

WOKINGHAM SOUTH

PARCELS
R7 & R13
PHASE 2B

DESIGN COMPLIANCE STATEMENT

PREPARED BY
PEGASUS URBAN
DESIGN ON BEHALF
OF MILLER HOMES

December 2025

P25-3216_GDO1A

“

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)

”



Pegasus Group
33 Sheep Street
Cirencester
Gloucestershire
GL7 1RQ
www.pegasusgroup.co.uk | T 01285 641717

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01. INTRODUCTION

- 1.1 This Compliance Statement has been prepared by Pegasus Design on behalf of Miller Homes Ltd. It forms part of a Reserved Matters submission pursuant to the Hybrid Planning Permission ref. 191068.
- 1.2 This submission relates to parcels R7 & R13, which are situated centrally within the Phase 2b development site and to the east of the neighbourhood centre. It is a reserved matters application pursuant to condition 1 attached to 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.
- 1.3 The purpose of this statement is to summarise the development proposals and demonstrate compliance with the approved drawings listed in Condition 2, site-wide masterplan, design code and landscape design statement. 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:



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 Parcels R7 & R13 fall 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

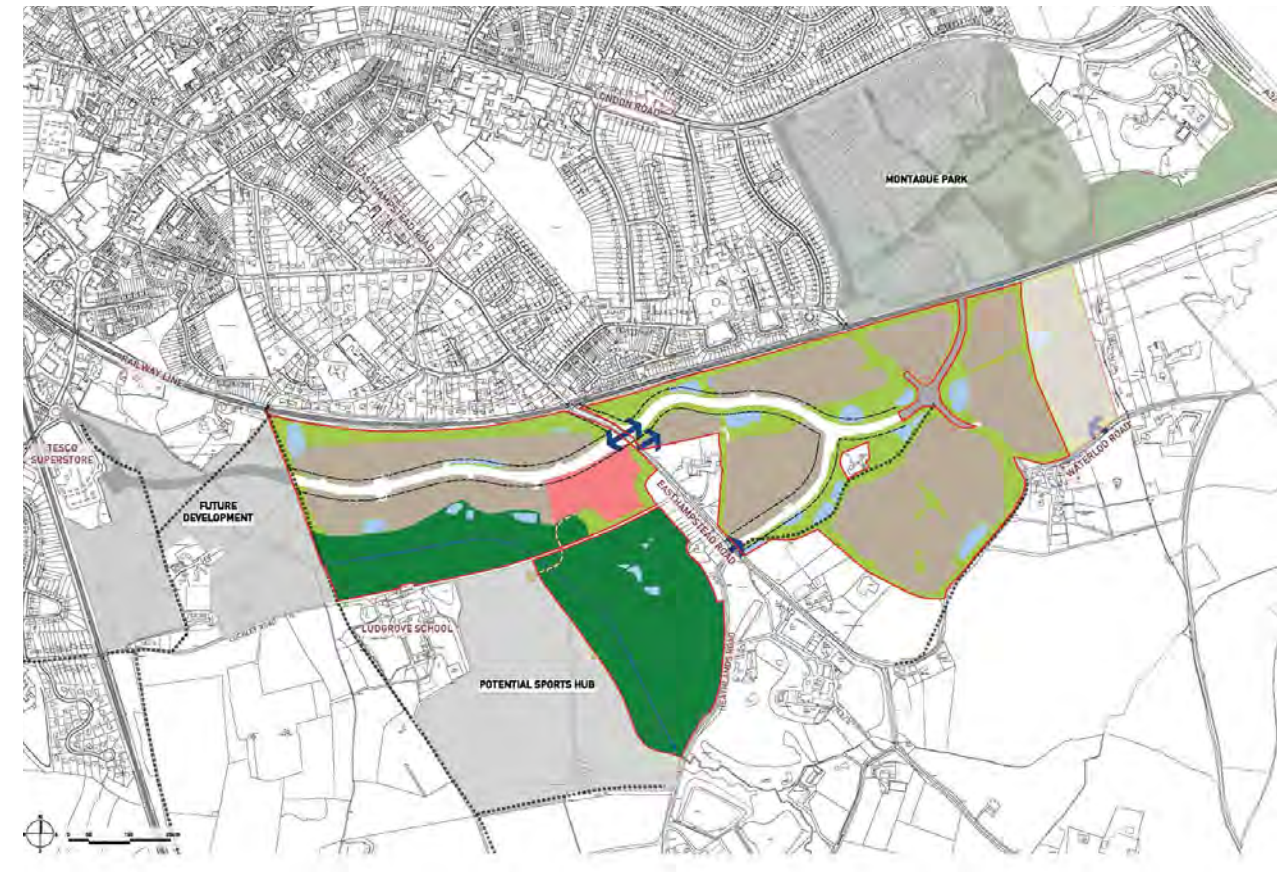
- 2.5 The site presently comprises agricultural fields, with no existing built development located within its boundaries. A number of trees and hedgerows are scattered both within the site and along its periphery.
- 2.6 Easthampstead Road runs along the south-western boundary, providing access to an existing farm and associated buildings located adjacent to the western site boundary. The total area of the site is approximately 8 hectares.
- 2.7 Within the development, Parcel R13 occupies the larger eastern portion, while Parcel R7 covers the north-western part of this boundary.



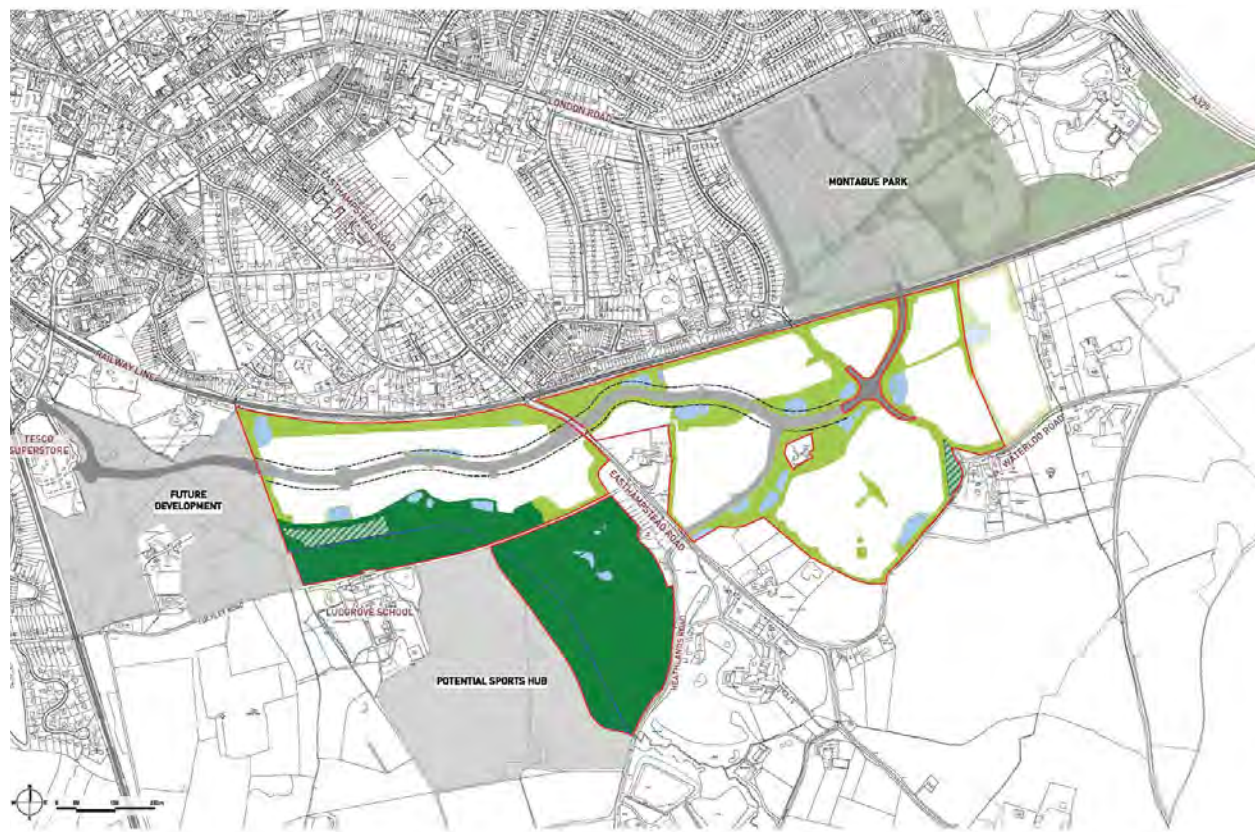
R7 & R13 AERIAL RED LINE PLAN



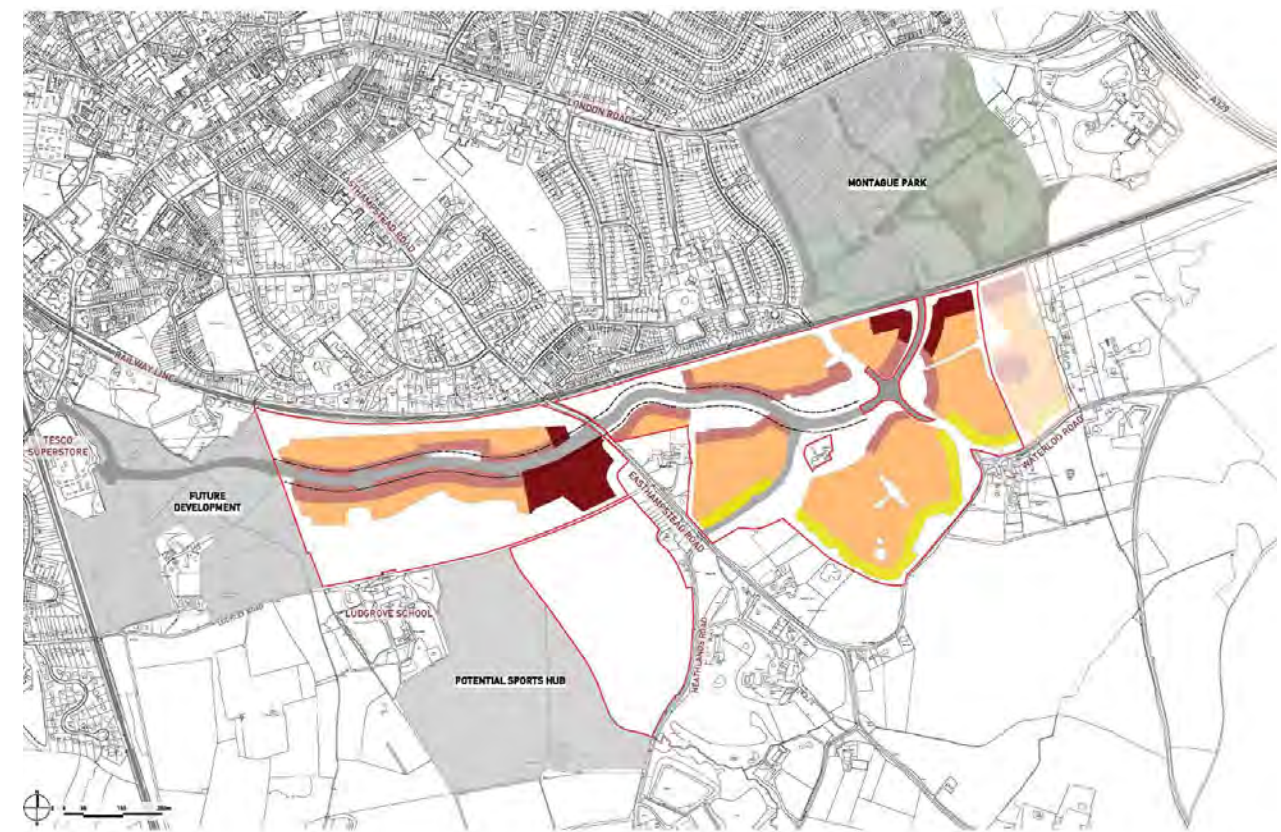
LAND USE PARAMETER PLAN



ACCESS AND MOVEMENT PARAMETER PLAN



OPEN SPACE PARAMETER PLAN



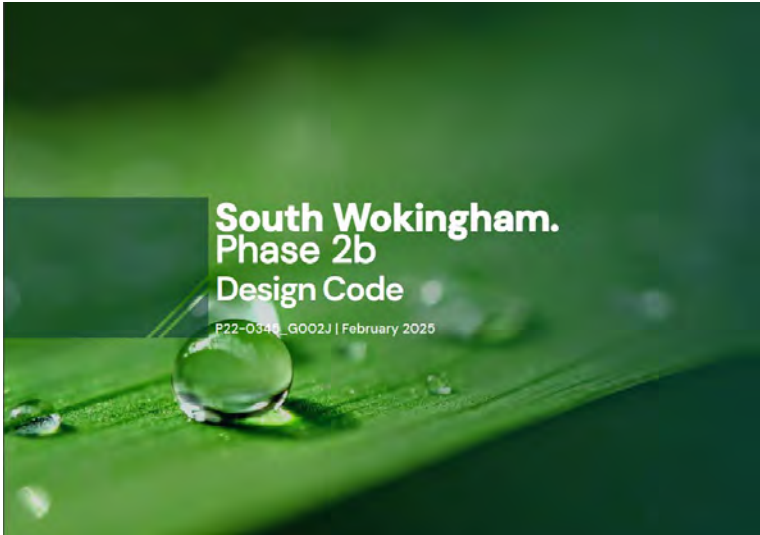
BUILDING HEIGHTS PARAMETER PLAN

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

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).





SITE WIDE ILLUSTRATIVE MASTERPLAN



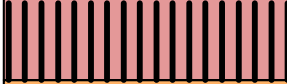
CHARACTER AREA PLAN FROM SITE WIDE DESIGN CODE

"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 Parcels R7 & R13 meet the requirements for the different character areas.

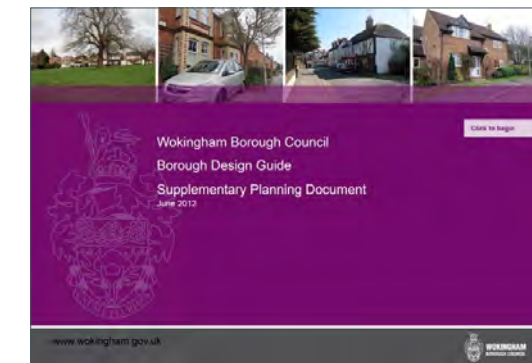
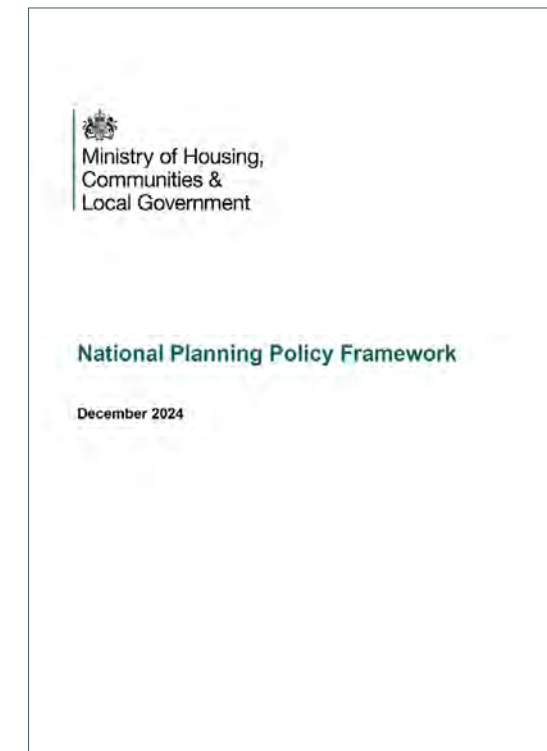
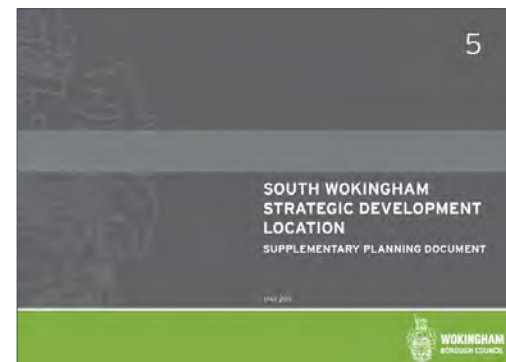
CHARACTER AREA REQUIREMENTS FROM SITE WIDE DESIGN CODE

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 SPLOYED 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 R7 & R13 LAYOUT AND DESIGN EVOLUTION

- 4.1 The design has evolved over time following three separate pre-application meetings:
- First pre-application meeting: feedback received in October
 - Second pre-application meeting: feedback at end of October
 - Third pre-application meeting: feedback in November
- 4.2 In response to feedback received during the pre-application process and internal design reviews, a number of design iterations were undertaken. Changes have been guided by technical input from the design team and can be summarised as follows:
1. Blocks 1 and 2 are now presented as a single block in the north-eastern corner, with two private parking courts located to the rear.
 2. Traffic calming measures to limit vehicular speeds have been implemented along all Tertiary Roads to ensure a safe environment for pedestrians and cyclists.
 3. The 5m-wide carriageway running east to west adjacent to Block 3 has been extended to meet the carriageway running north to south.

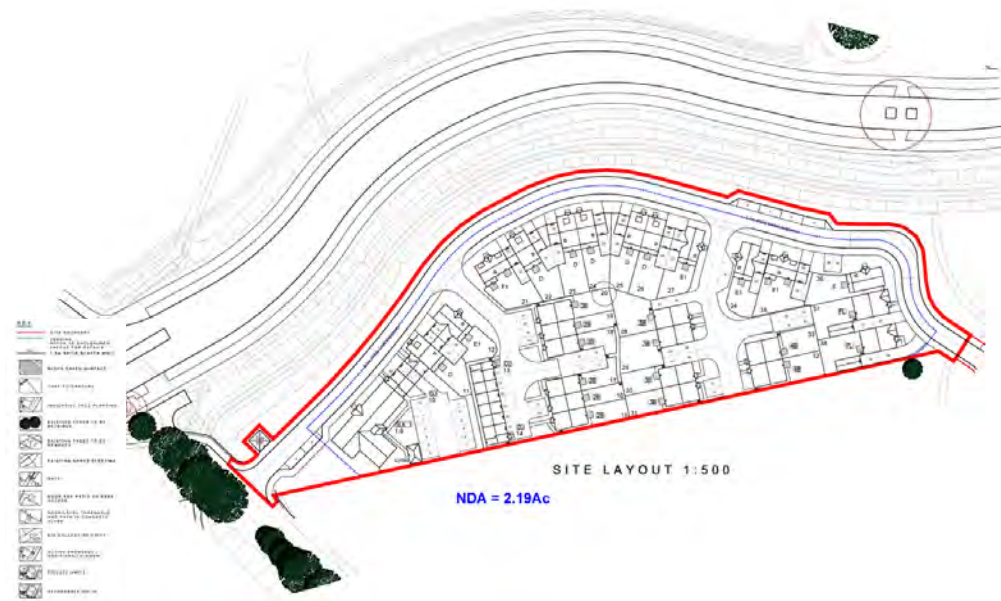
4. The run of units has been revised to form a continuous row of ten 2.5-storey units with set-back car ports. Plot 3067 comprises a three-storey corner turning unit.
5. Gardens have been reviewed to ensure their shapes are as rational as possible.
6. The perimeter block within the central area of parcel R13 has been amended to remove the rear parking court.
7. Parking has been revised throughout the layout to ensure it is situated to the side or front of each unit where possible. Where parking is provided at the rear of gardens, gates will be considered.
8. Additional tree planting and rain gardens have been introduced.
9. A 2m-wide footway connection between the two parcels will be incorporated along the carriageway linking the parcels.
10. Changes to carriageway materials have been introduced at select junctions to reduce vehicular speeds.



APRIL 2023
Initial design
for parcel R13



AUGUST 2025
St. Modwen HTs
introduced in R13



MAY 2024
Initial Design for
Parcel R7



AUGUST 2025
R7 & R13 have been
combined into one parcel



SEPTEMBER 2025
The layouts have been substantially
revised in response to significant
feedback from Miller Homes.



NOVEMBER 2025

05. DESIGN PROPOSALS



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 215 dwellings (both private and affordable), with access, public open space, and landscaping— 39 dwellings in Parcel R7 and 176 dwellings in Parcel R13.
- 5.3 A separate phasing plan has been submitted 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:

4 BEDROOM HOUSES	31
3 BEDROOM HOUSES	86
2 BEDROOM HOUSES	53
2 BEDROOM APARTMENTS	14
1 BEDROOM APARTMENTS	31

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 Primary access into the site will be taken from the proposed link road along the southern boundary, connecting to quieter residential streets and shared surfaces.
- 5.6 A second point of access is proposed off Easthampstead Road along the north-western boundary. Pedestrian and cycle connections are designed to connect the site to the 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 75 (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	AFFORDABLE RENT	SOCIAL RENTED	SHARED OWNERSHIP	TOTAL
4 BEDROOM HOUSE	1		4	5
3 BEDROOM HOUSE	5	2	6	13
2 BEDROOM HOUSE	3	18	12	33
1 BED APART-MENT		24		24
TOTAL	9	44	22	75

- 5.9 The distribution of affordable dwellings conforms general best practice with units evenly distributed across the site (see plan opposite). In Parcel R13 the affordable apartments are clustered together in Block 1; this block exceeds the maximum cluster by four dwellings however, is considered acceptable in light of the provision of one-bedroom apartments in the Phasing Plan



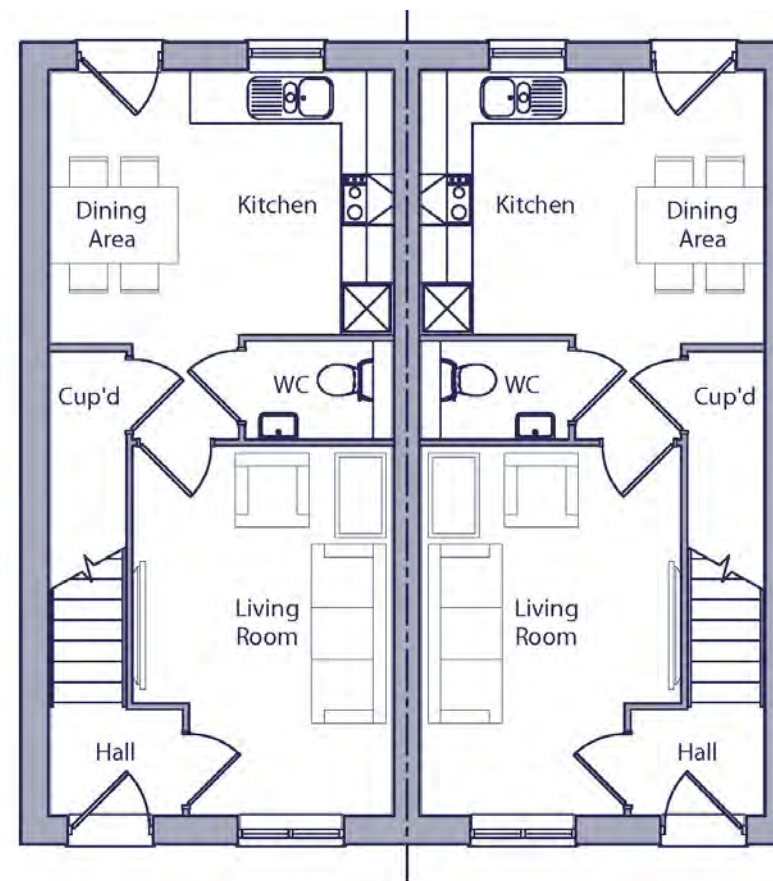


M4(2) REQUIREMENTS

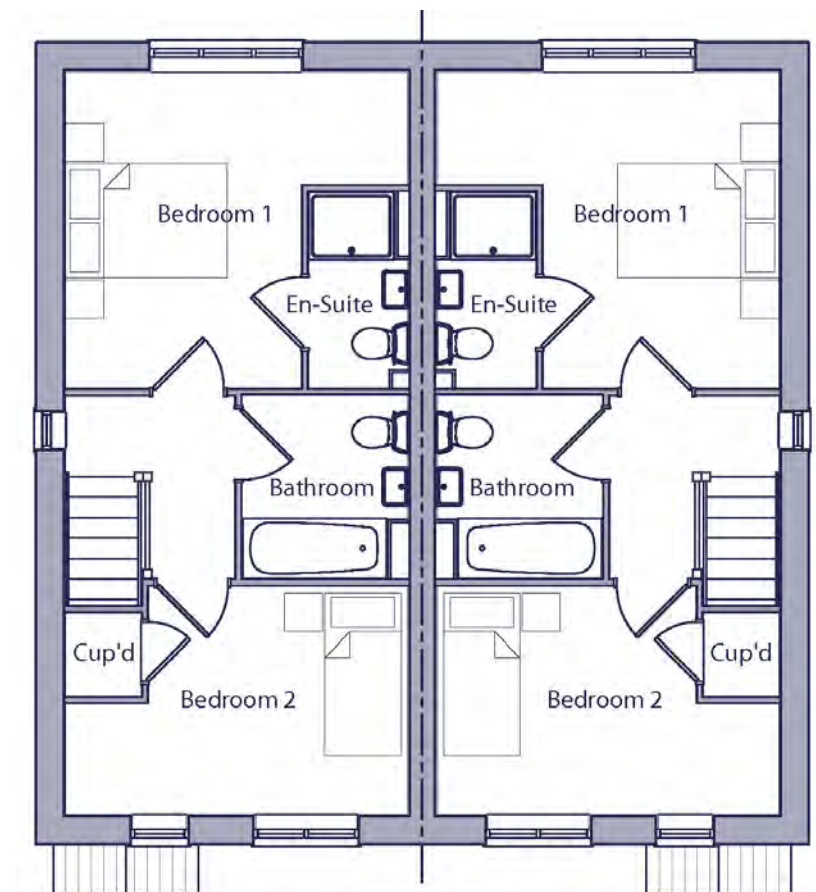
5.10 Condition 3(ii) of the Decision Notice stipulates:

'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'

5.11 Four affordable houses have been designed to meet the M4(2) standards alongside seven open market houses (example floor plan shown opposite).



GROUND FLOOR PLAN

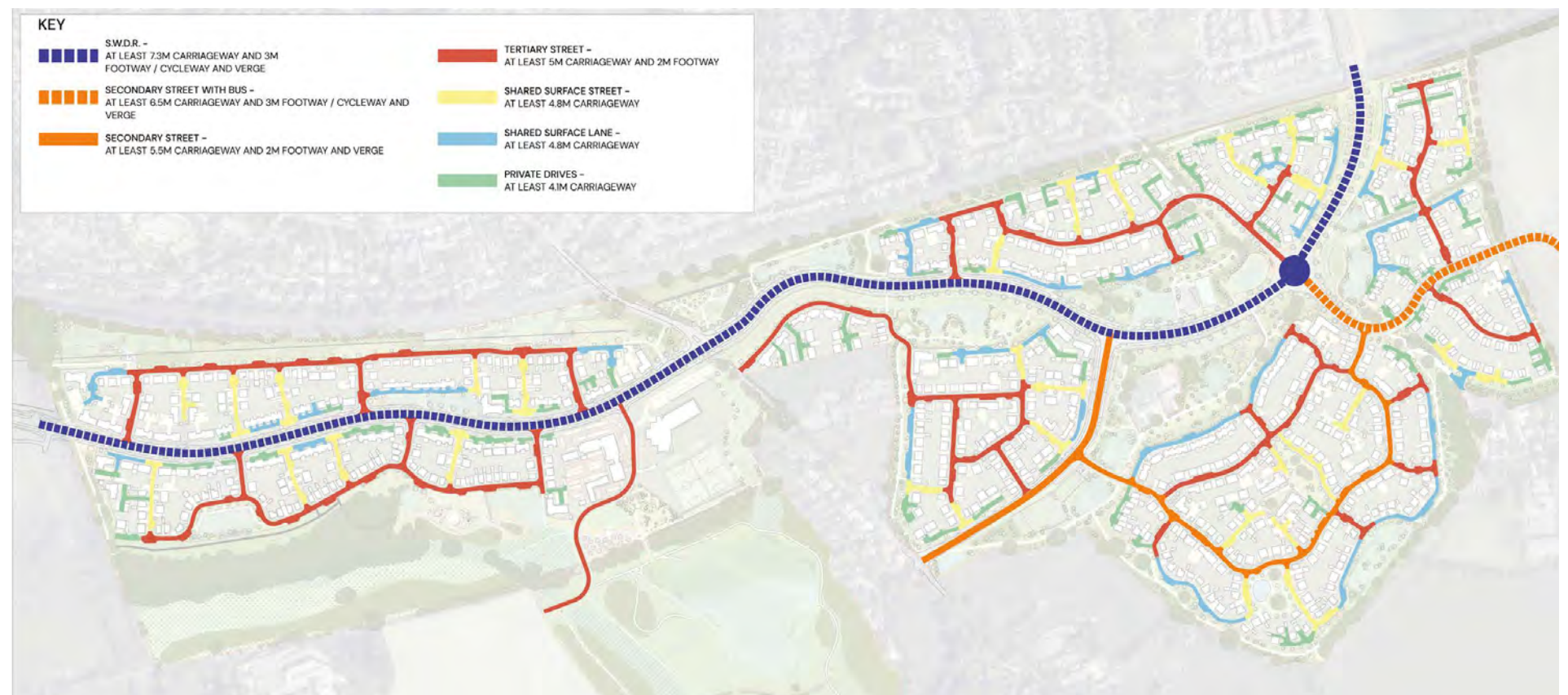


FIRST FLOOR PLAN

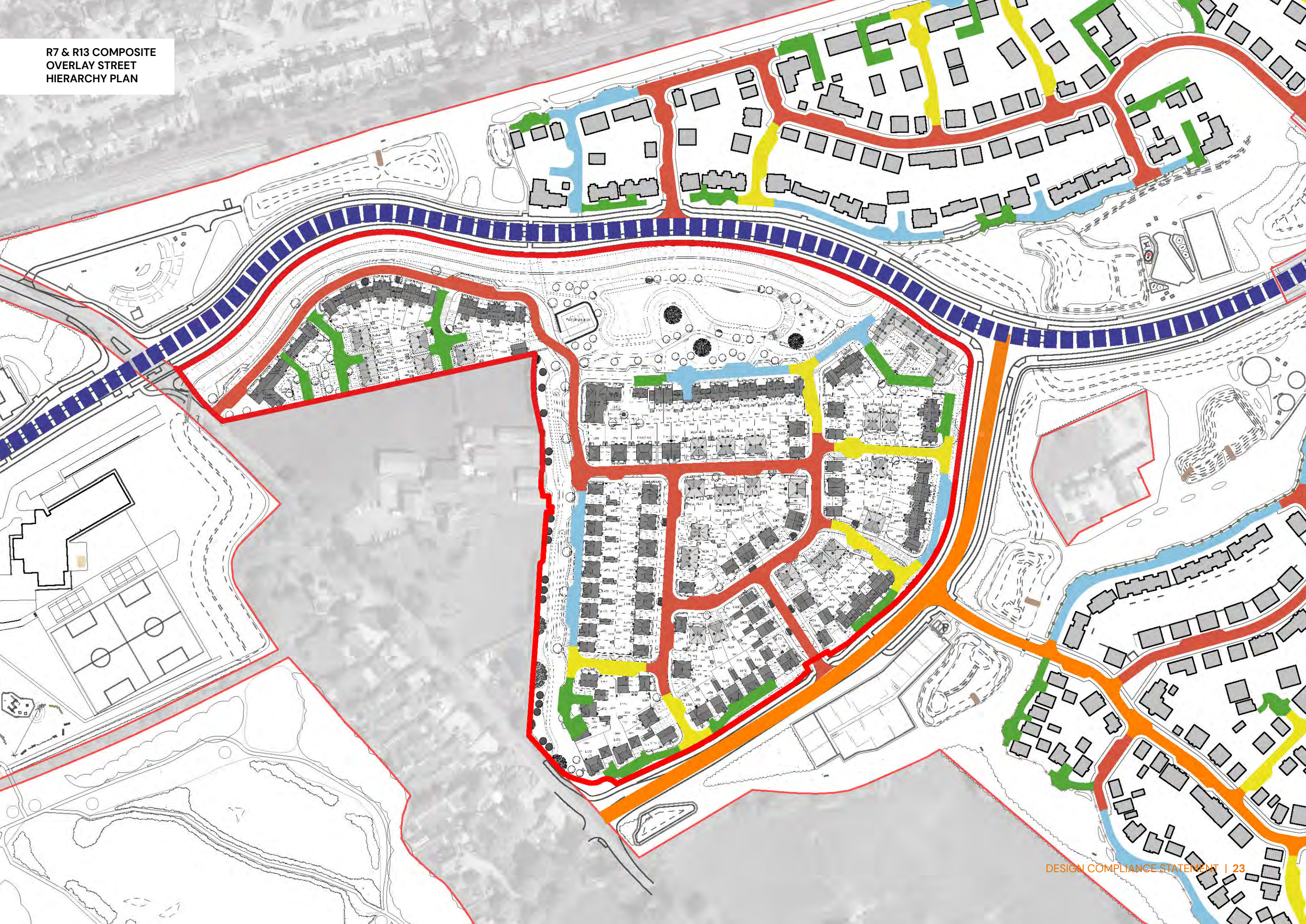


ACCESS AND MOVEMENT

- 5.12 There are two vehicular access points into the site. One via the Heathlands Link Road into the southeast of Parcel R13. The other via an approved access point along Easthampstead Road into the western edge of Parcel R7.
- 5.13 A street hierarchy plan was approved by the Council as a Pre-RM Condition (see opposite). An overlay of this plan on top of the submitted application layout is shown on the page opposite. The proposed layout conforms with the approved street hierarchy plan, with minor modifications that would be expected at the reserved matters stage. An additional connection has been included to the north of the open market apartment block as was advised through pre-app discussions.
- 5.14 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.
- 5.15 Parcels R7 & R10 contains the following street typologies and connections:
1. Tertiary Street
 2. Shared Surface Street
 3. Shared Surface Lane
 4. Private Drives
 5. Informal footpaths



SITE WIDE STREET HIERARCHY PLAN

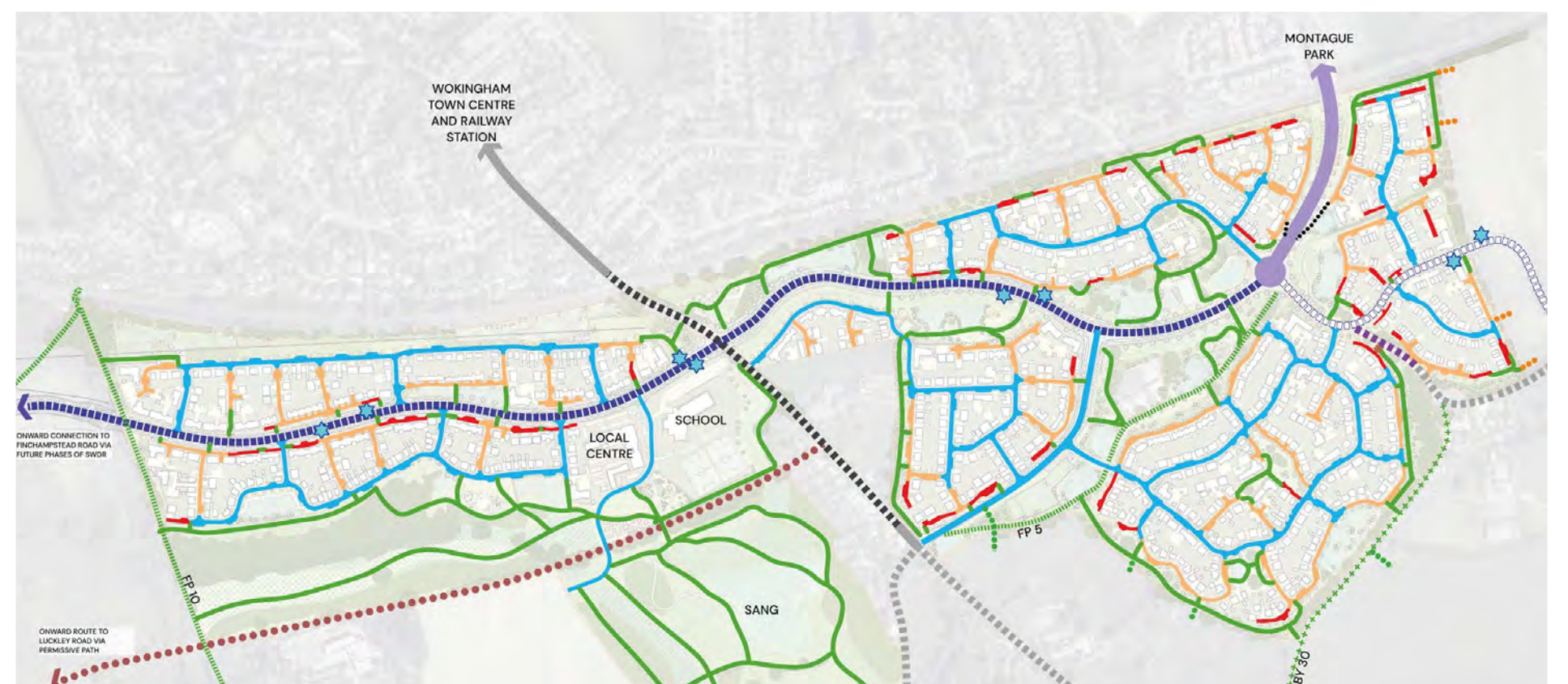




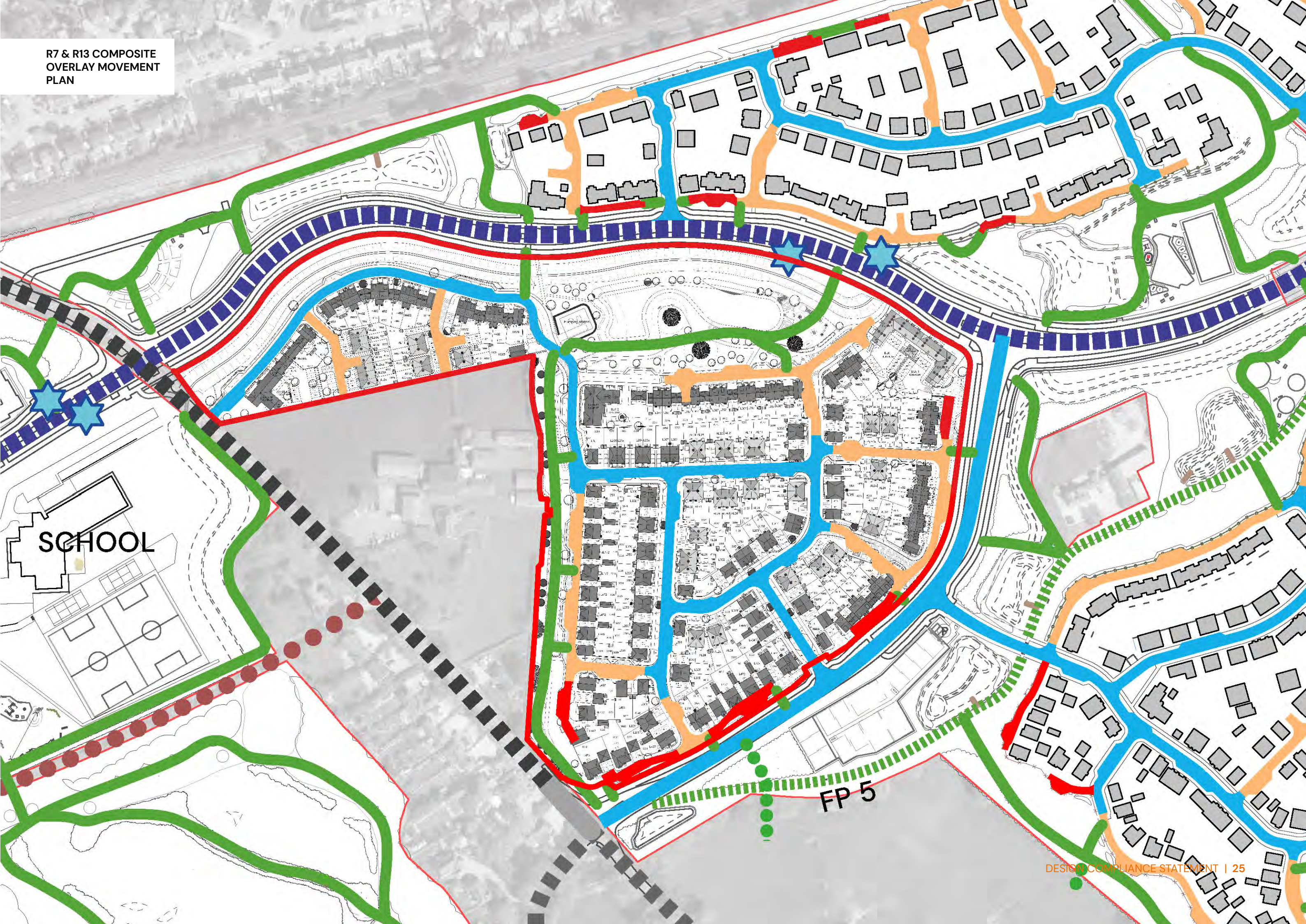
PEDESTRIAN & CYCLE MOVEMENT

- 5.16 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.
- 5.17 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.
- 5.18 The design and scale of parcels R7 & R13 along with the quantum of development results in a highly permeable network of routes available to both pedestrians and cyclists. Slow traffic speeds will ensure a safe on-street environment for cyclists, with a number of connections to the wider environs. A summary of the proposed pedestrian and cycle infrastructure is provided below:
- 2.0m wide footways are provided alongside the tertiary street network within the site.
 - A series of shared streets and lanes have been designed to reduce design speeds in conjunction with distinct surface finishes to raise awareness to vehicle drivers that they are entering a different environment that they share with pedestrians and cyclists.
 - A series of shared surface drives also allow pedestrians and cyclists to share the carriageway in recognition of the lower volumes and speeds of vehicles.
 - A series of 2.0m wide surfaced footpaths provide several vehicle-free and routes around the perimeter of the site including the play area within the northern perimeter of R13.

- 5.19 An overlay plan showing the detailed R7 & R13 proposals and the site wide access and movement plan is shown opposite. With the exception of minor deviations in routes the proposals are fully compliant with the design code.



SITE WIDE PEDESTRIAN & CYCLE MOVEMENT PLAN





PARKING

- 5.20 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.
- 5.21 As can be seen from the parking standards calculation, the site requires a total provision of 434 spaces comprising of 363 allocated spaces, and 71 unallocated/visitor spaces. The plan opposite shows distribution and type of parking provision across the site.



5.22 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.

5.23 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
CA3	Y	Y	Y	Y
CA4	Y	O	O	O

Y=Yes, N=No, O=Occasional

5.24 The overarching provision of parking takes the form of on-plot parking to the side of dwelling. Alternative forms of parking comply with the simplified table above.

VISITOR PARKING

- 5.25 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’.
- 5.26 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.



PROPOSED PARKING PLAN

5.27 Parking courts will include a mixture of allocated, unallocated and visitor spaces. Cycle parking is provided in lockable stores and visitor stands

CYCLE PARKING

- 5.28 The approved design code states the following cycle parking provision should be adhered to:
- ‘The provision of 1 cycle space per 1-bed dwelling, 2 cycle spaces per 2-bed dwelling and 3 cycle spaces for dwellings with 3 or more bedrooms’*
- 5.29 Spaces can be provided in garages, sheds, or dedicated cycle stores for apartment blocks. The layout opposite demonstrates that the requirements stated above have been met. All houses without garages have been provided the appropriate sized shed in a secure rear garden. Cycle provision within apartments takes the form of dedicated cycle store and also a small number of external Sheffield cycle stands for visitors.

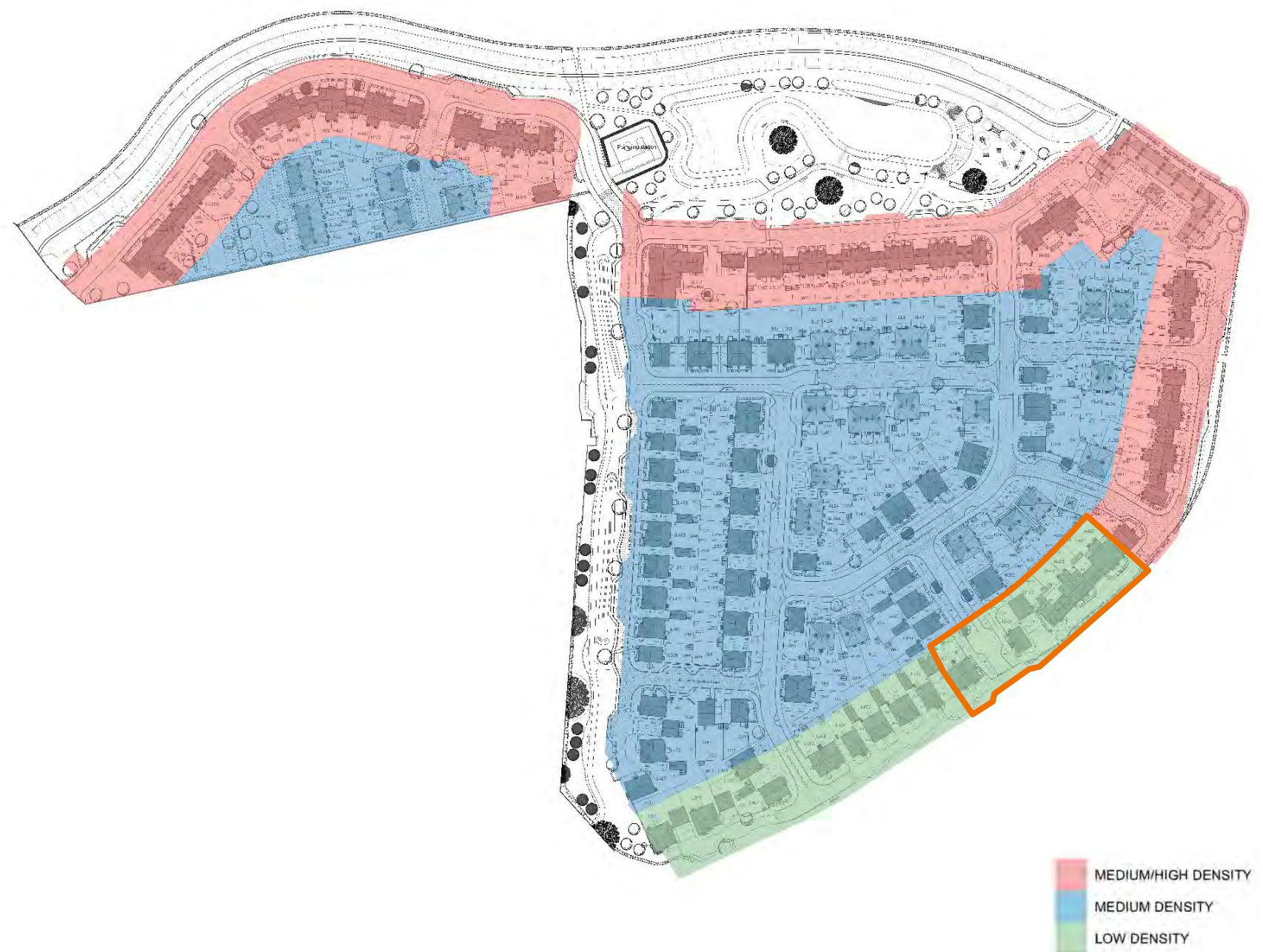
EV CHARGING

5.30 EV charging has been provided in line with Part S requirements. All allocated and unallocated spaces have access to either a single or double 13amp charger. Locations are shown on the plan opposite.



DENSITY

- 5.31 The Density Plan below taken from the approved design code, shows the site falls within three different density bands. Dwellings fronting the SWDR and the along the northern boundary 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 fall within the low-density range (approximately 25–35dph).
- 5.32 Parcel R7 & R13 achieves an average net density of 41.2 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.
- 5.33 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 4bed detached houses.
- 5.34 Through pre-application discussions with the Council, it was agreed that a small section of the frontage development along the Link Road, should be changed from low density Rural Edge development to higher density Main Street development. This area is outlined in orange on the plan opposite. The result of this change, means a minor variation in density, scale and appearance for 8 dwellings compared to that envisaged within the Design Code.



DENSITY PLAN



SCALE AND MASSING

- 5.35 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.
- 5.36 The northern and eastern edges of the development are located in the character areas CA1. Building heights of three storeys are supported in these areas. Taller buildings are located to respond positively to their position within the development, overlooking public routes and spaces. They also act as key buildings to assist with wayfinding. As such, the scale and massing reflects their importance within the site.
- 5.37 Buildings located away from the northern and eastern edge of the site are predominantly two storey, with occasional use of two and half storey. This complies with the building height parameter plan and the approved design code.



CROP OF BUILDING HEIGHTS
PARAMETER PLAN

PROPOSED STOREY HEIGHTS LAYOUT



CONTINUITY

5.38 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.





ENCLOSURES

- 5.39 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. 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.
- 5.40 Reference should be made to the Enclosures Plan for the exact type and location of boundary treatments.





APARTMENTS

5.41 Within Parcels R7 & R13 there are three apartment blocks located along Primary / Secondary routes and over-looking 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.’



FRONT ELEVATION



APPEARANCE AND CHARACTER

Character areas

- 5.42 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.
- 5.43 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.
- 5.44 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
- 5.45 As discussed earlier in the document, a small area of 8 houses fronting onto the link road have been amended to fall within the CA1 Main Street character area. This change will improve the transition between character areas and provide a more appropriate scale of development at the vehicular entrance to the parcel.



CHARACTER AREAS PLAN

CA1 MAIN STREET

- 5.46 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.
- 5.47 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.
- 5.48 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





Note: Subject to client's approval

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 (full height)
	Tile Hanging (half height)
	Tile - Grey
	Tile - Red
	Tile - Brown

MAIN STREET MATERIALS PLAN

CA3 NEIGHBOURHOOD RESIDENTIAL

- 5.49 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.
- 5.50 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.
- 5.51 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





Note: Subject to client's approval

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 (full height)
	Tile Hanging (half height)
	Tile - Grey
	Tile - Red
	Tile - Brown

CA4 RURAL EDGE

5.52 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 detached units with parking to the side and an organic building line will result in a lower-density edge appropriate for this location.

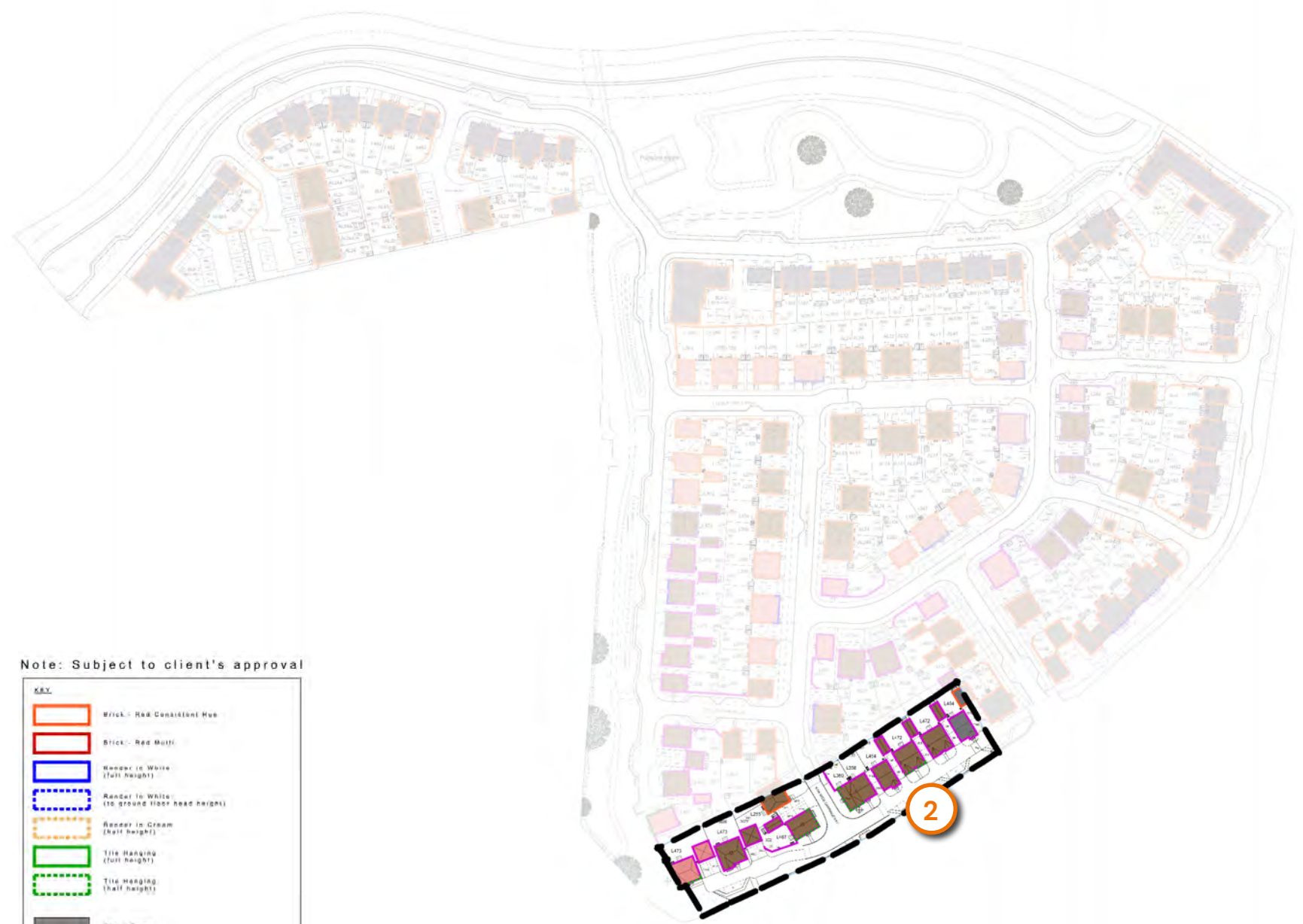
5.53 It is proposed the only brick type to be used in this character area should be a multi-red brick. Chosen for its varied appearance, this brick will be complimented by the use of vertical tile hanging and a light cream render to the first floor of many buildings. White arts and crafts style windows will be used throughout along with chimneys to punctuate skyline views on key plots.

5.54 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





Note: Subject to client's approval

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 (full height)
	Tile Hanging (half height)
	Tile - Grey
	Tile - Red
	Tile - Brown

06. LANDSCAPE STRATEGY

- 6.1

The approved Landscape Design Statement P19-0052_41E 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 R13 & R7 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.
- 6.2

The approved Landscape Design Statement P19-0052_41E, Green Infrastructure Provision(P19-0052_29J) and parameter plans set out the open space typologies across the whole site. The Landscape Design Statement 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. The table below shows the areas of open space compared to outline GI Provision Plan (P19-0052_29J)

OPEN SPACE	AREA AT OUTLINE (AS SHOWN ON P19-0052_29J)	AREA AT RM
PAG1	1.08ha	1.112ha
P3	0.12ha	0.12ha
NGS5	0.28ha	0.515ha
NGS6ii	0.37ha	0.577ha



OPEN SPACE TYPOLOGY PLAN

LANDSCAPE COMPLIANCE

6.3 This section sets out how the proposals as part of the reserved matter for Parcel R13/R7 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.

PLANTING WITHIN PUBLIC OPEN SPACE

6.4 The table below outlines the planting to be used within the public open space, the character area it will be used in and it's compliance with the planting strategy set out on pages 26–29 of the Landscape Design Statement.

6.5 A summary of the character of the planting extracted from the landscape design statement can be seen below. Further information is to be provided at the discharge of condition stage when detailed planting plans will be submitted to the council.

LDS		R7 & R13		
		Tree Planting	Shrub & Ornamental Planting	Grassland
Parks & 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> 'Emerlad Queen' • <i>Amelanchier arborea</i> 'Robin Hill' • <i>Prunus</i> 'Amanogawa' • <i>Pyrus calleryana</i> 'Chanticleer' • <i>Ulmus</i> 'Rebona'	<i>Wet tolerant shrub planting:</i> • <i>Cornus sanguinea</i> • <i>Frangula alnus</i> • <i>Sambucus nigra</i> • <i>Viburnum opulus</i>	<i>Grassland:</i> • <i>Flowering Lawn</i> • <i>Wildflower Meadow</i> • <i>Tussocky Grassland</i> • <i>Wetland Meadow</i> <i>Bulbs:</i> • <i>Galanthus elwesii</i> • <i>Narcissus</i> 'Cheerfulness' • <i>Tulipa</i> 'Spring Green'
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>Betulua utilis jacquemontii</i> • <i>Liquidamber styraciflua</i> • <i>Prunus serrula</i> 'Tibetica'	• <i>Astrantia major</i> • <i>Calamagrostis x acutiflora</i> 'Karl Foerster' • <i>Deschampsia cespitosa</i> • <i>Lavendula angustifolia</i> 'Hidcote' • <i>Verbena bonariensis</i>	<i>Grassland:</i> • <i>Flowering Lawn</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>Carpinus betulus</i> • <i>Prunus avium</i> • <i>Quercus petraea</i> • <i>Tilia cordata</i>	• <i>Acer campestre</i> • <i>Corylus avellana</i> • <i>Crataegus monogyna</i> • <i>Malus sylvestris</i> • <i>Prunus avium</i>	<i>Grassland:</i> • <i>Flowering Lawn</i> • <i>Wildflower Meadow</i> • <i>Tussocky Grassland</i> • <i>Wetland Meadow</i> <i>Bulbs:</i> • <i>Galanthus nivalis</i> • <i>Narcissus pseudoanarcissus</i> • <i>Tulipa sylvestris</i>

STREET FURNITURE AND HARD LANDSCAPING

6.6 The table below outlines the street furniture and areas of hard landscaping to be used within the public open space and the character area to be used in as set out on pages 32–35 of the Landscape Design Statement. Further information is to be provided at the discharge of condition stage when detailed hard landscape plans will be submitted to the council.

PARKS AND GARDEN

PARKLAND SEAT



LDS: Contemporary and robust, heavy duty steel framed seat with timber slats and backrest.
R13: Detail to be provided at discharge of condition with seating being in line with the character requirements set out in the LDS.

PARKLAND BENCH



LDS: Contemporary and robust, heavy duty steel framed seat with timber slats
R13: 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
R13: Detail to be provided at discharge of condition with seating being in line with the character requirements set out in the LDS.

LITTER BIN



LDS: Contemporary galvanised steel combined waste and recycling bin
R13: Detail to be provided at discharge of condition with bins being in line with the character requirements set out in the LDS.

BOLLARDS



LDS: Contemporary and robust stainless steel bollard with mitred top
R13: Detail to be provided at discharge of condition with bollards being in line with the character requirements set out in the LDS.

DOG WASTE BIN



LDS: Contemporary simple post mounted bin in green with top opening lid
R13: Detail to be provided at discharge of condition with bins being in line with the character requirements set out in the LDS.

ESTATE RAILING



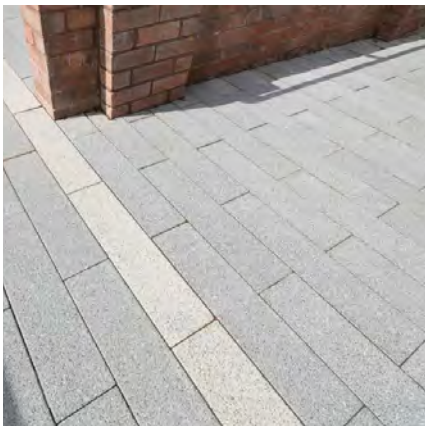
LDS: Contemporary, black galvanised steel estate railing
R13: Not used in this residential phase

KNEE RAIL



LDS: Contemporary, black steel single rail post system
R13: Detail to be provided at discharge of condition with fencing being in line with the character requirements set out in the LDS.

FEATURE PAVING



LDS: Contemporary, linear block paving with a contemporary look
R13: Detail to be provided at discharge of condition with paving being in line with the character requirements set out in the LDS.

CYCLE STAND



LDS: Robust galvanised steel cycle stand
R13: Detail to be provided at discharge of condition with cycle stands being in line with the character requirements set out in the LDS.

Play Equipment



1) Rope End Swing
Supplier: Jupiter Play
Product ref: 901330100R



2) Play Tower Twiete
Supplier: Jupiter Play
Product ref: 903345100R



3) Square Trampoline
Supplier: Jupiter Play
Product ref: 97000



4) Teepee Course Little Path
Supplier: Jupiter Play
Product ref: 907224350R



5) Talk Tubes
Supplier: Jupiter Plan
Product ref: 9122541100



6) Hamsterley Timber Triple Turning bars
Supplier: Miracle Design and Play
Product ref: TB7037



7) Winterfold Timber Playhouse
Supplier: Miracle Design and Play
Product ref: TB7067



8) Robinia See-saw
Supplier: Miracle Design and Play
Product ref: TBR7135



9) Mini Basket Swing
Supplier: Jupiter Play
Product ref: 901006100R

VISITOR INFORMATION



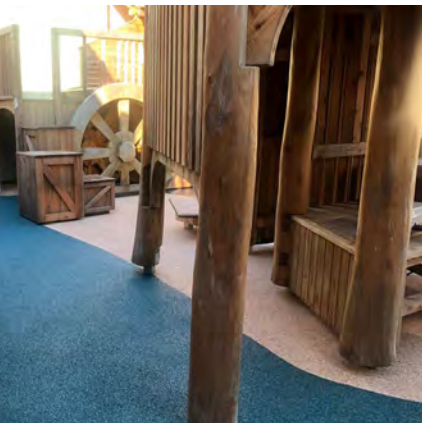
LDS: Powder coated aluminium sheet to be post mounted near to equipment
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel
R13: Free standing visitor information board has been provided.

SEATING



LDS: Heavy duty steel framed seat with timber slats and backrest.
Dimensions: 1800mm length.
Example shown: Broxap (Litchard Seat)
R13: Detail to be provided at discharge of condition with seating being in line with the character requirements set out in the LDS and play space design guidance provided by Wokingham Borough Council.

SURFACE



LDS: Wet pour safety surfacing
Colour: Mixture of buff, red and blue
Example shown: RubbaSmart by Play Smart UK
R13: Proposed play safety surfacing – to be a wet pour surface suitable for children's play 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 greens, creams and browns.

6.7 The plan shows an inset of the play area included within R13. 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

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
R13: Landform and ornamental planting have been used to provide boundaries to the play space

LITTER BIN



LDS: Galvanised steel litter bin
Capacity: 90L
Example shown: Broxap (Derby e slimline)
R13: Detail to be provided at discharge of condition with seating being in line with the character requirements set out in the LDS and play space design guidance provided by Wokingham Borough Council.

BLUE/GREEN INFRASTRUCTURE WITHIN POS

6.8 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_050)

PARKS AND GARDENS

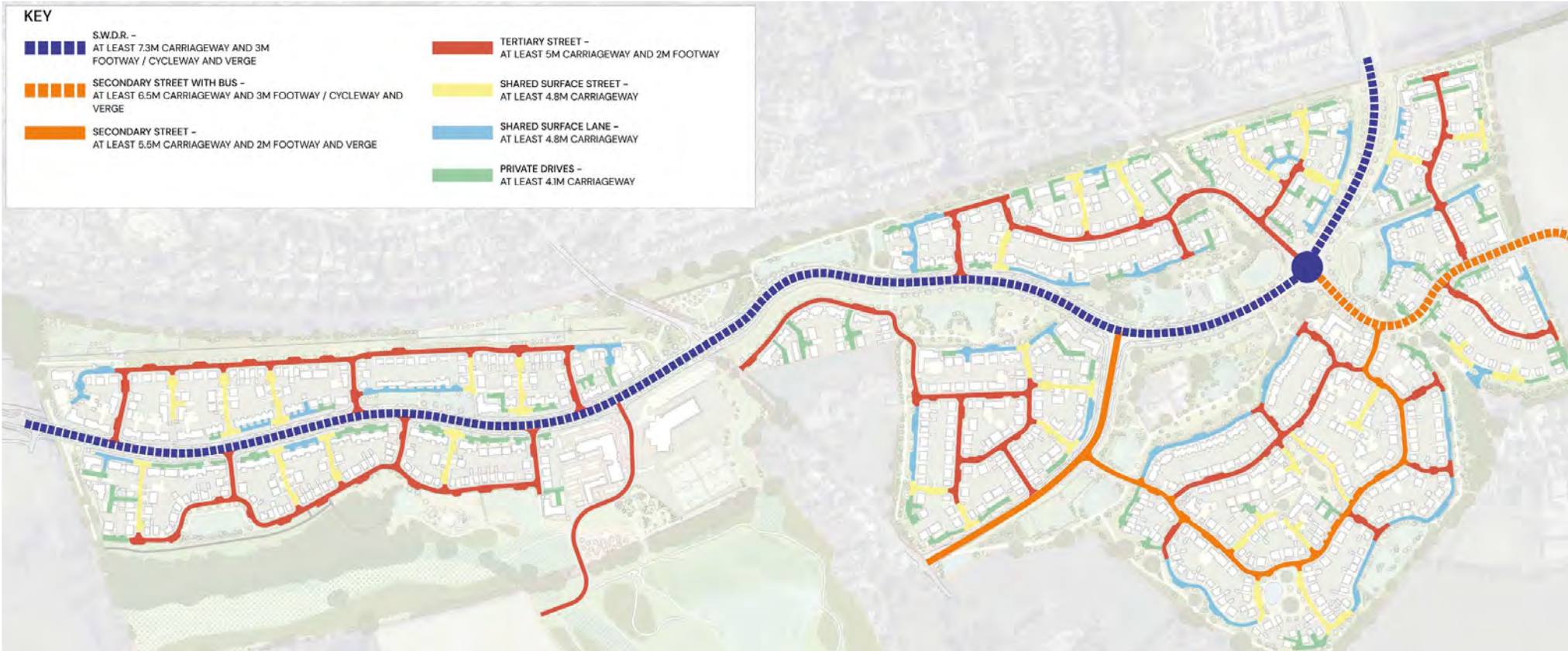
Blue/Green Feature	Landscape Design Statement	RMA Landscape Proposals
Transitional edge from built form (2-3m)	X	X
Access for Informal Recreation	X	X
Form of basin response to the location	X	X
Retaining Features	X	X
Steps		X
Low Flow Channel		
Tree, shrub and grassland Planting	X	X
Boulders		X



BLUE/GREEN
INFRASTRUCTURE
LANDSCAPE PLAN

BLUE/GREEN INFRASTRUCTURE
WITHIN STREETSCAPE

- 6.9 R13/R7 has instances of 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 is to be provided at the discharge of condition stage when detailed planting plans will be submitted to the council.
- 6.10 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 is to be provided at the discharge of condition stage when detailed planting plans will be submitted to the council.



STREET HIERARCHY PLAN

R7 & R13	Trees in rain gardens	Rain Gardens (Street level)	Rain Gardens (plot level)	Permeable Paving
Tertiary Street	X	X		
Shared Surface Street		X	X	
Shared Surface Lane		X	X	
Private Drive		X		

CA1 MAIN STREET



MAIN STREET ON PLOT INSET

ON PLOT LANDSCAPE STRATEGY

URBAN RESIDENTIAL – CONTEMPORARY	PLANTING	SPECIFICATION
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’	• Extra Heavy Standard tree • 14–16cm girth • 400–450cm height • Minimum clear stem of 200cm.
SPECIMEN SHRUB PLANTING	• Cornus controversa ‘Variegata’ • Exochorda x macrantha ‘The Bride’ • Laurus nobilis (Topiary) • Magnolia stellata	• Minimum 25L • Minimum height 100cm
HEDGE PLANTING	• Griselinia littoralis • Osmanthus burkwoodii	• Minimum 7.5L • Minimum height 80cm • Density to reflect the species chosen – typically between 3–4 plants per linear meter
RAIN GARDEN PLANTING (*)	• Bistorta amplexicaulis ‘Blackfield’ • Iris sibirica • Luzula nivea • Liatris spicata ‘Kobold’ • Miscanthus sinensis ‘Morning Light’ • Panicum virgatum ‘Shenandoah’	• Minimum 5L • Density to reflect the species chosen – typically between 2–4 plants per square meter
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 ‘muscari 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’	• Minimum 5L • Density to reflect the species chosen – typically between 2–4 plants per square meter
HARDSCAPE MATERIALS	Refer to Design Code	

CA3 NEIGHBOURHOOD RESIDENTIAL



NEIGHBOURHOOD RESIDENTIAL ON PLOT INSET

ON PLOT LANDSCAPE STRATEGY

URBAN RESIDENTIAL – TRADITIONAL	PLANTING	SPECIFICATION
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’	• Extra Heavy Standard tree or Heavy Standard • EHS – 14-16cm girth HS – 12-14cm girth • EHS – 400-450cm height HS – 300-350cm height • EHS – Minimum clear stem of 200cm HS – minimum clear stem 150cm
SPECIMEN SHRUB PLANTING	• Amelanchier lamarckii • Ilex aquifolium ‘Silver Queen’ • Malus prairifire • Viburnum plicatum ‘Kilimanjaro’	• Minimum 10L • Minimum height 80cm
HEDGE PLANTING	• Griselinia littoralis • Ilex crenata ‘Dark Green’ • Pyracantha	• Minimum 7.5L • Minimum height 60cm • Density to reflect the species chosen – typically between 3-4 plants per linear meter
RAIN GARDEN PLANTING (*)	• Alchemilla mollis • Cornus sericea ‘Kelsey’ • Erysimum ‘Bowles’s Mauve’ • Hebe sp. • Geranium macrorrhizum ‘Alba’ • Itea virginica • Persicaria bistorta	• Minimum 5L • Density to reflect the species chosen – typically between 2-4 plants per square meter
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	• Minimum 5L • Density to reflect the species chosen – typically between 2-4 plants per square meter
HARDSCAPE MATERIALS	Refer to Design Code	

CA4 RURAL EDGE



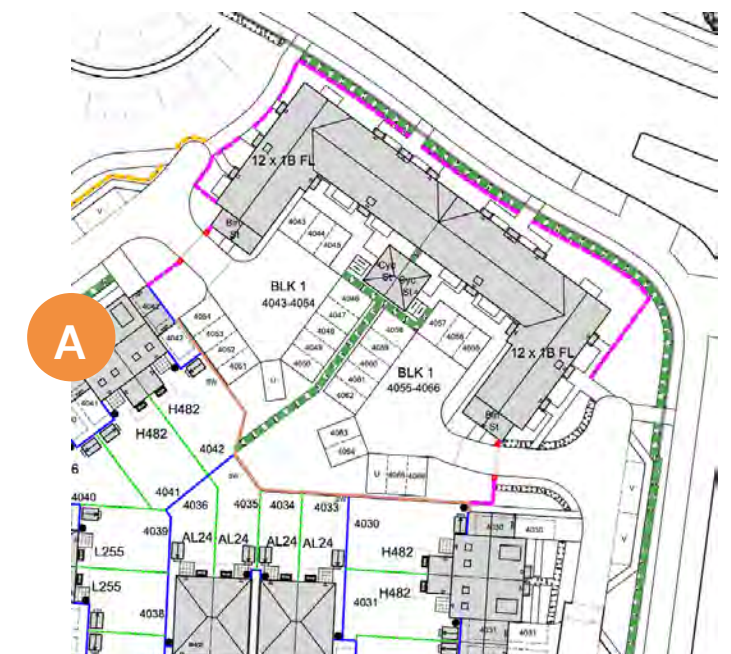
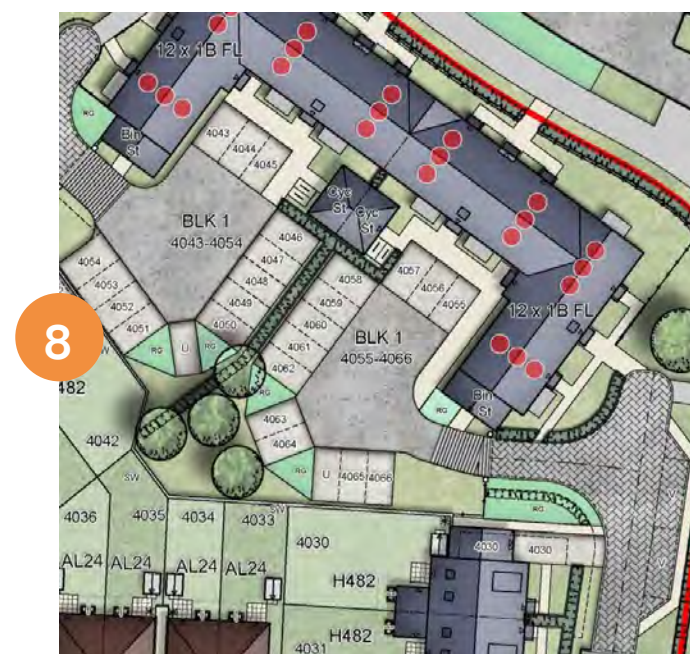
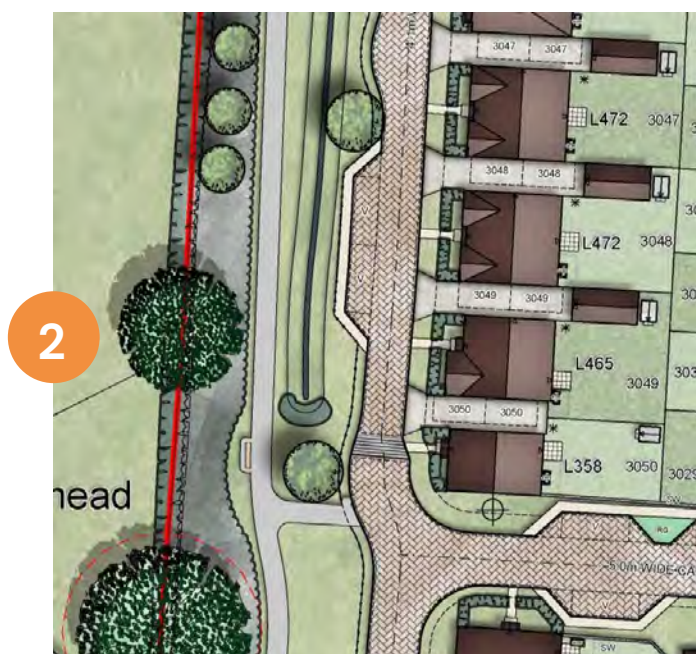
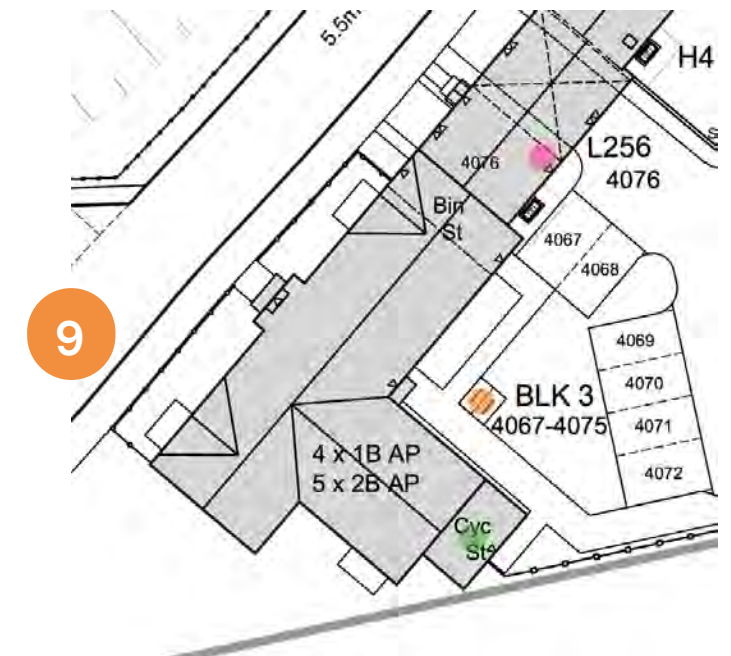
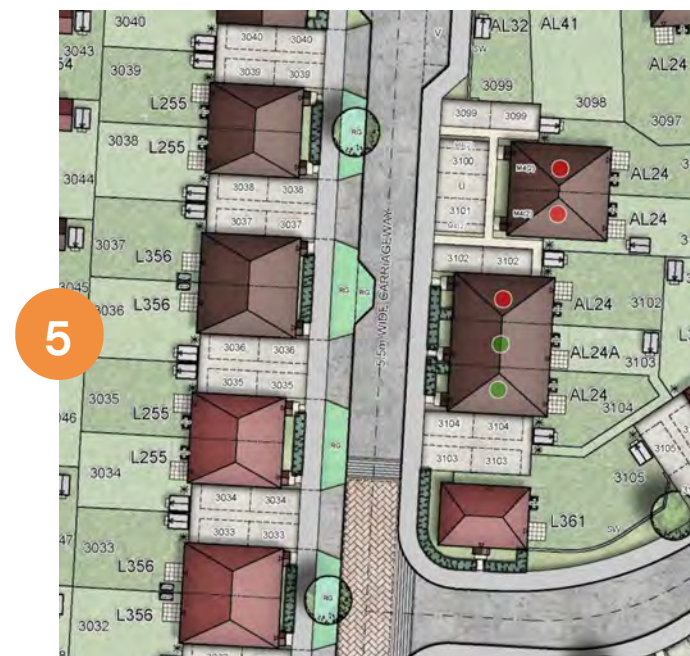
RURAL EDGE ON PLOT INSET

ON PLOT LANDSCAPE STRATEGY

URBAN RESIDENTIAL – CONTEMPORARY	PLANTING	SPECIFICATION
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	• Extra Heavy Standard tree or Heavy Standard • EHS – 14–16cm girth HS – 12–14cm girth • EHS – 400–450cm height HS – 300–350cm height • EHS – Minimum clear stem of 200cm HS – minimum clear stem 150cm
SPECIMEN SHRUB PLANTING	• Corylus avellana ‘Contorta’ • Euphorbia mellifera • Hamamelis × intermedia ‘Jelena’ • Ribes sanguineum ‘Pulborough Scarlet’	• Minimum 10L • Minimum height 80cm
HEDGE PLANTING	• Lavandula angustifolia ‘Munstead’ • Ligustrum ovalifolium	• Minimum 7.5L • Minimum height 60cm • Density to reflect the species chosen – typically between 3–4 plants per linear meter
RAIN GARDEN PLANTING (*)	• Anemanthele lessoniana • Aquilegia sp. • Bistorta amplexicaulis ‘Orange Field’ • Carex testacea ‘Prairie Fire’ • Geranium ‘Johnson’s Blue’	• Minimum 5L • Density to reflect the species chosen – typically between 2–4 plants per square meter
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’	• Minimum 5L • Density to reflect the species chosen – typically between 2–4 plants per square meter
HARDSCAPE MATERIALS	Refer to Design Code	



07. SECURE BY DESIGN



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 Parcels R7 & R13 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.





Office Location

33 Sheep Street
Cirencester
GL7 1RQ
T 01285 641717
cirencester@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

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