimeter blocks, a clear movement hierarchy, integration of green and blue infrastructure, appropriate scale/massing, varied appearance which aligns with character areas and strong connections to the wider area. These principles will be expanded on in the remainder of this document.

Access and Connectivity

- 5.5 The Site will have two vehicular access points and one temporary emergency access. To the north east of the site, a spur will be taken from the southern arm of the William Heelas Roundabout. The second access point will be located to the west of the site, connecting to the future link road. The temporary emergency access point will be accessed from the pedestrian/cycle path located along the route of the stopped-up Waterloo Road.
- 5.6 The two vehicular access points will be connected via secondary and tertiary streets within the parcel creating an internal loop. Radiating from these roads are several lower classification streets providing access to the periphery of the parcel. Pedestrian and cycle connections are designed to aid permeability across the wider site providing access to adjacent parcels.



CROP OF SITE WIDE MASTERPLAN



AFFORDABLE HOUSING

5.7 Condition 3(i) of the Decision Notice stipulates:

‘the number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development’

5.8 The development proposes to deliver 120 (35%) affordable homes in accordance with Condition 3 and the S106. A full breakdown of the affordable mix for this parcel is shown in the table below.

DWELLING SIZE	SOCIAL RENT	AFFORDABLE RENT	SHARED OWNERSHIP
4 BEDROOM HOUSE	3	–	2
3 BEDROOM HOUSE	16	–	8
2 BEDROOM HOUSE	31	4	16
2 BEDROOM APARTMENT	8	1	1
1 BEDROOM APARTMENT	12	9	9
TOTAL	70	14	36

5.9 The distribution of affordable dwellings conforms to general best practice with units evenly distributed across the site (see plan opposite). Clustering of affordable units conforms to the s106 requirements which states the following:

- “(a) In the case of houses in clusters of no more than 20 houses together
- (b) In the case of apartments or flats in clusters of no more than 20 units together
- (c) In the case of clusters comprising both houses and apartments or flats of no more than 20 houses within the said cluster and 20 apartment units or flat units within the said cluster”

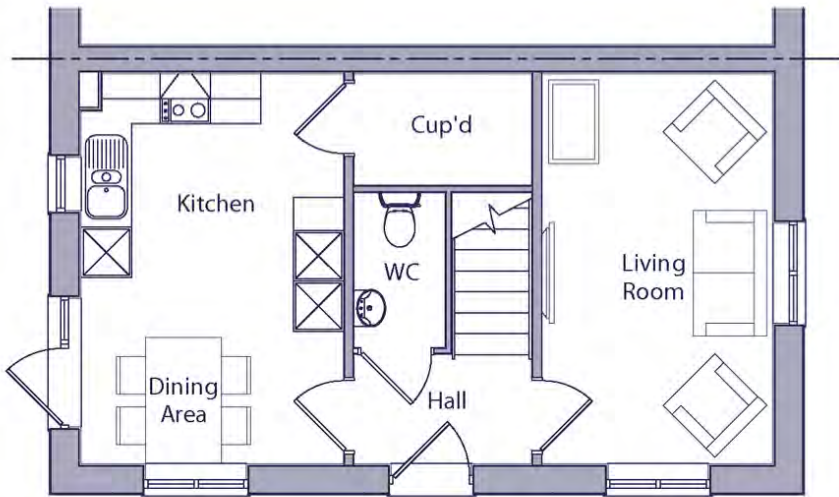
5.10 Their appearance has been guided by proposals within the approved Design Code and as such will be indistinguishable from Open Market units.

M4(2) REQUIREMENTS

5.11 Condition 3(ii) of the Decision Notice stipulates:

‘the number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing’

5.12 As part of the proposed layout a total of 17 M4(2) dwellings are included. This equates to the 5% overall figure required. Of the 120 affordable dwellings, 6 are M4(2) compliant (5%). These dwellings are located in the ground floor apartments in blocks 2, 4 & 5. Of the 223 open market dwellings, 11 are M4(2) compliant (5%). They are provided through a mix of ground floor apartments (blocks 7 & 8) and following dwellings: plots 2004, 2049, 2159, 3062, 2108, 2226, 2263 & 2188. An example floorplan is shown below. For further information please refer to the housetype pack.



M4(2) GROUND FLOOR PLAN



- PRIVATE UNITS
- AFFORDABLE RENTED UNITS
- SOCIAL RENTED UNITS
- SHARED OWNERSHIP UNITS

TENURE PLAN



ACCESS AND MOVEMENT

- 5.13 Two points of vehicular access into parcel R11 are proposed. To the north east of the site an access junction was approved as part of the R10/R14 link road (WBC Planning Reference: 240892). To the west of the site an access junction was approved as part of the South Western Distributor Road application (WBC Planning Reference 192928).
- 5.14 Both access points will provide footway / carriageway links into the parcel and will be connected via an internal secondary street. An additional 'temporary' emergency access will be provided linking the Waterloo Road foot/cycle path with the eastern edge of Parcel R11. This will create two points of access until both formal connections have been constructed.

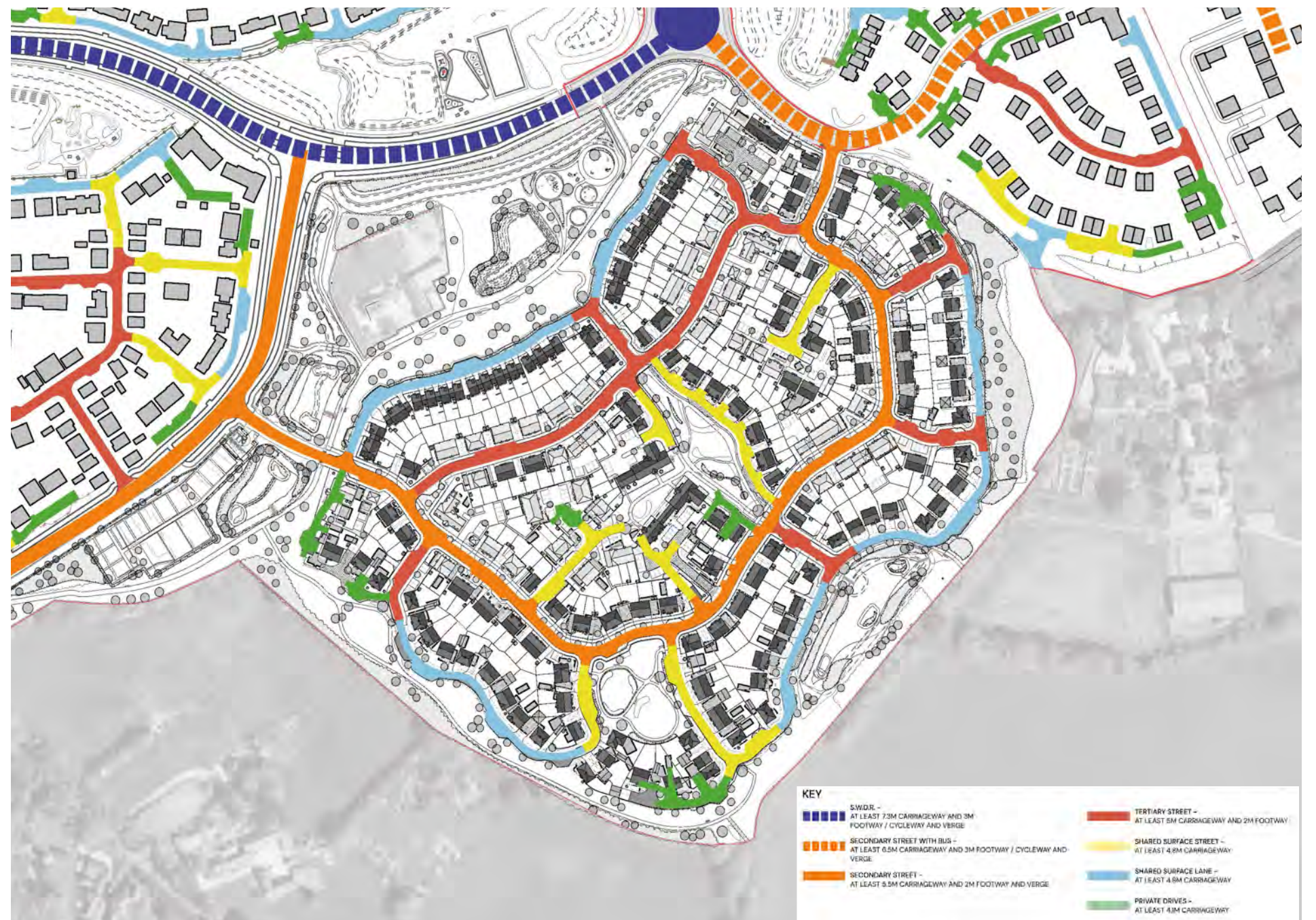


VEHICULAR ACCESS PLAN

5.15 A clear hierarchy of streets is proposed within the Parcel R11 which conform to both movement plans identified within the Design Code. The result of which is development which provides for, and encourages pedestrian and cycle movement, whilst also delivering the required vehicular connections to the appropriate highway standard.

5.16 Parcel R11 contains the following street typologies and connections:

1. Secondary Street
2. Tertiary Street
3. Shared Surface Street
4. Shared Surface Lane
5. Private Drives
6. Informal footpaths



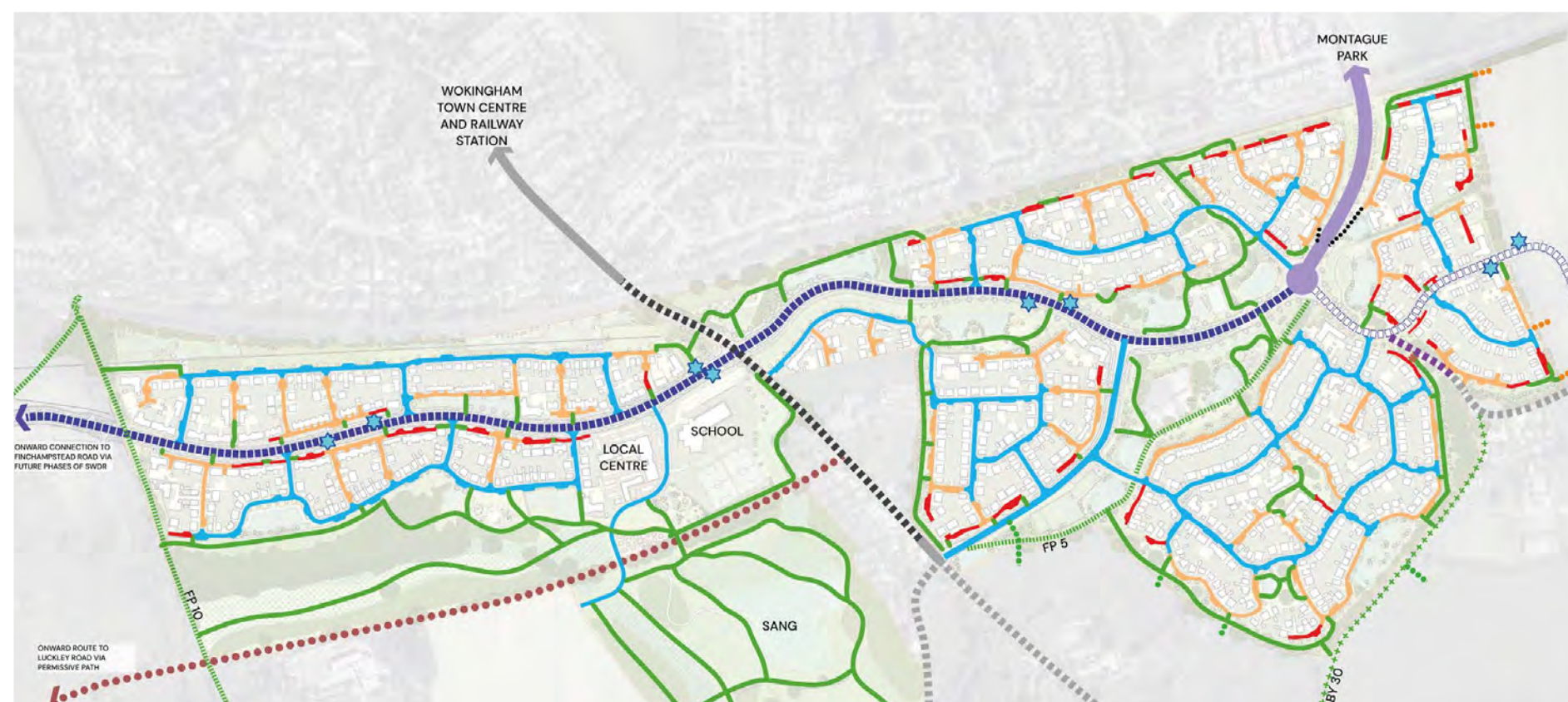
R11 COMPOSITE OVERLAY WITH DESIGN CODE STREET HIERARCHY PLAN



PEDESTRIAN & CYCLE MOVEMENT

- 5.17 The Pedestrian & Cycle Movement plan shown below was approved by the Council as a Pre-RM condition. It defines the type and location of routes and connections for both pedestrians and cyclists within the wider scheme. This was accompanied by a street hierarchy plan within the Design Code shown on previous page.
- 5.18 The detailed masterplan has provided certainty that connections to future parcels and off-site networks will allow users of all ages and abilities to move safely and conveniently between all points of the development and surrounding environs.
- 5.19 The proposed layout for R11 provides a highly permeable network of routes available to both pedestrians and cyclists. The internal road network of secondary, tertiary and shared streets is designed to create a slow speed environment to accommodate on-street cycle provision.
- 5.20 Beyond the formal street network, pedestrian movement opportunities are provided via several informal footpath connections. Existing footpath FP5 runs in a south-west / north-east direction connecting Easthampstead Road to the new William Heelas Roundabout. Connections from this public right of way provide onward walking routes to internal streets, peripheral paths within the parcel and onwards connections to the wider site. To the east of the site connections link the development parcel with the existing byway (BY30).
- 5.21 A number of informal footpaths pass through internal areas of open space within the development parcel. In places they connect private drives and shared surface streets.

- 5.22 An overlay plan showing the detailed R11 proposals and the site wide access and movement plan is shown on the opposite page. With the exception of minor deviations in routes the proposals are fully compliant with the design code.



SITE WIDE ACCESS AND MOVEMENT PLAN



R11 COMPOSITE OVERLAY WITH DESIGN CODE MOVEMENT PLAN



PARKING

- 5.23 Parking provision within the site has been designed to conform with the Wokingham Borough Council’s Parking Standards Calculation Document and also the approved design code. This ensures the correct quantum of parking has been delivered to the appropriate design standards.
- 5.24 As can be seen from the parking calculator summary box shown below, the proposed development requires 110 visitor/ unallocated spaces based on the quantum of allocated spaces provided. As can be seen on the submitted parking plan, a combined total of 120 unallocated and visitor spaces are proposed within the development, resulting in the provision of 695 parking spaces across the scheme.

Total number of properties	343
Total allocated spaces	579
Total unallocated spaces	110



5.25 The approved design code states that:

The parking strategy for the site is an integral part of the design approach for each character area. However, irrespective of the character area, parking to the side or behind the building line will be the most common approach to allocated parking, reducing the prominence of cars within the street and providing opportunities for visitor and unallocated parking within the public realm.

5.26 The above statement should be considered in conjunction with the parking design approach indicated within the character area matrix (P68 of the Design Code). A simplified version of this table relating to parking is shown below:

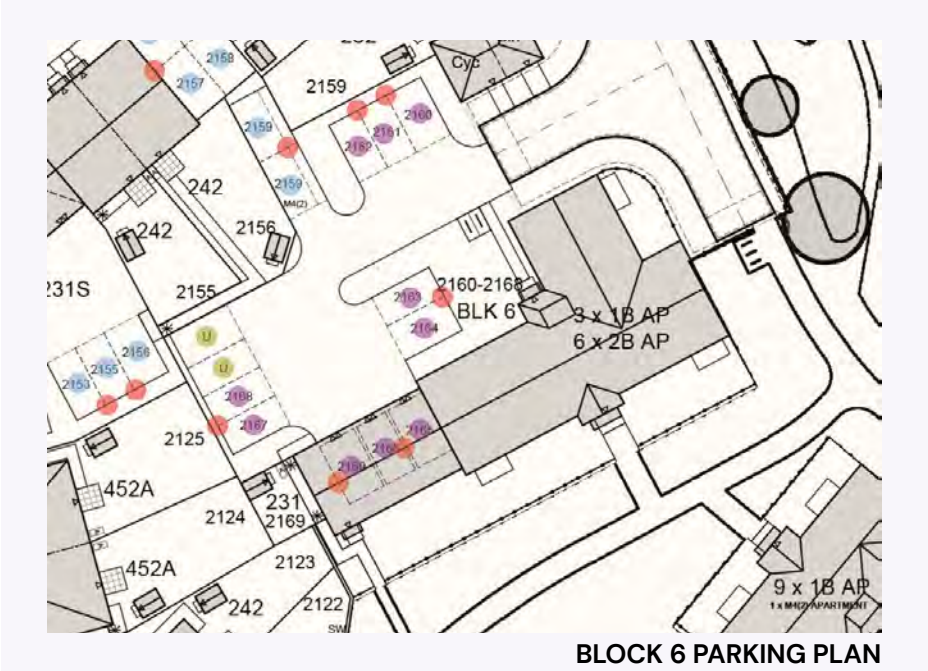
	ON-PLOT TO SIDE	FRONTAGE	REAR PARKING	PARKING COURTS
CA1	Y	N	Y	Y
CA2 (A)	Y	Y	Y	Y
CA2 (B)	Y	N	Y	Y
CA3	Y	Y	Y	Y
CA4	Y	O	O	O

Y=Yes, N=No, O=Occasional

5.27 Parking provision conforms to the principles set out in the design code. Parking to the side of dwellings is the dominant form of provision with limited frontage parking and parking courts generally located away from the main secondary and tertiary streets within the development.

VISITOR PARKING

- 5.28 Visitor parking numbers comply with the requirements of the Parking Standards Calculation. The design code states that visitor parking should be ‘evenly distributed throughout the development’ and that when in the form of delineated bays should ‘comprise of no more than 2 or 3 spaces without a break’.
- 5.29 The layout opposite shows an even distribution of visitor spaces, located along internal streets and the outer edges of the site. On-street delineated bays are never more than 3 spaces in a row without a defined landscape break.





DENSITY

- 5.34 The Density Overlay Plan (opposite), shows the site falls within three different density bands as prescribed by the approved design code. Dwellings fronting the SWDR and Link Road are categorised as medium/high density (approximately 35–45dph). The core of the site falls within the medium density range (approximately 30–40dph) and the southern 'green edge' of the site falls within the low-density range (approximately 25–35dph). The actual density figures of the proposed scheme are shown on the plan opposite and as can be seen all conform with the design code principles.
- 5.35 Parcel R11 achieves an average nett density of 35 dwellings per hectare (dph) across the site, which accords with Government guidance on ensuring the efficient use of land for residential development. This also conforms to the density plan shown opposite.
- 5.36 The proposed density allows for the provision of a range of dwellings of varying sizes and tenures which offer choice and promote a sustainable, balanced residential development. This ranges from 1bed apartments to 5 bed detached houses.



DENSITY OVERLAY PLAN

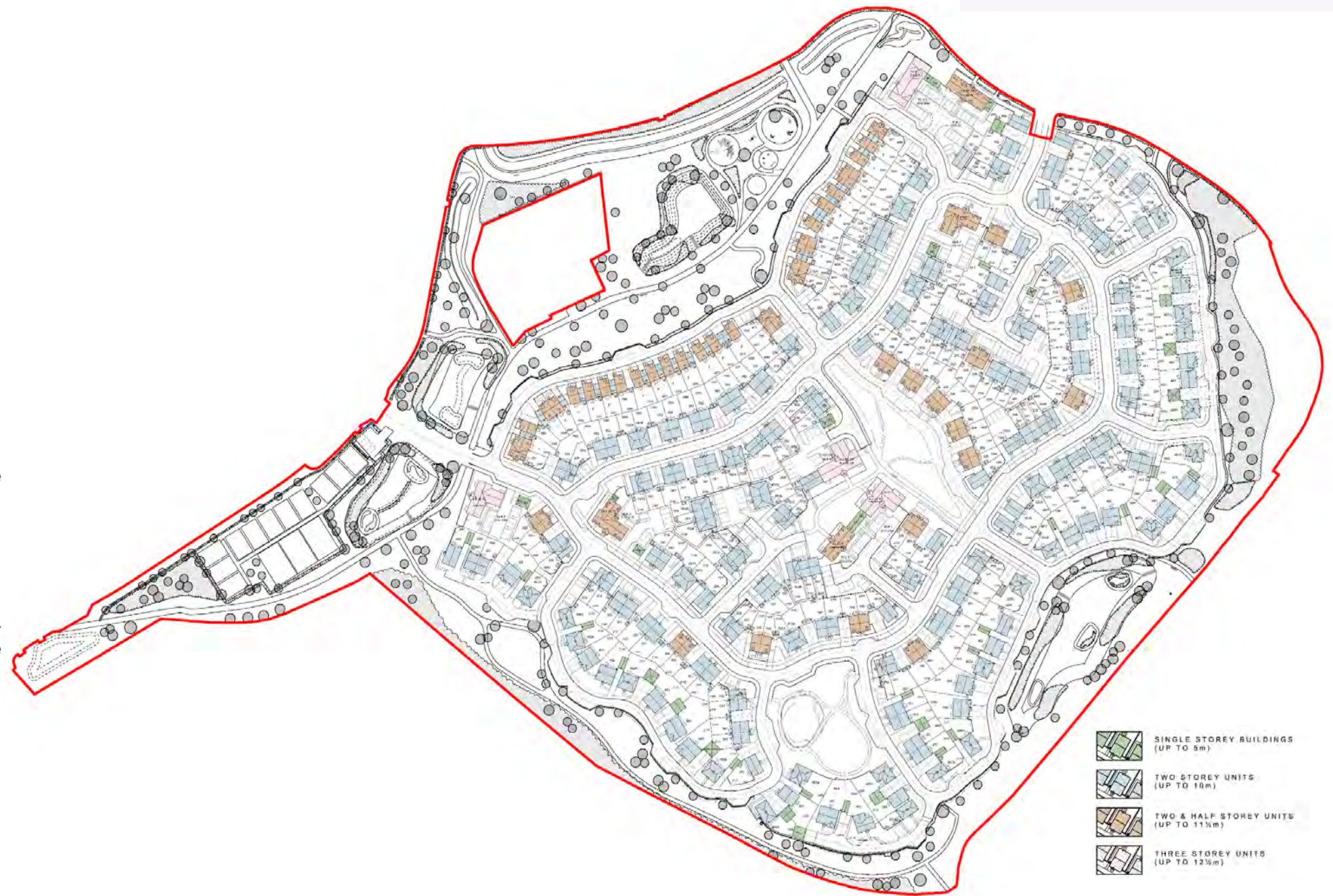


SCALE AND MASSING

- 5.37 The application seeks to provide a range of property types and apartment styles which range in heights and scale in accordance with the approved Building Heights parameter plan. Buildings will range from 2 to 3 storeys. The scale of development relates strongly to the character areas across the site.
- 5.38 The north western edge of the development predominantly falls within CA1. This area is characterised by continuous built form predominantly 2.5 storey in height. On the northern point of the site, 3 storey apartments reflect the location of key buildings from a site wide legibility perspective.
- 5.39 As minor departure from the building heights parameter plan three apartment blocks (two situated within the core of the site, one on the western edge) are proposed at 3 storey. The parameter plan states 2.5 storey in this location, however through discussions with the Council regarding the importance of these buildings from a place-making perspective it was agreed that a departure from the parameter plan would be acceptable.
- 5.40 Buildings located on the rural edge (CA4), are all two storey in height, reflecting their sensitive nature within the development. This complies with the building heights parameter plan and the approved design code.



CROP OF BUILDING HEIGHTS PARAMETER PLAN



PROPOSED STOREY HEIGHTS LAYOUT



CONTINUITY

- 5.41 The proposed layout is based on the principle of perimeter blocks, providing strong frontages and activity to the public realm. This approach creates a safe environment to the front of dwellings, whilst protecting the amenity of residents to the rear. The continuity of built form assists in defining the public realm, with key frontages overlooking new areas of open space.

CORNER TURNER BUILDINGS – DESIGN CODE REQUIREMENTS

- One side of the junction to incorporate dwelling entrance, with the entrance relating to the higher order street;
- Corner turner buildings will provide windows to both elevations;
- Corner turner buildings shall respect the characteristics and parameters of the character area to which it relates;
- Buildings to provide active frontage to street;
- Set back from adoptable highway to allow for landscaping and/or suitable boundary treatment.



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



ENCLOSURES

- 5.42 Development plots will be defined by a range of boundary treatments to clearly define public and private spaces. Front boundary treatments align with proposals within the approved design code. This includes black ball-top railings in CA1 and hoop-top railings along the Secondary Street. Further boundary treatments to define private frontages include hedgerows and low-level planting. Boundaries to the rear of, and in-between properties will generally be defined by close board fences. Where appropriate, brick walls are proposed to side and rear boundaries that are visible from the public realm.
- 5.43 Reference should be made to the Enclosures Plan for the exact type and location of boundary treatments.



PROPOSED ENCLOSURES LAYOUT

DESIGN COMPLIANCE STATEMENT



APARTMENTS

5.44 Within Parcel R11 there are six apartment blocks Sited at key locations within the parcel. Their positions will aid place-making on both a parcel and site-wide level, generally located on entry to the parcel or overlooking key areas of open space.. Their appearance has been guided by the approved Design Code and pre-application discussions with the Council.. To ensure their appearance is reflective of their position and scale within the development the following architectural response is proposed:

- Window proportions larger than surrounding dwellings
- Combination of the ground floor and balcony amenity space (balcony positions have responded to noise constraints from road and rail)
- Varied materials that in places go beyond the proposals in the design code* to ensure distinct put appropriate appearance
- Dual entrances providing direct access to the street/public realm and parking court
- Varied roof forms responding to the over-arching character appearance
- Architectural detailing reflective of design code principles

*Page 43 of design code states – ‘Where appropriate, minor variations to the overarching character area matrix at the RM stage would be acceptable to ensure an appropriate design response is achieved for individual apartment blocks.’



APARTMENT BLOCK 5 FRONT ELEVATION



APPEARANCE AND CHARACTER

Character areas

- 5.45 Character Areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place.
- 5.46 Each Character Area will contain its own design components which aid in making it distinct from other areas. These components of character include the built form principles, building height, landscape treatments, architectural detailing, materials, etc.
- 5.47 The site falls within three of the approved Character Areas, each with a clearly defined character relating to the site's context and surroundings. The following pages describe how the proposals put forward within the application comply with the character areas presented in the approved Design Code. The Character Areas are detailed below as follows:
- **CA1:** Main Street
 - **CA3:** Neighbourhood Residential
 - **CA4:** Rural Edge



CHARACTER AREAS PLAN

CA1 MAIN STREET

- 5.48 Character Area CA1 Main Street is defined by a formal, contemporary edge to the main movement corridor running through the wider development. A consistent approach to appearance will aid legibility within the scheme. Material choices are similar to those found along the Main Street within the adjoining Montague Park development, however architectural detailing will result in a more contemporary aesthetic.
- 5.49 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.
- 5.50 A consistent solid hue red brick is proposed with a regular use of render. Horizontal brick detailing will add subtle shadow lines to building facades. Dark grey windows and eaves detailing will compliment consistent use of black contemporary doors.

APPROVED DESIGN CODE PRINCIPLES		
Criteria	Code Principles	
1 Building Typology	• Predominantly link detached/ terraced dwellings and apartments	
2 Building Lines (Building Set-backs/ Layering)	• Formal • Building Line: Consistent building line parallel to the street/ open space • Typical set-back: 1-2 m	
3 Height/ Enclosure	• Predominantly 2.5 and 3 storey • Occasional 2 storey and 4 storey permitted • Typically linked dwellings with accommodation over car port	
4 Roof Form	• Simple front to back pitch with typically consistent roof line • Strong gables	
5 Elevational Composition	• Balanced or unbalanced elevations are acceptable	
6 Windows	• Contemporary style in dark grey with a low level or mid level division bar	
7 Detailing	• Eaves – Dark grey fascias, soffits and rainwater goods Boxed eaves, flush gables (no bargeboards) • Heads and Cills – No window head detail and a plain cill • Doors – Contemporary style black colour front doors. Frame and door colour must match • Canopies – Flat canopy or similar • Dormers – Flat top dormers with grey cheeks • Brick Detailing – Linear horizontal brick detailing in identical brick type as main structure • Chimneys – None	
8 Building Material	• Walls: Solid hue red brick to all dwellings; White render to a minimum of 50% of all dwellings (first floor and above) • Roof Tiles: Artificial Slate throughout	
9 Boundary Treatments	• Ball top black railing throughout, with ornamental hedgerows and planting	
10 Parking	• On plot, behind the building line, including within garages or car ports • Occasional rear parking courts. No frontage parking	





- KEY**
- Brick - Red Consistent Hue
 - Brick - Red Multi
 - Render in White (full height)
 - Render in White (to ground floor head height)
 - Render in Cream (half height)
 - Tile Hanging (half height)
 - Tile - Gray
 - Tile - Red
 - Tile - Brown

- CHARACTER AREA**
- 01 CA1 MAIN STREET
 - 04 CA3 NEIGHBOURHOOD RESIDENTIAL
 - 05 CA4 UVAL EDGE



CA3 NEIGHBOURHOOD RESIDENTIAL

- 5.51 Character Area CA3 ‘Neighbourhood Residential’, is defined by a more traditional sub-urban approach to design. The contemporary features of CA1 are replaced with traditional features such as white casement windows, balanced elevations, splayed brick headers and gable fronted canopies.
- 5.52 Parking will generally be situated to the side of properties, but frontage parking and parking courts will allow for variation in the streetscene. Both solid hue red brick and multi-red brick are proposed with near full height render to key plots throughout the character area.
- 5.53 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.

APPROVED DESIGN CODE PRINCIPLES		
Criteria		Code Principles
1	Building Typology	• Predominantly Semi-detached and Terraces • Occasional Detached. • Occasional Apartments
2	Building Lines (Building Set-backs/ Layering)	• Typically subtle variations in building lines • Variety of continuous and broken frontages • Typically 2-3m setbacks • Occasional greater set-backs permissible
3	Height/ Enclosure	• Typically 2 storey • Occasional increased heights of 2.5 storey to key buildings and around key nodes
4	Roof Form	• Mix of simple front to back pitched roofs and occasional hipped roofs
5	Elevational Composition	• Typically formally arranged elevational compositions
6	Windows	• Plain Casement windows with a single glazing bar in white
7	Detailing	• Eaves – White fascias and soffits. Rainwater goods to be black. Boxed eaves with bargeboards • Heads and Cills – Splayed brick headers and brick or stone sill • Doors – 4 or-panel with 2 or 4 glazed panels in a pastel colour • Canopies – mono pitched or apex canopies • Dormers – Flat roof or gable fronted dormers • Chimneys – None
8	Building Material	• Walls: 50% solid hue brick / 50% multi-brick across the character area • Render: Full height white render on a brick plinth • Roof: Mix of red multi and brown multi
9	Boundary Treatments	• Mix of evergreen and deciduous shrub planting • Hoop top railings to secondary streets
10	Parking	• On plot, behind the building line; occasional perpendicular frontage parking; off plot within rear courts and front courts • Perpendicular and parallel visitor parking





KEY

	Brick - Red Consistent Hue
	Brick - Red Multi
	Render in White (full height)
	Render in White (to ground floor head height)
	Render in Cream (half height)
	Tile Hanging (half height)
	Tile - Gray
	Tile - Red
	Tile - Brown

CHARACTER AREA

	CA1 MAIN STREET
	CA3 NEIGHBOURHOOD RESIDENTIAL
	CA4 UVAL EDGE



CA4 RURAL EDGE

- 5.54 Character Area CA4 ‘Rural Edge’, forms the southern boundary of the development parcel. Its connection to the more open environs to the south mean a sensitive approach to architecture, height and density must be taken. The use of semi-detached units with parking to the side and an organic building line will result in a lower-density edge appropriate for this location.
- 5.55 It is proposed the only brick type to be used in this character area should be a multi-red brick. Chosen for its varied appearance, this brick will be complimented by the use of vertical tile hanging and a light cream render to the first floor of many buildings. White arts and crafts style windows will be used throughout along with chimneys to punctuate skyline views on key plots.
- 5.56 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.

APPROVED DESIGN CODE PRINCIPLES		
Criteria		Code Principles
1	Building Typology	• Detached. • Semi-detached
2	Building Lines (Building Set-backs/ Layering)	• Informal • Building Line: Varied relationship to the street. Broken building line • Set-back: Generally a minimum of 3m
3	Height/ Enclosure	• Maximum 2 storey (taller dwellings only acceptable when compliant with parameter plan)
4	Roof Form	• Predominantly hipped roofs with occasional front to back and gable projections
5	Elevational Composition	• Typically formally arranged elevational compositions, with strong symmetry
6	Windows	• Arts and craft style windows in white
7	Detailing	• Eaves – White fascias and soffits. Rainwater goods to be black. Boxed eaves with bargeboards • Heads and Cills – Arched brick header and brick cills • Doors – Cottage style front doors in pale grey or cream • Canopies – Apex canopies • Chimneys – To feature plots
8	Building Material	• Walls: Red multi brick, cream render (to first floor) or tile hanging • Roof: brown or red plain tiles and artificial slate
9	Boundary Treatments	• Chestnut cleft fencing to outer edge of private drives • Informal hedgerows and planting with a high percentage of perennial mixes to front gardens
10	Parking	• On plot, behind the building line, often within garages or car ports • Visitor parking on street in parallel bays





KEY

	Brick - Red Consistent Hue
	Brick - Red Multi
	Render in White (full height)
	Render in White (to ground floor head height)
	Render in Cream (half height)
	Tile Hanging (half height)
	Tile - Gray
	Tile - Red
	Tile - Brown

CHARACTER AREA

	CA1 MAIN STREET
	CA3 NEIGHBOURHOOD RESIDENTIAL
	CA4 UVAL EDGE



06. LANDSCAPE STRATEGY

6.1 The approved Landscape Design Statement P19-0052_41F sets out the open space character, planting strategy, street furniture and hard landscaping; Blue/Green Infrastructure (Within POS); Blue/Green Infrastructure (within the streetscape; and Urban Landscaping within streetscape. This section sets out how the proposals as part of the reserved matter for Parcel R11 accord with the strategy set out in the Landscape Design Statement. Extracts from the original document have been included where appropriate and reference page numbers where further information can be found.

OPEN SPACE CHARACTER

6.2 R11 features landscape that falls within the open space typologies of Parks and Garden, Amenity Open Space, Allotments and Natural/Semi-Natural Green Space as shown in the open space typology plan. Therefore the character of the space; chosen planting style/ species; and street furniture reflect these character areas as is detailed within this section of the compliance statement



OPEN SPACE TYPOLOGY PLAN

CONDITION 4 LANDSCAPING

- 6.3 The landscape masterplan shows the separation between the development of R11 and the ancient semi-natural woodland located to the south-east of the development. The extract here demonstrates the offset and the planting that has been proposed to reinforce the nature of the ancient semi-natural woodland.
- 6.4 The landscape masterplan shows the sufficient buffer to the open countryside to the south of the site and planting that has been proposed to mitigate visual impacts as required by the LVIA.



CONDITION 4 LANDSCAPING PLAN

- PLANTING WITHIN PUBLIC OPEN SPACE**
- 6.5 The table outlines the planting that has been used within the public open space, the character area it has been used in and it's compliance with the planting strategy set out on pages 26–29 of the Landscape Design Statement.
- 6.6 A summary of the character of the tree planting extracted from the landscape design statement can be seen below. Further information can be found on the Public Open Space Detailed Soft Landscape Plan (P24–2506_EN_003)
- 6.7 In line with the planting strategy set out in the LDS the play space features ornamental planting with a sensory quality. Below is a table of the planting included within the play space. Further information can be found on the Public Open Space Detailed Soft Landscape Plan (P24–2506_EN_003)

	LDS	R11
Parks and Garden	<i>Trees within the parks and gardens will be formal in character, with a strong emphasis on ornamental species chosen for their architectural form, seasonal colour or floral interest. Cultivars of native species will help to transition from the parks and gardens into the less formal and more natural spaces</i>	• <i>Acer platanoides</i> ‘Farlakes Green’ • <i>Amelanchier arborea</i> ‘Robin Hill’ • <i>Prunus</i> ‘Sunset Boulevard’ • <i>Pyrus calleryana</i> ‘Chanticleer’ • <i>Ulmus</i> ‘New Horizon’
Play	<i>Tree planting within play spaces will build on the planting strategy with a strong presence of trees with ornamental and sensory qualities. Trees with hazards such as thorns or poisonous elements will be emitted from the play spaces to create a playable area. Where appropriate trees that will mature into species suitable for climbing will also be included.</i>	• <i>Betula utilis jacquemontii</i> • <i>Liriodendron tulipifera</i> • <i>Liquidamber styraciflua</i> • <i>Prunus serrula</i> ‘Tibetica’
Amenity Open Space	<i>Trees within the amenity open space will reflect the smaller scale of many of the spaces with a mixture of round shaped trees and multi-stemmed trees. A mixture of native and ornamental species provide habitat opportunities whilst accommodating climate resilience into the scheme</i>	• <i>Amelanchier lamarckii</i> • <i>Carpinus betulus</i> • <i>Malus floribunda</i> • <i>Liriodendron tulipifera</i> • <i>Prunus sargentii</i>
Allotment	<i>Orchard trees will be predominantly fruiting species with a mixture of apple, pear, plum and cherry. There will also be a mixture of heritage and contemporary species with a variety of uses including those for eating and cooking.</i>	• <i>*Pyrus communis</i> ‘William Bon Chretien’ • <i>Pyrus communis</i> ‘Humbug’ • <i>*Malus domestica</i> ‘Charles Ross’ • <i>Malus domestica</i> ‘Ribston Pippin’ <i>*denotes Berkshire raised species</i>
Natural/Semi-Natural Green Space	<i>Tree planting within the natural/semi-natural open space will be predominantly native species with a variety of shapes (excluding formal shapes such as columnar or pyramidal) to create a naturalist look and provide visual interest to the open space</i>	• <i>Acer campestre</i> • <i>Betula pendula</i> • <i>Carpinus betulus</i> • <i>Prunus avium</i> Wild cherry • <i>Quercus robur</i> Pedunculate oak • <i>Quercus petraea</i> • <i>Sorbus aucuparia</i> Rowan • <i>Tilia cordata</i> Small-leaved Lime

ORNAMENTAL SHRUBS AND HERBACEAOUS PLANTING

6.8 To be planted in groups of 5– 7 plants per species and avoid man made grids.

Species	Height/ Spread (cm)	Root Condition	Habit	Density (per m²)
Astrantia major	–	Full Pot	3L	4
Allium giganteum	–	3 L	–	8
Anemone x hybrid 'Honorine Jobert'	–	3 L	–	7
Bergenia cordifolia 'Bressingham White'	–	3 L	–	5
Calamagrostis x acutiflora 'Karl Foerster'	–	3 L	–	5
Carex testacea	–	3 L	Full Pot	7
Cistus x pulverulentus 'Sunset'	20–30	Bushy	3L	3
Deschampsia cespitosa	–	3 L	–	7
Echinacea 'White Swan'	–	3 L	–	6
Eryngium giganteum	–	3 L	–	6
Euonymus fortunei 'Emerald Gaiety'	30–40cm	5 L	Bushy	4
Gaura lindheimeria	–	3 L	–	5
Helianthus 'Lemon Queen'	–	3 L	Bushy	6
Hebe rakaiensis	30–40cm	5 L	Bushy	4
Lavandula angustifolia 'Hidcote'	–	3 L	–	5
Perovskia 'Blue Spire'	–	5 L	–	4
Philadelphus 'Manteau d'Hermaine'	40–60cm	5 L	Branched	4
Physocarpus 'Amber Jubilee'	30–40	3 L	Branched	3
Pittosporum tenuifolium 'Tom Thumb'	15–20	3 L	Bushy	3
Rudbeckia 'Early Bird Gold'	–	3 L	–	6
Salvia officinalis 'Icterina'	–	3 L	–	7
Verbena bonariensis	–	3 L	–	7

NATIVE SHRUB PLANTING MIX 2 – PLAY SPACE

6.9 To be planted at 1/m²

Species	Mix %	Height/ Spread (cm)	Habit	Age	Container Size
Acer campestre	25	60–80	Transplant	B	B
Carpinus betulus	25	60–80	Branched; 3 breaks	2L	B
Corylus avellana	25	60–80	Branched; 3 breaks	3L	B
Viburnum opulus	25	40–60	Branched; 4 breaks	3L	B

6.10 Planting has been used across all character areas to create a cohesive space that responds to the sites constraints and existing landscape character whilst contributing to the proposed characters for the space. The planting schedules below show planting typologies that have been used across all character areas.

PROPOSED PROPOSED WOODLAND PLANTING

6.11 To be planted at 2m spacing

Species	Mix %	Girth (cm)	Height (cm)	Form	Root Condition
Acer campestre	15	6–8	250–300	Feathered; 5 breaks	B
Betula pubescens	10	6–8	250–300	Feathered; 5 breaks	B
Corylus avellana	10	–	60–80	Transplant; 1+2	B
Crataegus monogyna	20	–	60–80	Transplant; 1+1	B
Ilex aquifolium	5	–	60–80	Leader with laterals	3L
Malus sylvestris	15	6–8	250–300	Feathered; 5 breaks	B
Prunus avium	15	–	250–300	Feathered; 5 breaks	B
Salix caprea	10	–	60–80	Cutting; O/1	B

PROPOSED WOODLAND EDGE HERBACEOUS PLANTING

6.12 To be planted at 4/m²

Species	Mix %	Pot Size
Ajuga reptans	10	1.5-2L
Anemone nemorosa	10	1.5-2L
Asplenium scolopendrium	10	1.5-2L
Dryopteris filix-mas	10	1.5-2L
Geranium sanguineum	10	1.5-2L
Hyacinthoides non-scripta	10	9+ (topsize, bulb)
Oxalis acetosella	10	9cm
Polygonatum multiflorum	10	1.5-2L
Primula vulgaris	10	1.5-2L
Vinca minor	10	1.5-2L

SPECIES RICH NATIVE HEDGEROW MIX

6.13 To be planted at 5 plants per linear metre in a double staggered row, rows will be 40cm apart or as appropriate where infilling gaps in existing hedgerows.

Species	Mix %	Height (cm)	Specification	Root Condition
Carpinus betulus	10	100-125	1+2; Feathered	B
Corylus avellana	10	80-100	1+2; Transplant; Branched; 4 breaks	B
Crataegus monogyna	45	100-125	1+2; Transplant	B
Ilex aquifolium	2.5	80-100	Leader with laterals	3L
Prunus spinosa	5	100-125	1+2; Transplant	B
Rosa canina	2.5	60-80	1+1; Transplant' branched; 3 breaks	B
Salix caprea	15	80-100	O/1 Transplant	B
Quercus robur	10	100-125	1+2 Transplant	B

NATIVE HEDGEROW PLANTING

6.14 To be planted at 5 per linear meter in a single row

Species	Mix %	Height (cm)	Form	Age/ Times Transplanted	Root Condition
Carpinus betulus	50	60-80	Transplant	1+1	B
Fagus sylvatica	50	60-80	Transplant	1+2	B

NATIVE SHRUB PLANTING MIX 1

6.15 To be planted at 1/m²

Species	Mix %	Height (cm)	Habit	Container Size
Acer campestre	10	60-80	Transplant	B
Carpinus betulus	10	60-80	Branched; 3 breaks	2L
Corylus avellana	15	60-80	Branched; 3 breaks	3L
Crataegus monogyna	45	60-80	Branched; 3 breaks	3L
Ilex aquifolium	2.5	40-60	Bushy; 3 breaks	3L
Rosa canina	2.5	40-60	Branched; 2 breaks	2L
Viburnum opulus	15	40-60	Branched; 4 breaks	3L

WET TOLERANT SHRUB PLANTING MIX

6.16 To be planted at 1/m²

Species	Mix %	Height (cm)	Habit	Age	Container Size
Cornus sanguinea	15	40-60	Branched; 2 breaks	1+1	B
Corylus avellana	20	60-80	Branched; 3 breaks	1+2	B
Crataegus monogyna	30	60-80	Branched; 3 breaks	1+1	B
Frangula alnus	15	40-60	Branched; 3 breaks	n/a	2L
Sambucus nigra	10	60-80	Branched; 3 breaks	1+1	B
Viburnum opulus	10	60-80	Branched; 3 breaks	1+2	B

RAIN GARDEN PLANTING

Species	Height (cm)	Form	Root Condition	Density (per m2)
Bergenia cordifolia	-	Full Pot	2L	5
Campanula glomerata 'Superba'	-	Full Pot	2L	4
Carex Testacea 'Prairie Fire'	-	Full Pot	2L	5
Cornus sericea 'Kelseyi'	30-40	Several Shoots	2L	5
Crocus chrysanthus 'Snow Bunting'	-	Grade 5/7	-	10
Deschampsia cespitosa	-	Full Pot	2L	4
Geranium macrorrhizum 'Album'	-	Full Pot	2L	4
Hebe rakaiensis	15-20 (D)	Bushy	2L	4
Inula hookeri	-	Full pot	2L	3
Iris sibirica	-	Full Pot	2L	4
Phlomis russeliana	-	Full Pot	2L	4
Rudbeckia hirta	-	Full Pot	2L	3
Veronicastrum virginicum 'Album'	-	Full Pot	2L	2

MARGINAL PLANTING

6.17 To be planted at 5 per m²

Species	Height (cm)	Form	Root Condition
Caltha palustris	-	Full Pot	1L
Dryopteris filix-mas	-	Full pot	1L
Filipendula ulmaria	-	Full pot	2L
Iris pseudacorus	-	Full pot	2L
Juncus effusus	-	Full pot	2L
Luzula nivea	-	Full pot	2L

BULB PLANTING

Species	Size	Density (m2)
Galanthus nivalis	6/+ (Topsize)	20
Narcissus pseudonarcissus	7/+ (Topsize)	20
Tulip sylvestris	6/+ (Topsize)	20
Iris pseudacorus	Full pot	2L
Juncus effusus	Full pot	2L
Luzula nivea	Full pot	2L

6.18 Grassland and Meadow Mixes include;

- Wildflower Meadow Mix (e.g Emorsgate EM3 Special General Purpose Meadow Mix)
- Tussock Grass Mix (e.g Emorsgate EG10 Tussock Grass Mixture)
- Wetland Meadow for Base of Basin (e.g Emorsgate EM8 Meadow Mixture for Wetlands)
- Semi-Shade Meadow Mix (e.g Emorsgate EH1 Hedgerow Meadow Mixture)
- Flowering Lawn Mix (e.g Emorsgate EL1 Flowering Lawn Mixture)

STREET FURNITURE AND HARD LANDSCAPING

6.19 The table below outlines the street furniture and areas of hard landscaping that has been used within the public open space, the character area it has been used in and it’s compliance with the street furniture and hard landscaping strategy set out on pages 32–35 of the Landscape Design Statement. Further information can be found on the Public Open Space Detailed Hard Landscape Plan (P24–2506_EN_004)

PARKS AND GARDEN

PARKLAND SEAT



LDS: Contemporary and robust, heavy duty steel framed seat with timber slats and backrest.
R11: Litchard Seat with FSC treated softwood timber slats. Framework finished in Anthracite Grey RAL 7016 by Broxap (or similar approved)

DOG WASTE BIN



LDS: Contemporary simple post mounted bin in green with top opening lid
R11: 40l Sirius Dog Waste bin in Red by Broxap (or similar approved)

PARKLAND BENCH



LDS: Contemporary and robust, heavy duty steel framed seat with timber slats
R11: Not used in this residential phase

ESTATE RAILING



LDS: Contemporary, black galvanised steel estate railing
R11: Not used in this residential phase

PICNIC BENCH



LDS: Contemporary and robust, steel framed picnic bench with timber slats with one table and two benches
R11: Litchard Picnic Unit with FSC treated softwood slats. Framework finished in Anthracite Grey RAL 7016 by Broxap (or similar approved)

KNEE RAIL



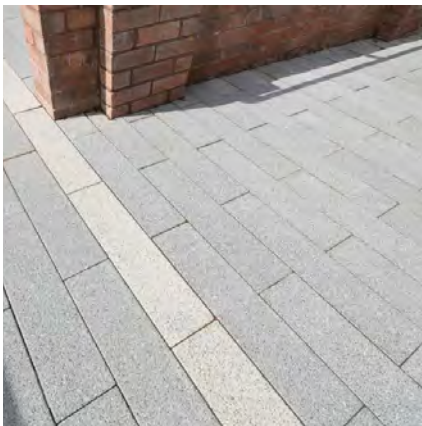
LDS: Contemporary, black steel single rail post system
R11: 700mm height Gretna single rail steel knee rail by Broxap (or similar approved)

LITTER BIN



LDS: Contemporary galvanised steel combined waste and recycling bin
R11: Galvanised steel dual litter and recycling bin Derby Double recycling Bin by Broxap (or similar approved)

FEATURE PAVING



LDS: Contemporary, linear block paving with a contemporary look
R11: Marshalls Conservation X Paving in a mixture of sizes. Textured finish in a mixture of charcoal and silver grey (or similar approved)

BOLLARDS



LDS: Contemporary and robust stainless steel bollard with mitred to
R11: Fixed stainless steel bollard – Mitred top Sheffield stainless steel bollard by Broxap (or similar approved)

CYCLE STAND



LDS: Robust galvanised steel cycle stand
R11: Curve Cycle Stand by Broxap (or similar approved)

AMENITY OPEN SPACE

PARKLAND SEAT



LDS: Robust, steel framed seat with timber slats
R11: Broxap Roslin Steel Frames Timber Steel (or similar approved)

PARKLAND BENCH



LDS: Robust, steel frame and timber slats with rounded edges
R11: not used within this residential phase

PICNIC BENCH



LDS: Robust, steel frame, timber slats with rounded edges
R11: not used within this residential phase

LITTER BIN



LDS: Galvanised steel litter bin
R11: Eco Steel Litter Bin with pyramid lid in Black RAL 9005 (or similar approved)

BOLLARD



LDS: Robust timber bollard with rebate detail
R11: not used within this residential phase

DOG WASTE BIN



LDS: Simple post mounted bin in green with top opening lid
R11: 40l Sirius Dog Waste bin in Red by Broxap (or similar approved)

POST AND RAIL FENCING



LDS: 3 rail, square post and rail fencing
R11: 1.5m high Jacksons Fencing Square Post and Rail Fencing with three sawn square horizontal rails (or similar approved)

KNEE RAIL



LDS: Timber knee rail
R11: 450mm height timber knee rail Jacksons Fencing Diamond Wood Rail Fence (or similar approved)

TARMAC FOOTPATH



LDS: Macadam surfacing with flat top concrete edging
R11: not used within this residential phase

SELF-BINDING GRAVEL FOOTPATH



LDS: Self binding gravel in buff colour
R11: Breedon Gravel in Golden Amber (or similar approved) with timber edging

CYCLE STAND



LDS: Robust galvanised steel cycle stand
R11: Curve Cycle Stand by Broxap (or similar approved)

NATURAL/SEMI-NATURAL OPEN SPACE

PARKLAND SEAT



LDS: Robust and tustic natural timber seat
R11: Broxap Hatton Rustic 4 Slat Seat (or similar approved)

PARKLAND BENCH



LDS: Robust and simple timber bench
R11: not used within this residential phase

LITTER BIN



LDS: Simple galvanised steel bin
R11: Eco Steel Litter Bin with pyramid lid in Black RAL 9005 (or similar approved)

DOG WASTE BIN



LDS: Simple post mounted bin in green with top opening lid
R11: Broxap 40L Sirius Dog Waste bin in red RAL 3020

BOLLARDS



LDS: Robust and rustic natural timber bollard
R11: not used within this residential phase

POST AND RAIL FENCING



LDS: 3 rail, square post and rail fencing
R11: 1.5m high Jacksons Fencing Square Post and Rail Fencing with three sawn square horizontal rails (or similar approved)

KNEE RAIL



LDS: Timber knee rail
R11: 450mm height timber knee rail Jacksons Fencing Diamond Wood Rail Fence (or similar approved).

SELF-BINDING GRAVEL FOOTPATH



LDS: Self binding gravel in buff colour
R11: Breedon Gravel in Golden Amber (or similar approved) with timber edging

CYCLE STAND



LDS: Robust timber cycle stand
R11: not used within this residential phase

PLAY

6.20 The plan shows an inset of the play area included within R11. The table below outlines the enclosure, signage, street furniture and play equipment and it's compliance with the landscape strategy set out on pages 72 and 73 of the Landscape Design Statement. Further information can be found on the Landscape Masterplan (P24-2506_EN_001) and the Detailed POS Hard Landscape Proposals (P24-2506_EN_004)



PLAY INSET

VISITOR INFORMATION



LDS: Powder coated aluminium sheet to be post mounted near to equipment
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel
R11: Free standing visitor information board has been provided

SEATING



LDS: Heavy duty steel framed seat with timber slats and backrest.
Dimensions: 1800mm length.
Example shown: Broxap (Litchard Seat)
R11: Litchard Seat with FSC treated softwood timber slats. Framework finished in Anthracite Grey RAL 7016 by Broxap (or similar approved).
Litchard Picnic Unit with FSC treated softwood slats. Framework finished in Anthracite Grey RAL 7016 by Broxap (or similar approved).

SURFACE



LDS: Wet pour safety surfacing
Colour: Mixture of buff, red and blue
Example shown: RubbaSmart by Play Smart UK
R11: Proposed play safety surfacing – to be a wet pour surface suitable for children's play (e.g. RubbaSmart by Play Smart UK) and laid to the critical fall heights and extent as specified by the manufacturer. All play safety surfaces to be laid to BS EN1176 + BS EN 1177. The rubber mulch surfaces will be a mixture of red, blue and buff

KEY	
	Planning Red Line
	Existing trees and hedgerow to be retained to BS 5837 with new indicated by pink dashed line
	Existing trees and hedgerow to be removed indicated by red dashed line
	Existing planting associated with Eastern Gateway (Planning Ref: 172044) and proposed planting associated with SUDS application v Urban Tree
	Proposed feature tree planting
	Proposed tree planting within POS
	Proposed tree planting to contribute to streetscape
	Proposed focal tree within streetscape
	Native Hedgerow
	Proposed native species rich hedgerow planting with trees
	Mixed Scrub
	Proposed native shrub planting
	Lowland Mixed Deciduous Woodland
	Proposed woodland planting
	Proposed woodland planting to enhance existing planting around existing pond basin extent and with requirement to be confirmed on site to ensure appropriate screening for (bottles) farm and protection of existing ecological habitat
	Proposed woodland edge herbaceous planting
	Semi-natural tolerant grassland hedgerow
	Sustainable Urban Drainage Systems
	Proposed rain garden planting
	Urban Ornamental Planting
	Ornamental planting
	Other Neutral Grassland
	Tussocky grassland
	Wildflower meadow
	Flowering lawn
	Proposed bulb planting

Play Area	
	Proposed play equipment – refer to play specification on P24-2506_LDS_01
	Proposed play safety surfacing – to be a wet pour surface suitable for children's play (e.g. RubbaSmart by Play Smart UK) and laid to the critical fall heights and extent as specified by the manufacturer. All play safety surfaces to be laid to BS EN1176 + BS EN 1177. The rubber mulch surfaces will be a mixture of red, blue and buff
	Proposed play equipment to be naturally smooth or have a slightly rough surface with no sharp edges. Stone must not be slippery when wet. To be sustainable sourced – locally where possible. To be set 1/3 into the ground
	Proposed play log stepping stones with wheels – to be locally sourced where possible. To be a range of sizes between 200mm and 400mm with ends 100 and 200mm high. To be set 1/3 into the ground
	Play area information board – timber information board to provide information regarding the play space including signs must be kept on hand and no dog fouling. Content to be provided in co-ordination with LfE and developer

ENCLOSURE



LDS: Black anti-trap bow top railing with high contrast colour gates
Dimensions: 1200mm height above ground
Example shown: Jacksons fencing tubular bowtop railing
R11: Steel knee rail and hedgerows have been used to provide boundary to the play space

LITTER BIN



LDS: Galvanised steel litter bin
Capacity: 90L
Example shown: Broxap (Derby e slimline)
R11: Galvanised steel dual litter and recycling bin Derby Double recycling Bin by Broxap (or similar approved).

PLAY EQUIPMENT



SWAYING SHIP
Supplier: Richter Spielgeraete
Product ref: 6.08000



TWIN SEE-SAW
Supplier: Richter Spielgeraete
Product Ref 6.11620



MULTI SURFACE TWIN SWING
Supplier: Richter Spielgeraete
Product ref: 6.12820



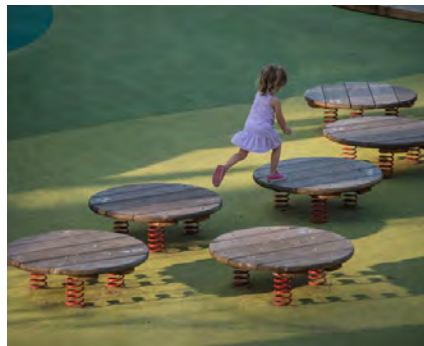
CRADLE NEST SWING
Supplier: Richter Spielgeraete
Product ref: 6.14520



PLAY LOGS
Proposed play log stepping stones and seats – to be locally sourced where possible. To be a range of sizes between 200mm and 400mm width and 100 and 300mm high. To be set 1/3 into the ground



GIANT REVOLVING DISC
Supplier: Richter Spielgeraete
Product ref: 7.25000



JUMPING DISC
Supplier: Richter Spielgeraete
Product ref: 6.06000



STRAIGHT BALANCE BEAM
Supplier: Richter Spielgeraete
Product ref: 6.81000



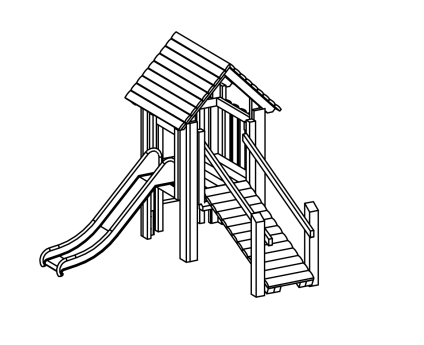
BUTTERFLY SCULPTURE
Supplier: Handmade Places
Product ref: BX/HMP/ 350003



PLAY BOULDERS
Proposed play boulders to be naturally smooth or have a slightly rough surface with no sharp edges. Stone must not be slippery when wet. To be sustainable sourced – locally where possible. To be set 1/3 into the ground.



STANDING CAROUSEL
Supplier: Richter Spielgeraete
Product ref: 6.26503



HUT COMBINATION
Supplier: Richter Spielgeraete
Product ref: 2.13516



CLIMBING STRUCTURE NO. 7
Supplier: Richter Spielgeraete
Product ref: 6.15007



TRAMPOLINE
Eurotramp Commercial In-ground Trampoline, Square
Supplier: Playgrade Trampolines

ALLOTMENT

6.21 The plan shows an inset of the allotments included within the R11 residential phase. The table below outlines the enclosure, planting and hard landscaping and it’s compliance with the landscape strategy set out on page 56 of the Landscape Design Statement. Further information can be found on the Detailed POS Hard Landscape Proposals (P24-2506_EN_004) and Detailed POS Soft Landscape Proposals (P24-2506_EN_003)

	LDS	R11
Access and Movement	Tarmac car parking to be provided to accommodate around 15% of allotment holders at any one time pedestrian access through the allotment via hoggin footpath with minimum width of 1.4m. One water point for every 6 plots. Communal composting area	• Tarmac car park with spaces for 4 cars (14 allotments) • 1.4m wide hoggin footpath for pedestrian access to allotments • 3 water points
Tree Planting	Tree planting should predominantly be made up of fruiting species. Varieties with local provenance should be used where possible alternatively species should be selected to provide appropriate pollination, be disease resistant and provide reliable crop. Example Berkshire raised species could include; • Malus domestica Breedon Pippin; • Malus domestica Charles Ross; • Malus domestica Houblon; • Pyrus communis William’s Bin Chretien. These species can be mixed with a selection of other fruiting tree varieties that will support a diverse orchard and create successful pollination across all fruiting species	Allotment fruit trees include: • Pyrus communis ‘William Bon Chretien’ • Pyrus communis ‘Humbug’ • Malus domestica ‘Charles Ross’ • Malus domestica ‘Ribston Pippin’
Hardscape Materials	2m Weldmesh fence (incorporating rabbit proof mesh installed sufficiently below adjacent ground level beneath the security fence to prevent animals burrowing under the security fence). Pedestrian and vehicle gate	Proposed 2m high weldmesh fence incorporating rabbit proof mesh installed sufficiently below adjacent ground level beneath the security fence to prevent animals burrowing under the security fence with lockable pedestrian and vehicular gate



ALLOTMENT INSET

BLUE/GREEN INFRASTRUCTURE WITHIN POS

6.22 The table below outlines the basin design that has been used within the public open space, the character area it has been used in and it’s compliance with the Blue/Green Infrastructure Strategy set out within section 7 (pages 37-51) of the Landscape Design Statement. Further information can be found on the Landscape Masterplan (P24-2506_EN_001) and engineering details A389-R11-RM-151 and 152.

PARKS AND GARDENS

Blue/Green Feature	Landscape Design Statement	R11 RMA Landscape Proposals
Transitional edge from built form (2-3m)	X	X
Access for Informal Recreation	X	X
Form of basin response to the location	X	X
Retaining Features	X	X
Steps		X
Low Flow Channel		
Wetland Scrapes		X
Tree, shrub and grassland Planting	X	X
Boulders		X

NATURAL SEMI-NATURAL GREEN SPACE

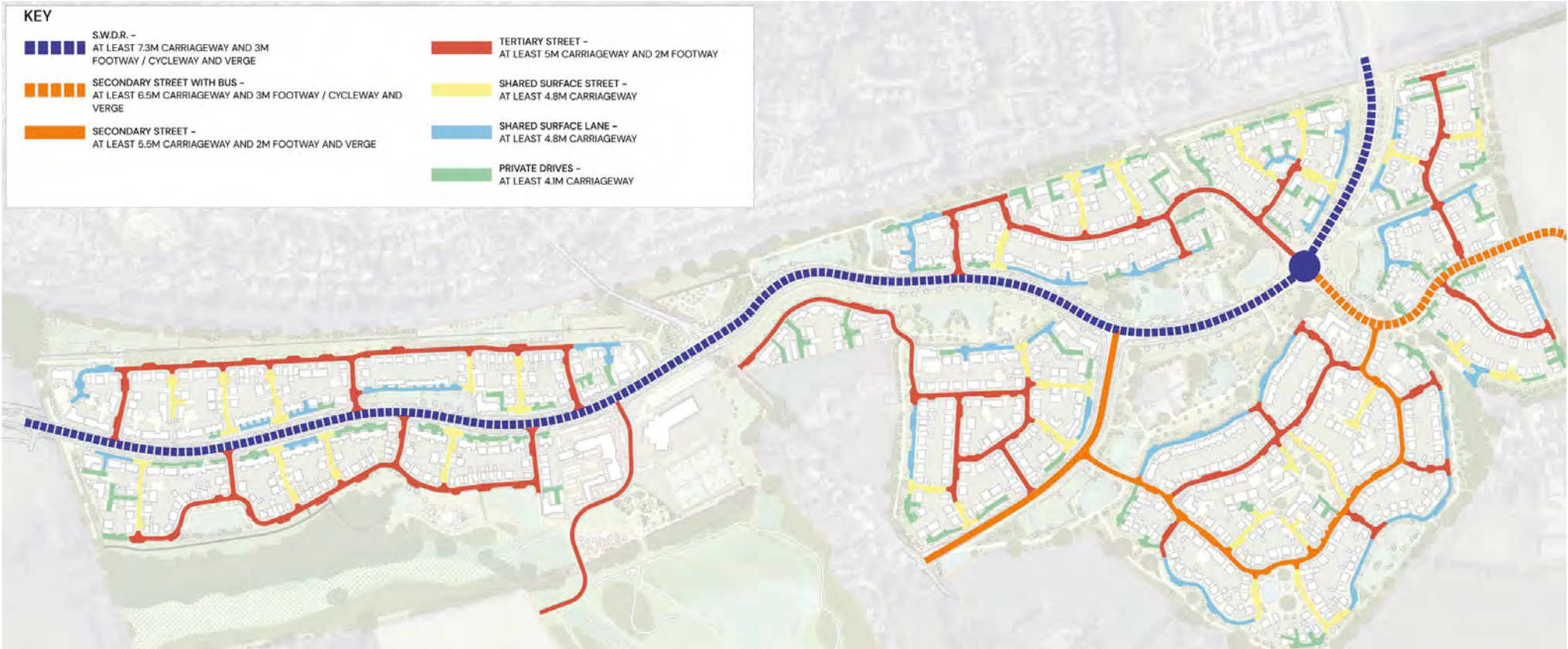
Blue/Green Feature	Landscape Design Statement	R11 RMA Landscape Proposals
Transitional edge from built form (2-3m)	X	X
Access for Informal Recreation		
Form of basin response to the location		
Retaining Features		
Steps	X	X
Low Flow Channel	X	
Wetland Scrapes	X	X
Tree, shrub and grassland Planting	X	X
Boulders	X	X



R11 BASIN INSET PLAN

BLUE/GREEN INFRASTRUCTURE
WITHIN STREETSCAPE

6.24 R11 has instances of secondary, tertiary, shared surface streets, shared surface lanes and private drives. Compliance with the matrix set out in the Landscape Design Statement can be seen in the comparison matrix below. Further information can be seen by referring to detailed On-Plot Soft Landscaping Plans (P24-2506_002) and MJA Drainage Strategy (7371-MJA-SW-XX-DR-C-002 – PL1 – Surface Water Drainage Strategy).



STREET HIERARCHY PLAN

LDS	Trees in rain gardens	Rain Gardens (Street level)	Rain Gardens (plot level)	Permeable Paving
Secondary Street	X	X		X
Tertiary Street	X	X		X
Shared Surface Street		X	X	X
Shared Surface Lane		X	X	X
Private Drive		X		X

R11	Trees in rain gardens	Rain Gardens (Street level)	Rain Gardens (plot level)	Permeable Paving
Secondary Street	X	X		X
Tertiary Street	X	X		X
Shared Surface Street		X	X	X
Shared Surface Lane		X	X	
Private Drive		X		X

CA1

MAIN STREET

Extract from Landscape Design Statement showing indicative planting species and proposed landscape character for the streetscape.

URBAN LANDSCAPING WITHIN THE STREETScape

6.25 The table below outlines the planting that has been used within private curtilages and streetscapes including street level blue/green infrastructure and street trees. It sets out the residential character area it has been used in and it's compliance with the planting strategy (including street hierarchy) as set out on within section 9 (pages 81-97) of the Landscape Design Statement. Further information can be found on the Detailed Soft On-Plot Landscaping Plans (P24-2114_EN_002).

ON PLOT LANDSCAPE STRATEGY	
URBAN RESIDENTIAL – CONTEMPORARY	PLANTING
LANDSCAPE CHARACTER	Formal in character with predominantly evergreen hedges and ornamental shrubs, focal colours are white and green. Ornamental grasses with a compact shape are used as feature planting within this character
STREET TREE PLANTING	• Acer campestre ‘William Caldwell’ • Acer x zoeschense ‘Annae’ (*) • Betula utilis ‘Jacquemontii’ • Carpinus betulus ‘Fastigiata’ • Ligustrum lucidum ‘Excelsum superbum’ (*) • Prunus ‘Sunset Boulevard’
SPECIMEN SHRUB PLANTING	• Cornus controversa ‘Variegata’ • Exochorda x macrantha ‘The Bride’ • Laurus nobilis (Topiary) • Magnolia stellata
HEDGE PLANTING	• Griselinia littoralis • Osmanthus burkwoodii
RAIN GARDEN PLANTING (*)	• Bistorta amplexicaulis ‘Blackfield’ • Iris sibirica • Luzula nivea • Liatris spicata ‘Kobold’ • Miscanthus sinensis ‘Morning Light’ • Panicum virgatum ‘Shenandoah’
SHRUB AND HERBACEOUS PLANTING	• Bergenia ‘Bressingham White’ • Choisya ternate • Euonymus japonicus ‘Green Spire’ • Geranium macrorrhizum ‘White-Ness’ • Hebe rakaiensis sp. • Hydrangea arborescens ‘Lime Rickey’ • Liriope ‘muscaria monroe White’ • Osmanthus heterophyllus ‘Variegatus’ • Pachysandra terminalis ‘Green Carpet’ • Pittosporum ‘Golf Ball’ • Prunus laurocerasus ‘Otto Luyken’ • Rosa ‘Kent’ • Sarcococca hookeriana ‘Humilis’ • Skimmia japonica ‘Kew Green’
HARDSCAPE MATERIALS	Refer to Design Code

R11: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



MAIN STREET ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Acer campestre 'William Caldwell'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Betula utilis jacquemontii	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Carpinus betulus 'Lucas'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Ligustrum lucidum Excelsum Superbum	12-14cm	250-300cm	Heavy Standard :Clear Stem 150-175 :C
Prunus 'Sunset Boulevard'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB

HEDGE

Species	Pot Size	Height (cm)	Specification
Griselinia littoralis	60-80cm	10L	Bushy :C
Osmanthus burkwoodii	60-80cm	10L	Bushy :C

SPECIMEN SHRUBS

Species	Pot Size	Height (cm)	Specification
Cornus controversa 'Variegata'	25L	Magnolia stellata	Leader With Laterals :C
Exochorda macrantha 'The Bride'	10L	60-80cm	Bushy :C
Laurus nobilis	25L	125-150cm	Ball on stem; Topiary ball diameter 50cm; clear stem 90cm; neatly clipped
Magnolia stellata	25L	100-125cm	Branched :C

HERBACEOUS

Species	Pot Size	Specification
*Bergenia 'Bressingham White'	3L	C
*Carex testacea 'Prairie Fire'	Full Pot	C
*Geranium macrorrhizum 'White-Ness'	3L	C
Liriope muscari 'Munro White'	3L	C

SHRUBS

Species	Pot Size	Height (cm)	Specification
Aucuba japonica 'Crotonifolia'	5L	40-60cm	Bushy :C
Choisya ternata	5L	40-60cm	Bushy :C
Euonymus japonicus 'Green Spire	3L	30-40cm	Bushy :C
Hebe rakaiensis	5L	30-40cm	Bushy :C
Hydrangea arborescens 'Lime Rickey'	5L	40-60cm	Bushy :C
Lonicera pileata	5L	30-40cm	Bushy :C
Osmanthus heterophyllus 'Variegatus'	5L	40-60cm	Bushy :C
Pittosporum tenuifolium 'Golf ball'	5L	40-60cm	Bushy :C
Pittosporum tenuifolium 'Silver Queen'	5L	40-60cm	Bushy :C
Prunus laurocerasus 'Mount Vernon'	3L	30-40cm	Bushy :C
Prunus laurocerasus 'Otto Luyken'	5L	40-60cm	Bushy :C
Sarcococca hookerana humilis	5L	30-40cm	Bushy :C
Skimmia confusa 'Kew Green'	5L	40-60cm	Bushy :C
Spiraea cinerea 'Grefsheim'	3L	40-60cm	Bushy :C
Symphoricarpos chenaultii 'Hancock'	5L	30-40cm	Bushy :C
Viburnum davidii	5L	40-60cm	Bushy :C
Viburnum tinus 'Lisarose'	5L	40-60cm	Bushy :C
Vinca minor 'Alba'	3L	20-30cm	Several shoots :C

CA3

NEIGHBOURHOOD RESIDENTIAL

Extract from Landscape Design Statement showing indicative planting species and proposed landscape character for the streetscape.

ON PLOT LANDSCAPE STRATEGY

URBAN RESIDENTIAL – TRADITIONAL

PLANTING

LANDSCAPE CHARACTER

Similar to Urban Contemporary with a formal character featuring evergreen shrubs and hedges. Ornamental grasses have not been included in this character area

STREET TREE PLANTING

- Acer campestre ‘William Caldwell’
- Ligustrum japonicum (*)
- Prunus ‘Sunset Boulevard’
- Pyrus calleryana Chanticleer
- Carpinus betulus ‘Fastigiata’

SPECIMEN SHRUB PLANTING

- Amelanchier lamarckii
- Ilex aquifolium ‘Silver Queen’
- Malus prairifire
- Viburnum plicatum ‘Kilimanjaro’

HEDGE PLANTING

- Griselinia littoralis
- Ilex crenata ‘Dark Green’
- Pyracantha

RAIN GARDEN PLANTING (*)

- Alchemilla mollis
- Cornus sericea ‘Kelsey’
- Erysimum ‘Bowles’s Mauve’
- Hebe sp.
- Geranium macrorrhizum ‘Alba’
- Itea virginica
- Persicaria bistorta

SHRUB AND HERBACEOUS PLANTING

- Aucuba japonica ‘Rozannie’
- Abelia x grandiflora
- Ballota pseudodictamnus
- Bergenia ‘Bressingham White’
- Choisya ternate
- Euonymus japonicus ‘Paloma Blanca’
- Euphorbia characias ‘Silver Swan’
- Hylotelephium spectabile ‘Stardust’
- Hebe sp.
- Lavandula angustifolia
- Potentilla ‘Abbotswood’
- Pittosporum sp.
- Prunus laurocerasus ‘Otto Luyken’
- Stachys byzantina ‘Silver Carpet’
- Skimmia japonica ‘Kew Green’
- Weigela ‘Ebony and Ivory’
- viburnum tinus ‘Lisarose’
- Vinca minor f. alba

HARDSCAPE MATERIALS

Refer to Design Code

R11: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.

HEDGE

Species	Pot Size	Height (cm)	Specification
Carpinus betulus	80-100cm	Branched :C	5-7.5L
Elaeagnus ebbingei	60-80cm	Bushy :C	10L
Griselinia littoralis	60-80cm	Bushy :C	10L
Ilex crenata 'Dark Green'	30-40cm	Bushy :C:	5-7.5L
Pyracantha 'Orange Glow'	40-60cm	Bushy :C	5-7.5L

CLIMBERS

Species	Pot Size	Specification
Hedera helix 'Glacier'	Several Shoots :Caned	3L



NEIGHBOURHOOD RESIDENTIAL ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Acer campestre 'Queen Elizabeth'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Acer campestre 'William Caldwell'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
*Acer platanoides 'Emerald Queen'	12-14cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
*Amelanchier arborea 'Robin Hill'	14-16cm	350-400cm	Extra Heavy Standard :Clear Stem 175-200 :RB
Carpinus betulus 'Lucas'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
*Gleditsia triacanthos 'Draves Street Keeper'	12-14cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
*Ligustrum japonicum	14-16cm	300-350cm	Extra Heavy Standard :Clear Stem 175-200 :C
Magnolia grandiflora	12-14cm	350-400cm	Heavy Standard :Clear Stem 150-175 :C
Magnolia kobus	12-14cm	350-400cm	Heavy Standard :Clear Stem 150-175 :C
Prunus 'Sunset Boulevard'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB

SPECIMEN SHRUBS

Species	Pot Size	Height (cm)	Specification
Amelanchier lamarckii	150-175cm	Multi-stem :C	20L
Ilex aquifolium 'Silver Queen'	60-80cm	Bushy :C	10L
Malus prairifire	125-150cm	Branched :C	25L
Syringa vulgaris 'Madame Lemoine'	150-175cm	Branched :C	35L
Viburnum plicatum 'Kilimanjaro'	80-100cm	Branched :C	25L
Viburnum tinus 'Eve Price'	125-150cm	Ball on stem; Topiary; ball diameter 50-60cm; neatly clipped :C	25L

SHRUBS

Species	Pot Size	Height (cm)	Specification
Abelia grandiflora	40-60cm	Bushy :C	5L
Abelia grandiflora 'Prostrata'	30-40cm	Bushy :C	5L
Aucuba japonica 'Crotonifolia'	40-60cm	Bushy :C	5L
Aucuba japonica 'Rozannie'	40-60cm	Bushy :C	5L
Choisya ternata	40-60cm	Bushy :C	5L
Cistus corbariensis	30-40cm	Bushy :C	5L
*Clethra alnifolia	30-40cm	Bushy :C	5L
Cornus alba 'Sibirica'	40-60cm	Branched :C	3L
*Cornus sericea 'Kelseyi'	30-40cm	Bushy :C	2L
*Cornus stolonifera 'Flaviramea'	40-60cm	Bushy :C	3L
Cotoneaster franchetii	30-40cm	Bushy :C	5L
Euonymus japonicus 'Kathy'	60-80cm	Bushy :C	5-7.5L
Euonymus japonicus 'Paloma Blanca'	30-40cm	Bushy :C	5L
Hebe 'Great Orme'	30-40cm	Bushy :C	5L

SHRUBS CONT.

Species	Pot Size	Height (cm)	Specification
*Hebe 'Sapphire'	30-40cm	Bushy :C	5L
Hebe 'Sutherlandii'	30-40cm	Bushy :C	5L
Hebe franciscana 'Blue Gem'	30-40cm	Bushy :C	5L
*Hebe rakaiensis	30-40cm	Bushy :C	5L
*Ilex glabra 'Compacta'	30-40cm	Bushy :C	5L
*Itea virginica	30-40cm	Bushy :C	5L
Lavandula angustifolia 'Hidcote'	30-40cm	Bushy :C	5L
Lonicera pileata	30-40cm	Bushy :C	5L
Pittosporum tenuifolium 'Golf ball'	40-60cm	Bushy :C	5L
Potentilla fruticosa 'Abbotswood'	30-40cm	Bushy :C	5L
*Prunus laurocerasus 'Mount Vernon'	30-40cm	Bushy :C	3L
Prunus laurocerasus 'Otto Luyken'	40-60cm	Bushy :C	5L
*Sambucus nigra 'Eva'	60-80cm	Bushy :C	5L
Sarcococca hookerana humilis	30-40cm	Bushy :C	5L
Skimmia confusa 'Kew Green'	40-60cm	Bushy :C	5L
*Spiraea cinerea 'Grefsheim'	40-60cm	Bushy :C	3L
*Symphoricarpos chenaultii 'Hancock'	30-40cm	Bushy :C	5L
Viburnum davidii	40-60cm	Bushy :C	5L
*Viburnum opulus 'Compactum'	40-60cm	Bushy :C	5L
Viburnum tinus 'Lisarose'	40-60cm	Bushy :C	5L
Vinca minor 'Alba'	20-30cm	Several shoots :C	3L
Weigela 'Ebony and Ivory'	30-40cm	Bushy :C	5L

HERBACEOUS

Species	Pot Size	Specification
*Anemanthele lessoniana	Full Pot	5L
Ballota pseudodictamnus	C	3L
*Bergenia cordifolia	C	3L
Bergenia 'Bressingham White'	C	3L
*Bistorta affinis 'Superba'	C	3L
*Carex testacea 'Prairie Fire'	Full Pot	3L
*Erysimum 'Bowles Mauve'	C	3L
Euphorbia characias 'Silver Swan'	C	3L
*Geranium macrorrhizum 'Album'	C	3L
*Geranium Rozanne	C	3L
*Liatris spicata 'Kobold'	C	3L
*Persicaria bistorta	C	3L
*Phlomis russeliana	C	3L
*Polystichum polyblepharum	Full Pot	3L
Stachys byzantina 'Silver Carpet'	C	3L

CA4

RURAL EDGE

Extract from Landscape Design Statement showing indicative planting species and proposed landscape character for the streetscape.

ON PLOT LANDSCAPE STRATEGY	
RURAL INTERFACE	PLANTING
LANDSCAPE CHARACTER	A naturalistic character high percentage of perennial within mixes, varieties of colours without clear colour domination and planting by the buildings
STREET TREE PLANTING	• Acer platanoides ‘Drummondii’ (*) • Amelanchier arborea ‘Robin Hill’ (*) • Prunus ‘Accolade’ • Sorbus hupehensis
SPECIMEN SHRUB PLANTING	• Corylus avellana ‘Contorta’ • Euphorbia mellifera • Hamamelis × intermedia ‘Jelena’ • Ribes sanguineum ‘Pulborough Scarlet’
HEDGE PLANTING	• Lavandula angustifolia ‘Munstead’ • Ligustrum ovalifolium
RAIN GARDEN PLANTING (*)	• Anemanthele lessoniana • Aquilegia sp. • Bistorta amplexicaulis ‘Orange Field’ • Carex testacea ‘Prairie Fire’ • Geranium ‘Johnson’s Blue’
SHRUB AND HERBACEOUS PLANTING	Anemone × hybrida ‘September Charm’ Artemisia ‘Powis Castle’ Astrantia major ‘Rubra’ Carex Testacea Caryopteris × clandonensis ‘Grand Bleu’ Centranthus ruber Cistus criticus Choisya ternata ‘Aztec Pearl’ Geranium × oxonianum ‘Wargrave Pink’ Hebe sp Hydrangea macrophylla ‘Altona’ Nepeta racemosa ‘Walker’s Low’ Phlomis italica Perovskia ‘Little Spire’ Pittosporum sp. Rudbeckia ‘Goldsturm’ Rosa ‘Surrey’ Rosmarinus officinalis Salvia × sylvestris ‘Mainacht’ Stipa tenuissima ‘Pony Tail’ Syringa ‘Palibin’
HARDSCAPE MATERIALS	Refer to Design Code

R11: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



RURAL EDGE ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Amelanchier arborea 'Robin Hill'	n/a	350-400cm	Multi-Stemmed :RB
Cotoneaster 'Cornubia'	12-14cm	350-400cm	Heavy Standard :Clear Stem 175-200 :RB
Prunus 'Accolade'	12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB
Prunus sargentii 'Rancho'	12-14cm	300-350cm	Heavy Standard :Clear Stem 175-200 :BR
Sorbus hupehensis	12-14cm	350-400cm	Heavy Standard :Clear Stem 175-200 :RB

HEDGE

Species	Pot Size	Height (cm)	Specification
Ligustrum ovalifolium	60-80cm	Branched :C	5-7.5L

SPECIMEN SHRUBS

Species	Pot Size	Height (cm)	Specification
Corylus avellana 'Contorta'	10L	80-100cm	Branched :C
Euphorbia mellifera	10L	60-80cm	Bushy :C:
Hamamelis intermedia 'Jelena'	20L	100-125cm	Branched :C

HERBACEOUS

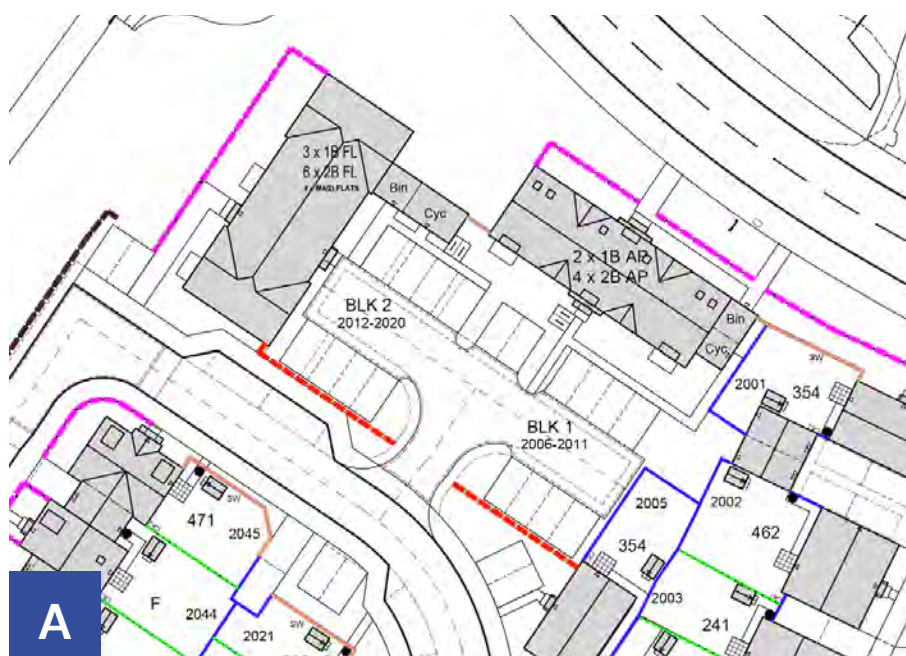
Species	Pot Size	Specification
Anemone hupehensis 'September Charm'	3L	C
Artemisia 'Powis Castle'	3L	C
Astrantia major 'Rubra'	3L	C
Bergenia cordifolia	3L	C
Carex testacea	3L	Full Pot
Centranthus ruber	3L	C
Geranium macrorrhizum	3L	C
Rudbeckia 'Goldsturm'	3L	C
Salvia nemorosa 'Ostfriesland'	3L	C
Sedum spectabile 'Autumn Glory'	3L	Full Pot
Stipa tenuissima 'Pony Tails'	3L	Full Pot

SHRUBS

Species	Pot Size	Height (cm)	Specification
Aucuba japonica 'Crotonifolia'	5L	40-60cm	Bushy :C
Berberis thunbergii 'Erecta'	5L	60-80cm	Bushy :C
Caryopteris x clandonensis 'Grand Bleu'	5L	30-40cm	Bushy :C
Ceanothus 'Blue Mound'	5L	40-60cm	Bushy :C
Ceanothus thyrsiflorus repens	5L	30-40cm	Bushy :C
Choisya 'Aztec Pearl'	5L	30-40cm	Bushy :C
Choisya ternata	5L	40-60cm	Bushy :C
Cistus creticus	5L	30-40cm	Bushy :C
Cornus alba 'Sibirica'	3L	40-60cm	Branched :C
Cotoneaster 'Coral Beauty'	5L	30-40cm	Bushy :C
Cotoneaster franchetii	5L	30-40cm	Bushy :C
Hebe 'Great Orme'	5L	30-40cm	Bushy :C
Hebe 'Marjorie'	5L	30-40cm	Bushy :C
Hydrangea macrophylla 'Altona'	5L	40-60cm	Bushy :C
Hypericum 'Hidcote'	5L	40-60cm	Bushy :C
Lavandula angustifolia 'Munstead'	5L	30-40cm	Bushy :C
Lonicera pileata	5L	30-40cm	Bushy :C
Osmanthus heterophyllus 'Purpureus'	5L	30-40cm	Bushy :C
Perovskia 'Blue Spire'	5L	40-60cm	Bushy :C
Phlomis italica	3L	30-40cm	Bushy
Pittosporum tenuifolium 'Golf ball'	5L	40-60cm	Bushy :C
Prunus laurocerasus 'Otto Luyken'	5L	40-60cm	Bushy :C
Ribes sanguineum 'Pulborough Scarlet'	5-7.5L	60-80cm	Bushy :C
Rosa 'Surrey'	5L	30-40cm	Bushy :C
Rosmarinus officinalis 'Miss Jessopp's Upright'	5L	40-60cm	Bushy
Salvia officinalis 'Purpurascens'	3L	20-30cm	Bushy :C
Skimmia confusa 'Kew Green'	5L	40-60cm	Bushy :C
Syringa meyeri 'Palibin'	5L	40-60cm	Bushy :C

07. SECURE BY DESIGN





- 7.1 The Secured by Design document 'Homes Guide 2024' prescribes a range of features that would aid the overall security of a development. Some of the key site layout principles are highlighted below along with examples of where they have been incorporated in the R11 proposals on the page opposite:
1. Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods.
 2. It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low. Front garden planting of feature shrubs and suitable trees (e.g. open branched or light foliage, etc.) will also be acceptable.
 3. Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m.
 4. Larger schemes should incorporate a mix of dwellings, enabling greater potential for homes to be occupied throughout the day.
 5. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.
 6. It is preferable that footpaths are not located at the rear of properties.

7. Where communal parking areas are necessary, bays should be sited in small groups, close and adjacent to homes, be within view of active rooms.
8. Short term visitor bicycle parking, for instance delivery riders, shall be located adjacent to the primary building entrance and in view of occupants of the development.
9. Planting should not impede the opportunity for natural surveillance and wayfinding, and must avoid the creation of potential hiding places.

- 7.1 The British Parking Association Safer Parking Scheme document 'New Build Car Park Guidelines' acknowledges there is no 'one-fits-all design' for a safer car park. The scheme and document are aimed at larger commercial car parks. That said some key principles have been adhered to within the layout design of R11. They are as follows:
- A. Perimeters should have a clearly defined boundary, this can take the form of hedges, walls, fencing, railings, grass verges or other buildings (this is not an exhaustive list);
 - B. Natural Surveillance is the most effective form of surveillance; and
 - C. Landscaping next to a parking facility should not restrict surveillance opportunities or provide areas of concealment.

08. SUMMARY

- 8.1 This Design Compliance Statement has set out a clear explanation of the design process and response to the approved planning permission and conditioned documents (including the Site-Wide Masterplan, Design Code and Landscape Design Statement).
- 8.2 The detailed proposals for Parcel R11 will create a development with a variety of housing choices, high quality open space and strong movement links. It will accord with the principles of high-quality design and best practices to create a development that is sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing landscape.
- 8.3 The development proposals will be achieved in the following way:
- The creation of an integrated residential community with a sensitive and considered relationship to the existing settlement;
 - A cohesive design response building upon character areas proposed in the Design Code;
 - The creation of pedestrian and cycle routes through the development;
 - Providing a development that is well-connected, readily understood and easily navigated;
 - The creation of a landscape structure that responds to the local area and retains and enhances the existing vegetation;
 - Providing a range of dwelling sizes, types and tenures that offer an accessible and acceptable choice of lifestyles; and
 - Promoting the objectives of sustainable development through layout and design.

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