

Linear Park Phase 3 - Design and Access Statement

Arborfield Garrison, Infrastructure
14558/SANGX/LS/5005 P3
August 2026

Introduction

This Design and Access Statement has been prepared on behalf of Crest Nicholson in support of the planning application for Linear Park Phase 3 at Arborfield Green.

In April 2015, Hybrid planning permission (Ref. O/2014/2280) was granted for the phased redevelopment of Arborfield Green, approving the development for up to 2,000 dwellings, alongside associated infrastructure including public open space, play areas, community gardens/allotments, and two new areas of Suitable Alternative Natural Greenspace (SANG).

The Linear Park is an integral part of the site-wide green infrastructure, connecting the eastern and western extents of Arborfield Green with the District Centre. Linear Park Phase 1, located at the western end of the development, has been completed. Phase 2, situated at the centre of the development, has been approved and is currently being delivered as part of the District Centre, whilst Phase 4, comprising the northernmost part of the Linear Park network has also been delivered. Linear Park Phase 3 (LPP3) is the final element of the strategic green infrastructure network to be delivered.

The LPP3 area is currently designated as 'Parks and Gardens' within the approved Open Space Parameter Plan (Ref. P11 Rev. L). However, a Non-Material Amendment ('NMA') is being submitted alongside the Reserved Matters ('RM') application to amend the majority of the LPP3 area to function as a SANG extension, thereby providing a comprehensive green infrastructure corridor. The NMA application will also seek to amend the description of development associated with the Full planning permission granted under the original Hybrid planning permission (Ref. O/2014/2280). Specifically, the amendment would update the description to refer to the creation of three areas of SANG, rather than two under the existing wording (Northern SANGs and West Court SANGs), thereby aligning the description of development with the approved plans and the intended SANG provision.

The RM application seeks approval for access, appearance, landscaping, layout and scale of the proposed SANG extension area, in accordance with Condition 3 of the Hybrid planning permission. The application seeks to extend the existing Hazebrouck Meadows SANG, alongside the provision of allotments, a skate park, and a Neighbourhood Equipped Area of Play (NEAP).

The proposals are supported by various technical reports and drawings which accompany the submission, and have been subject to pre-application discussions with both Natural England ('NE') and Wokingham Borough Council ('WBC') Officers to ensure compliance with the principles established in the original Hybrid permission and relevant planning policy.

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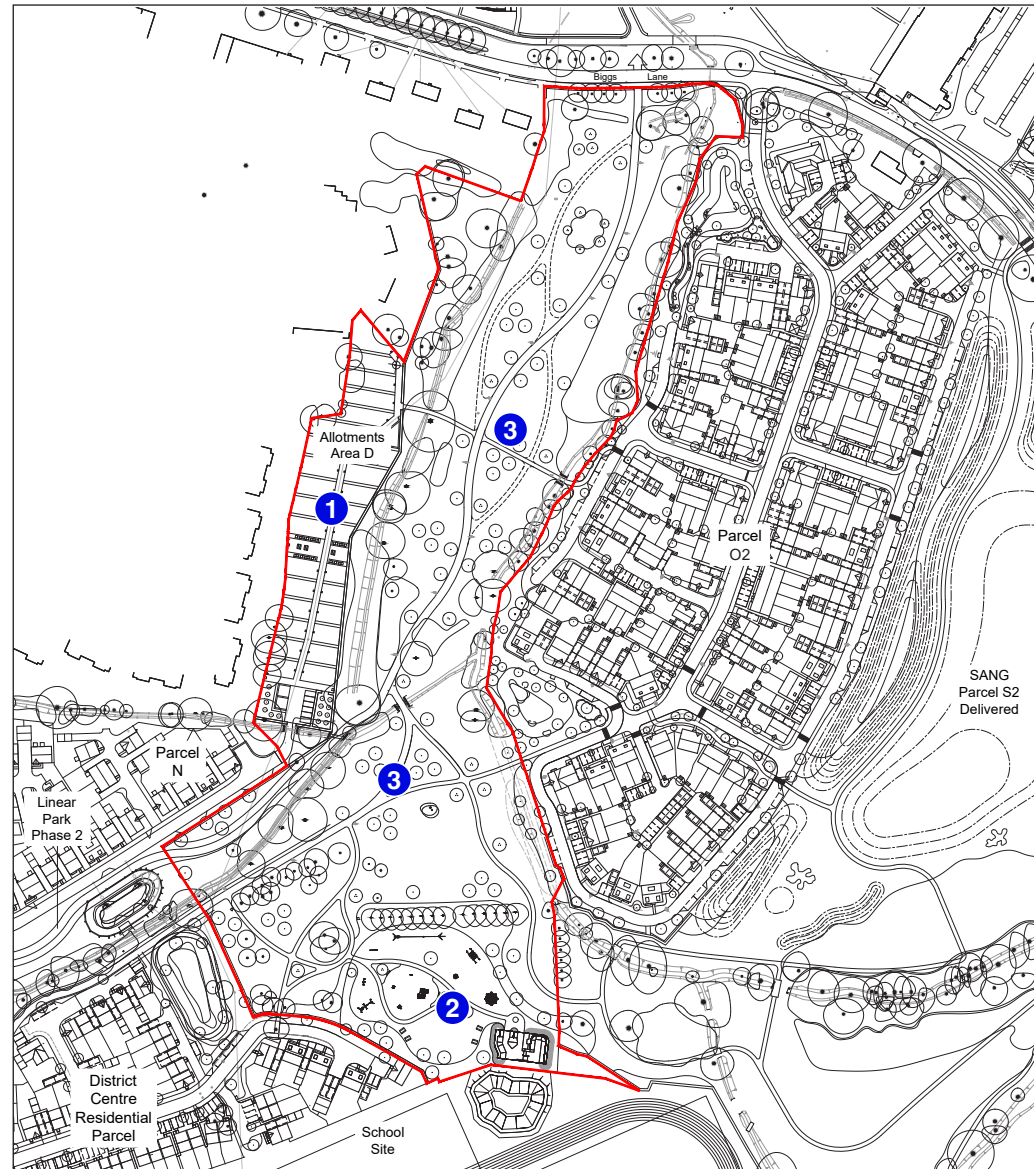
1. Application Boundary

The application boundary for this site is illustrated on the adjacent plan. It comprises three key areas, each of which are explored in further detail within this document:

1. Allotment Area D
2. NEAP and Skate Park
3. SANG extension

The site is located between the District Centre Residential Parcel to the south, Parcel O2 and SANG S2 (Hazebrouck Meadows SANG) are to the east. Existing development and Parcel N to the west. Biggs Lane is to the north.

The existing site's tree cover and drainage ditches have informed the proposed landscape design. Detracting features, including the existing MOD fences and structures, will be removed.



Application Boundary
(14558-SANGX-LS-5000)

2. Masterplan Development

The design team has developed the masterplan over the past year to provide a comprehensive design response to the site's constraints and the comments received from Wokingham Borough Council and Natural England.

This page and the following page highlight the key design changes made throughout the Consultation process, including:

- **Meandering of the shared path:** The shared path route has been amended to create a softer, more organic landscape design. The lighting columns have also been alternated along the route to help visually break up what could otherwise appear as a continuous row of lighting.
- **Evolution of the play area:** The location of the play area has been refined to provide a more rational form to the SANG extension, while also avoiding awkward or residual areas of open space.
- **Boundaries:** The delineation and treatment of boundaries has been improved through pre-application discussions with officers to better define the SANG, play area and allotments.



The shared path has been retained as a straight route, consistent with the outline planning drawings.



Shared path meandering through the landscape with alternating tree planting and lighting columns.



The play area location has been updated increase the width of the entrance into the SANG extension from SANG S2.



The play area location has been updated to improve the delineation of SANG, play and residential areas. The allotment boundary has been rationalised and the wildlife pond relocated north.

3. Overall Landscape Masterplan

The overall Landscape Masterplan (14558-SANGX-LS-5004) brings together the proposed SANG extension, allotments, NEAP and Skate Park, which are explored in greater detail throughout this document.

The masterplan establishes a coordinated landscape strategy for these complementary spaces, ensuring that they are appropriately integrated within the wider development and contribute positively to the landscape character, biodiversity and recreational function of the site.

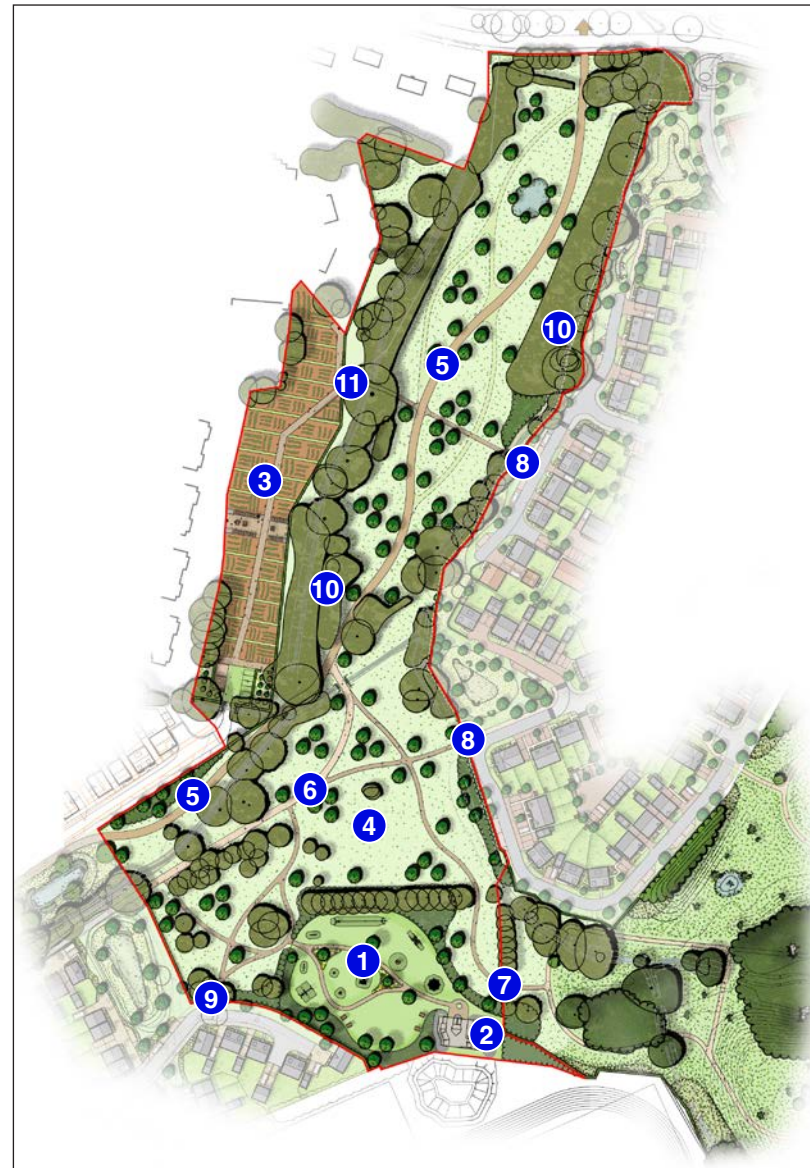
This proposal is the final section of the linear park in Arborfield Green to be delivered. It will bring huge community benefits for connectivity, open space, allotments, play space and a skate park for older youths.

The new 3.5m wide shared path will link Biggs Lane to the District Centre to Nine Mile Ride Extension, connecting the western side of Arborfield Green to the eastern side. This and the cycle path it connects to will be lit as a safe route to and from Bohunt School during the darker months, with huge benefits for active travel throughout the development.

The NEAP will cater for a wide range of ages. As one of two NEAPs to be delivered at Arborfield Green, this facility will also incorporate a Skate Park, providing an excellent space for young people to socialise, connect and relax.

Landscape Elements

1. NEAP Play Area
2. Skate Park
3. Allotments
4. SANG Extension
5. 3.5m shared path
6. Footway/cycleway connection
7. Footway links to the existing SANG S2
8. Footway links to Parcel 02
9. Footway link to the District Centre Residential Parcel
10. Existing trees and ditches retained
11. Footway connection to the allotments.



Landscape Masterplan
(14558-SANGX-LS-5004)

Legend

-  Application boundary
-  Existing woodland & trees
-  Existing woodland & trees
-  Proposed native mix planting
-  Proposed parkland trees
-  Meadow grassland
-  Proposed wildlife pond
-  Proposed 3.5m wide Flexipave path or approved and similar, colour Stone Age Bronze
-  Proposed Hoggin paths
-  Bitumen bound gravel path
-  Proposed mown grass path
-  Proposed earth mounding contours

4. SANG Landscape Masterplan

The Landscape Masterplan has been developed to provide a clear continuation of the landscape character and design approach established within the adjacent S2 SANG. The retention of existing tree belts and ditches provides an established and natural landscape framework, helping the proposed SANG to achieve an attractive and mature character from the outset.

The proposed landscape strategy builds upon this existing framework through the introduction of informal tree planting, wildflower grassland and gently sweeping footways. Together, these elements will create an informal and naturalistic landscape character, while providing an attractive and legible network of routes and spaces for SANG users.



Dogs running off lead

Legend



Existing woodland & trees



Proposed native mix planting



Proposed parkland trees



Meadow grassland



Proposed wildlife pond



Proposed 3.5m wide Flexipave path or approved and similar, colour Stone Age Bronze



Bitumen bound gravel path - 3m wide



Proposed hoggin path - 1.8m wide



Proposed mown grass path



Proposed lighting columns
(Indicative locations to be reviewed by lighting Engineer)



1.2m high heavy post & 3 rail fence with mesh



Parcel O2 timber 3 bar fence to be installed as part of Parcel O2 development. Dog proof mesh to be applied to this fence



Boundary to allotments, 2m high green mesh fence with 1m wide hedge



Existing Heras fencing to be removed



Existing school perimeter green mesh fence



2.1m high close board fencing



Timber kissing gate



SANG entrance gate, including a pedestrian kissing gate, with an equestrian gate to the side of the path



Proposed earth mounding contours

SANG Landscape Masterplan
(14558-SANGX-LS-5002)



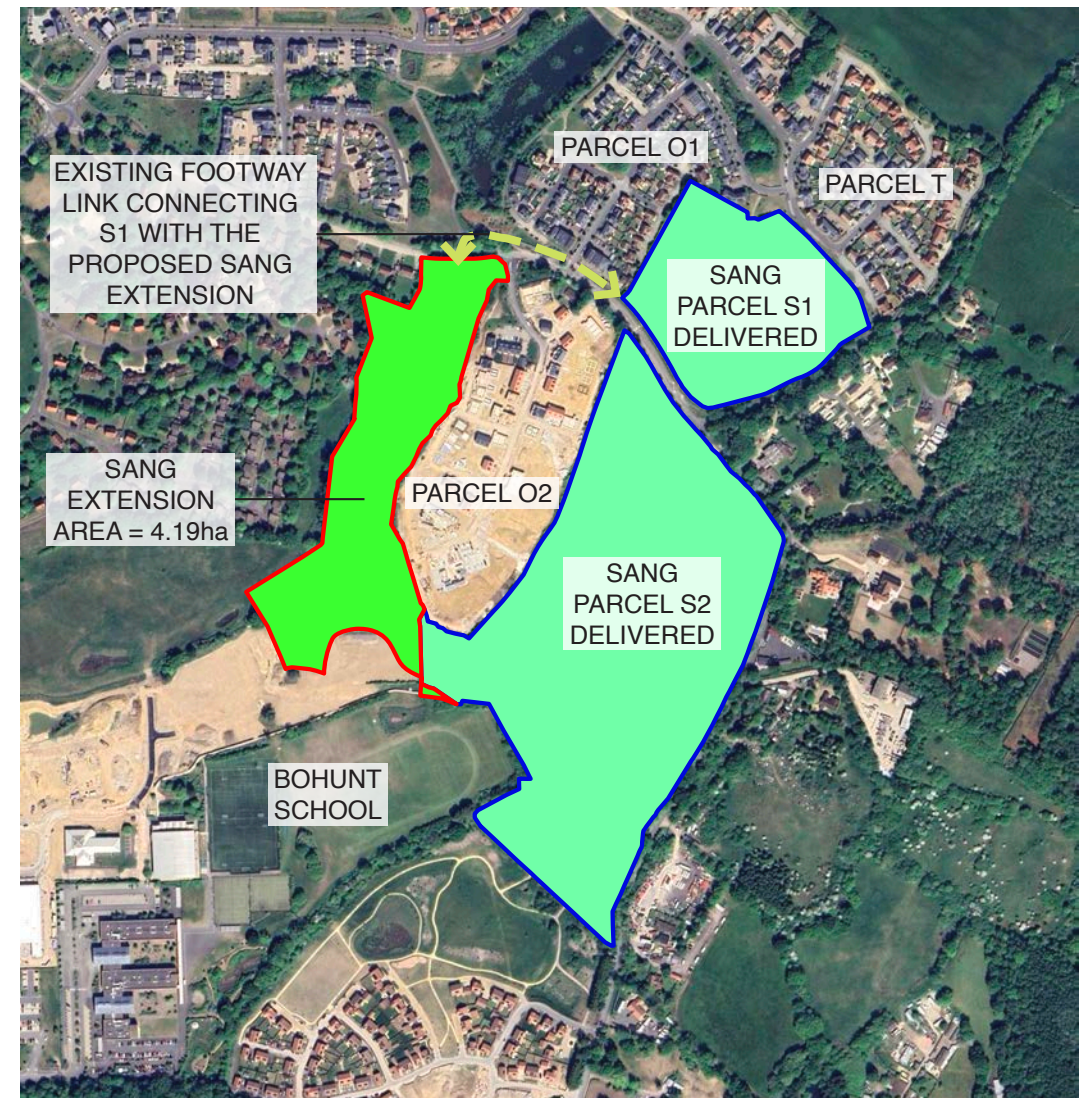
SANG Extension Location Plan
Extract from (14558-SANGX-LS-5004)

The plan illustrates how the proposed SANG forms a natural and logical continuation of the delivered S2 SANG, extending the existing landscape and recreational network into the proposed area. Rather than creating a separate area of open space, the proposals build upon what is already established, strengthening the continuity of the landscape and creating a more cohesive and accessible SANG network.

The extension provides additional walking routes and, importantly, creates the opportunity for longer and more varied circular walks linking SANG S1, S2 and the proposed SANG. This increased connectivity will give users greater choice in how they experience the open space, encouraging people to explore further and spend longer within the natural environment.

The proposals also extend the existing network of habitats, helping to maintain continuity of vegetation and landscape features and supporting the movement of wildlife between areas of open space. In this respect, the proposed SANG is not simply an additional recreational resource; it forms an important link within the wider green infrastructure network, strengthening ecological connectivity and creating a more continuous natural environment.

The result is a more integrated and multifunctional area of open space, delivering clear recreational, landscape and biodiversity benefits. The proposed extension therefore represents a particularly logical addition to the existing SANG provision, completing and strengthening the relationship between the individual areas and allowing them to function as a more connected and valuable resource for both people and wildlife.

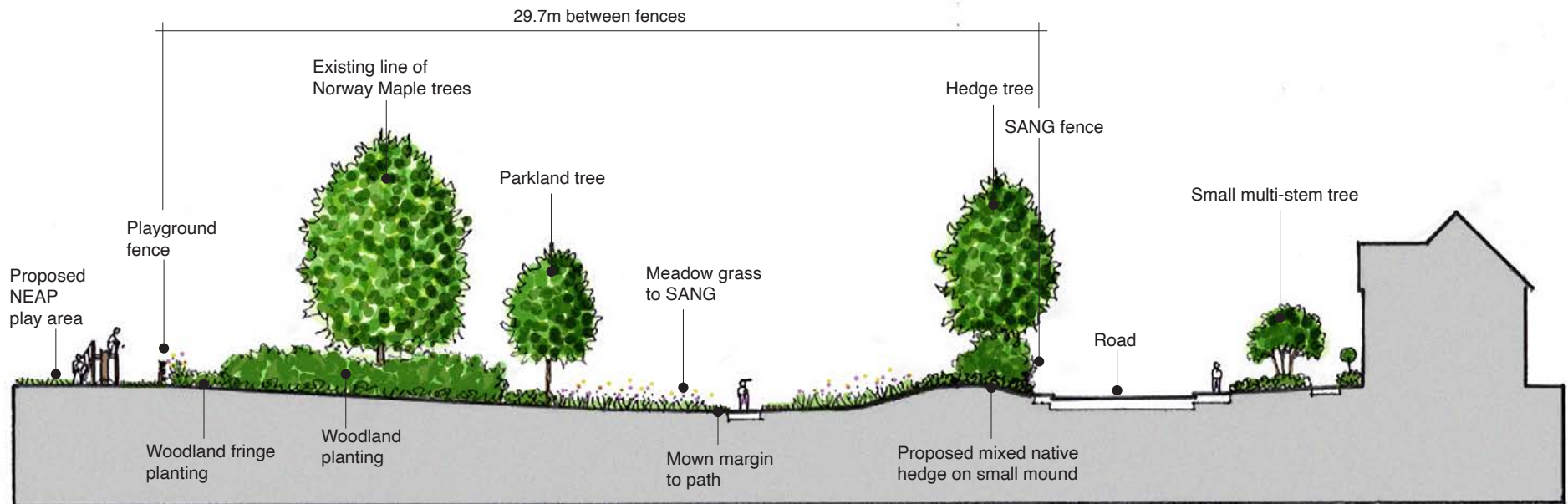


Location Plan (nts)



The section illustrates the proposed interface between the SANG and the adjacent Parcel O2. A naturalised landform is proposed along the boundary, incorporating a gently profiled mound with mixed native hedgerow and tree planting. This will provide visual separation between the SANG and adjacent development while establishing a strong and naturalised landscape edge.

The section is taken through the pinch point of the SANG, representing the narrowest part of the proposed open space. Importantly, this is a localised condition, with the remainder of the SANG providing a substantially broader landscape corridor, extending approximately 450 m in length and 70-90 m in width. The section should therefore be read in the context of the wider SANG, where the increased width and continuity of open space provide a more expansive and natural recreational setting.



Section A-A
(NTS)

Extract from (14558-SANGX-LS-5002)

5. Landscape Allotment Design

The allotments (14558-SANGX-LS-5001) are located to the north of Parcel N, along the western boundary of the SANG extension. The allotments are designed to provide a community growing space for local residents, with a range of plot sizes to accommodate different requirements. The plots are arranged in a simple grid layout, providing an efficient and legible structure.

A central communal area provides space for shared facilities, including sheds and picnic tables, creating an opportunity for residents to meet and socialise. The allotments are accessed via the vehicle route from Parcel N, with dedicated parking and a composting area provided to support the use and management of the facility.

The allotment boundaries have been designed to respond to the surrounding context. Close-boarded fencing is proposed along the northern and western boundaries, where existing residential properties back onto the allotments, providing privacy and security. Along the eastern boundary, 2m-high green mesh fencing is proposed, supplemented by hedge planting to provide vertical green screening and help integrate the allotments into the wider landscape.

Allotment Images



Green weld mesh fence

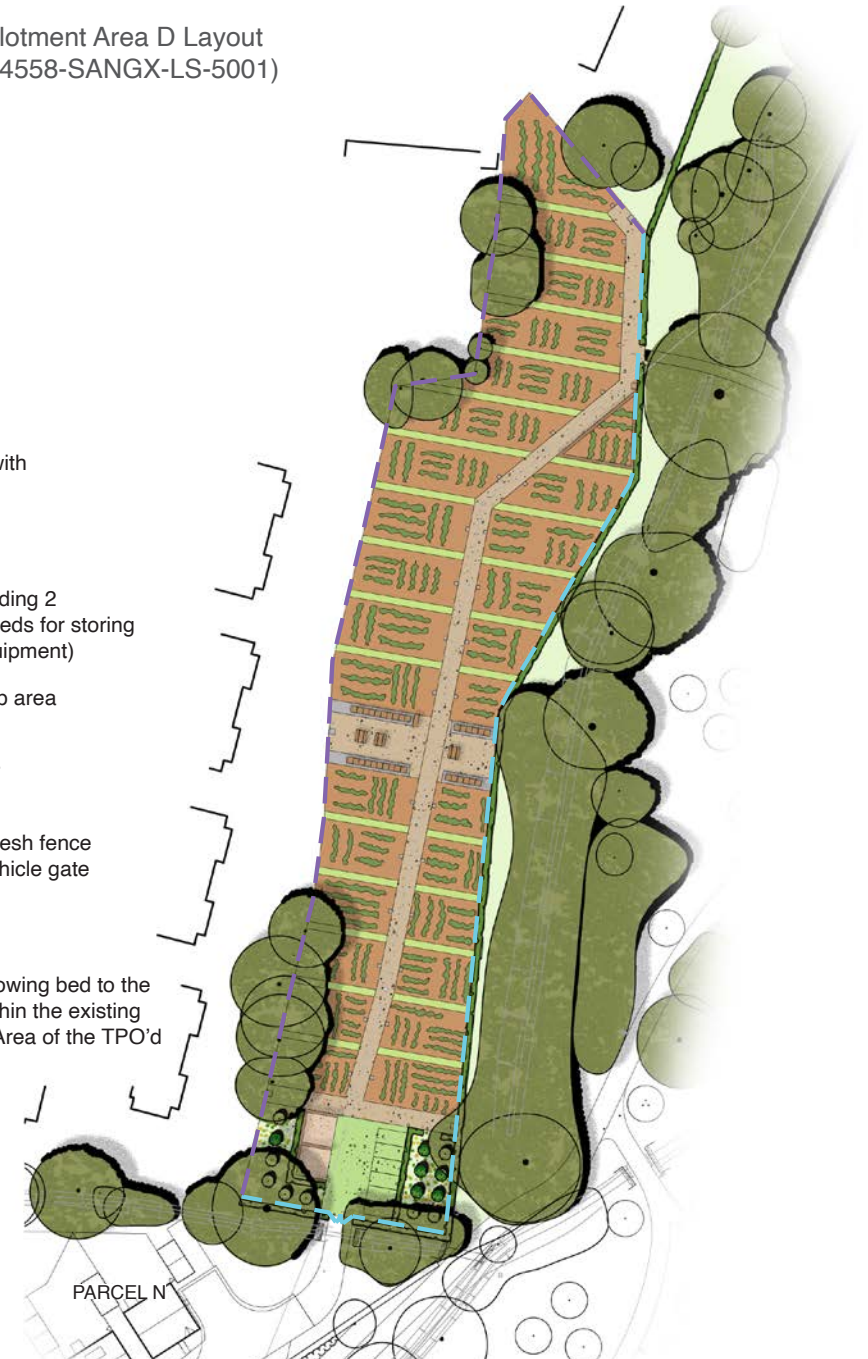


Allotment plots and allotment sheds

Allotment Area D Layout
(14558-SANGX-LS-5001)

Legend

-  Existing trees
-  Proposed trees
-  1m wide native hedgerow
-  Mown grass & allotment beds
-  Hoggin surface with timber edge
-  Picnic tables
-  Tool sheds (including 2 additional tool sheds for storing maintenance equipment)
-  Manure/woodchip area
-  Reinforced grass parked area
-  2m high green mesh fence with matching vehicle gate
-  2.1m high close board fencing
-  Timber raised growing bed to the allotment plot within the existing Root Protection Area of the TPO'd Oak (1286)



6. Landscape NEAP & Skate Park Play Design

The NEAP and skate park are located to the south of the SANG extension, adjacent to the District Centre residential parcel and to the north of the sports fields associated with Bohunt School. The NEAP has been designed to cater for a broad range of ages and abilities, incorporating equipment suitable for accessible play and inclusive use.

The southern section of the play area provides equipment for younger children, alongside generous areas of informal run-around amenity space with picnic tables. The older children's play equipment is located towards the northern section of the play area, positioned further from the adjacent residential properties to help minimise potential disturbance. The skate park is located adjacent to the school boundary.

Timber post-and-rail fencing defines the perimeter of the play area, with generous areas of planting providing a soft, green landscape buffer. Planting is also incorporated within the play area itself, creating visual interest and helping to establish a more natural and attractive setting for the play equipment. This approach will ensure that the recreational facilities are well integrated into the wider landscape and contribute positively to the character of the SANG extension.

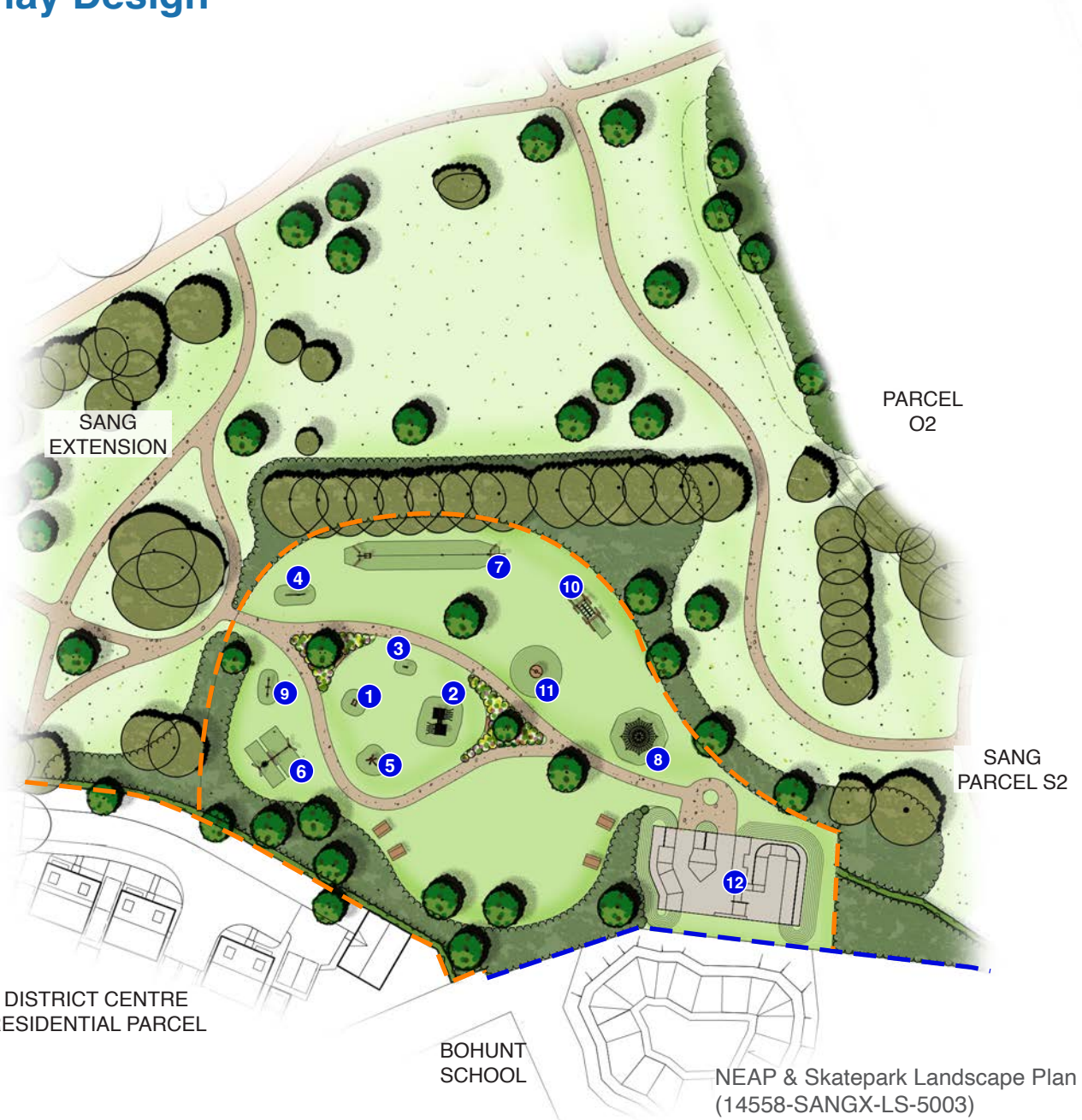
Legend

	Existing trees		Hoggin path
	Proposed trees		Skate park
	Shrub planting		Timber picnic bench
	Hedge planting		Timber bench
	Proposed native mix planting		1.2m high heavy post & 3 rail fence with mesh, matching gates to playground access points
	Grass matta safety surfacing		Existing school perimeter green mesh fence

DISTRICT CENTRE
RESIDENTIAL PARCEL

BOHUNT
SCHOOL

NEAP & Skatepark Landscape Plan
(14558-SANGX-LS-5003)



Younger Children Play Equipment Images



1. Frog sculpture



2. Play house - TBR7491



3. Arcanine robinia spring rider - TBR7136



4. Sensory - TBR7466



5. Dragonfly sculpture



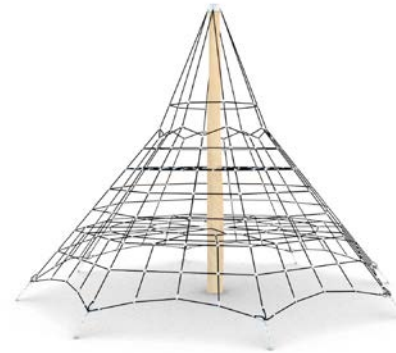
6. Golbat robinia double bay swing - TBR7164

Note: All equipment shown is indicative only and is based on example products supplied by Miracle Play or similar and approved.

Older Children Play Equipment Images



7. Wigglepuff robinia 20m Zip line - TBR7192



8. Jigglepuff robinia net climber - TBR7176



9. See-saw - TBR7135



10. Dragonair robinia rope swing - TBR7168



11. Roundabout - SB3035



12 Skate Park

Note: All equipment shown is indicative only and is based on example products supplied by Miracle Play or similar and approved.

7. Archaeology

The redevelopment of site may have an impact on surviving archaeological deposits. The primary objective of the evaluation is to confirm the extent, nature and significance of any surviving archaeological deposits in areas with major excavations expected (the allotment/cap park, NEAP play area and the pond areas) areas of the site. Where excavation take place it will also determine the potential for the survival and condition of finds and environmental evidence and may allow for estimates of their quantity and capacity to characterise the site. These results should also inform sampling and collection strategies designed for any future mitigation work.

The evaluation involves the excavation of 8 trenches of 20mx1.8m 4 located in the area of the allotment and car park, 3 trenches on the area where the NEAP play area will be built, and one trench where the pond will be located.

Extract plan from the written scheme of investigation for an Archaeological evaluation and watching brief

Written scheme of investigation – Evaluation © MOLA



Fig 2 - Proposed location of trenches over Linear Park Phase 3 Masterplan

8. Ecology

Linear Park Phase 3 has been shaped by a clear ecological understanding derived from updated 2026 survey work alongside the established Arborfield Garrison baseline. The site supports a simple but ecologically meaningful mosaic of modified and neutral grassland, bramble scrub, scattered trees, broadleaved woodland and a dry ditch, of which have informed proportionate mitigation and enhancement measures.

Surveys identified low to moderate potential for common reptiles, hedgehogs, bats and nesting birds, with negligible potential for great crested newts or dormice, enabling a targeted and defensible strategy. The design therefore incorporates sensitive lighting to maintain established bat commuting corridors, precautionary reptile clearance, protection of retained habitats and trees, and construction safeguards for hedgehogs and other small mammals. Ecological enhancements, including bat and bird boxes, hedgehog homes, deadwood features for stag beetles, reptile refugia, new hedgerow planting, wildflower meadow creation and a wildlife pond, will strengthen ecological permeability and deliver measurable biodiversity gains across the SANG.

A 10-year management plan sets out ongoing monitoring and habitat maintenance to ensure these measures mature as intended, securing a resilient green corridor that aligns with national policy, Wokingham's Core Strategy and the Arborfield Garrison BAP.



Ecological features

9. Surface Water Drainage & Levels

The works comprise of a 3.5m wide footpath/cycleway linking the proposed crossing, situated on Biggs Lane, to the previous open space works located to the southwest as well as a number of other 2m wide footpaths linking into the adjacent developments and a series of mown paths serving the open space areas together with an allotment, play area, skate park and associated parking.

The proposed works are bounded to the east, west and south by a series of watercourses, all of which eventually discharge, via culvert under Biggs Lane, into a lake situated on the northern side of Biggs Lane.

The watercourses have several existing design constraints which are causing blockage of the channel and subsequent flooding problems eg. multiple small diameter culverts in numerous locations & bridges located at bank level, the underside of which compromises the flow through channel – refer to Aecom drawing 60312043/CIV/324.

The footpath/cycleway is intended to be available for use in all conditions and therefore the finished surface must be above any flooding exceedance event to provide safe access and egress through the Linear Park.

Drawing MJA-SW-XX-DR-C-200 identifies the area within the Linear Park where the route of the footpath/cycleway is impacted by exceedance flooding events.

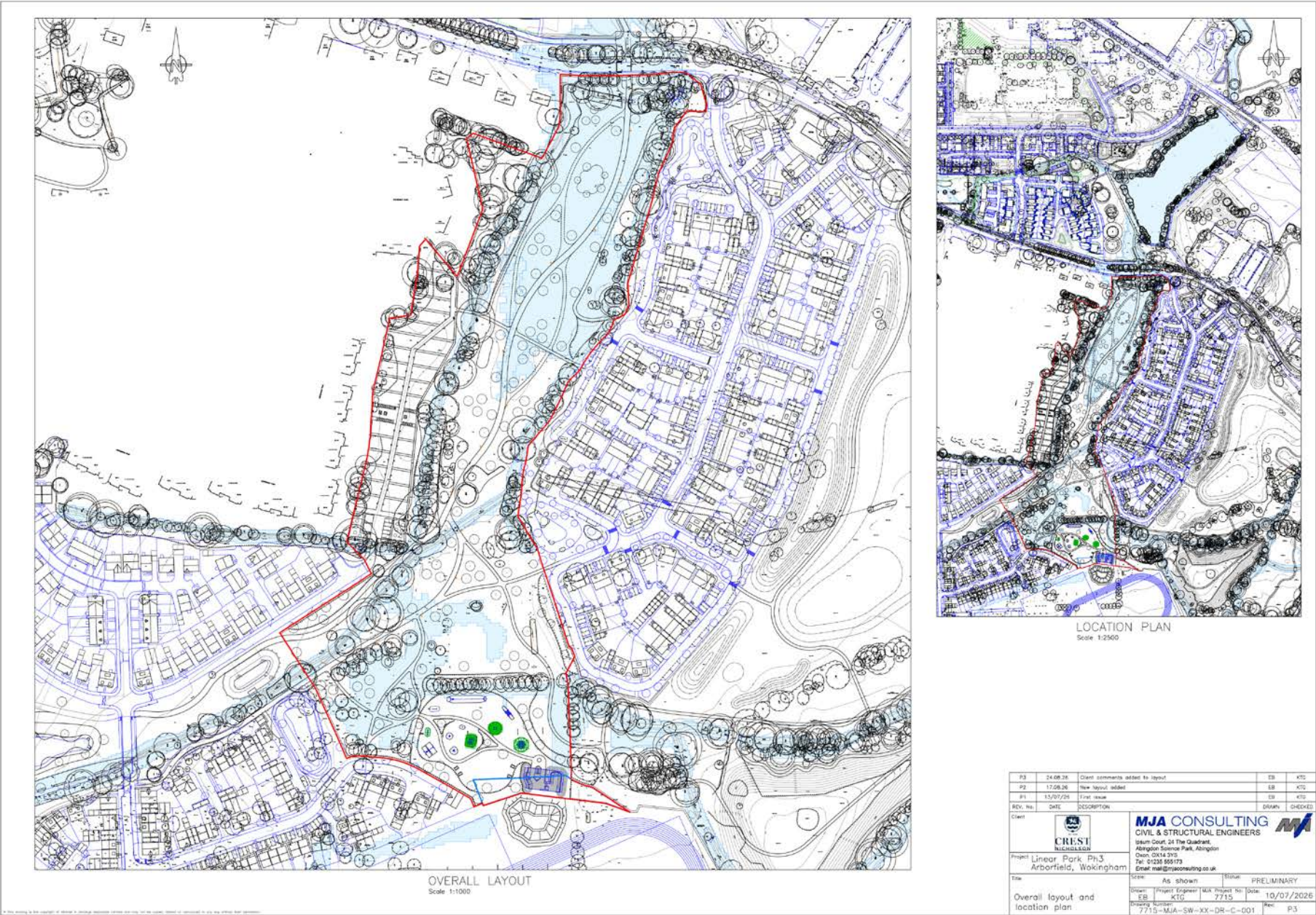
Two areas within the flood zone have been selected to analyse the predicted flood levels based upon the watercourse modelling. The following data provided by Aecom indicates the predicted depth and estimated topographical level of flooding based upon the 30-year event, 1:100 year + 14% climate change event and 1:100 year + 23% climate change event.

Based upon the above information the maximum flood water depth will be 0.24m and 0.28m respectively in the two sampling areas.

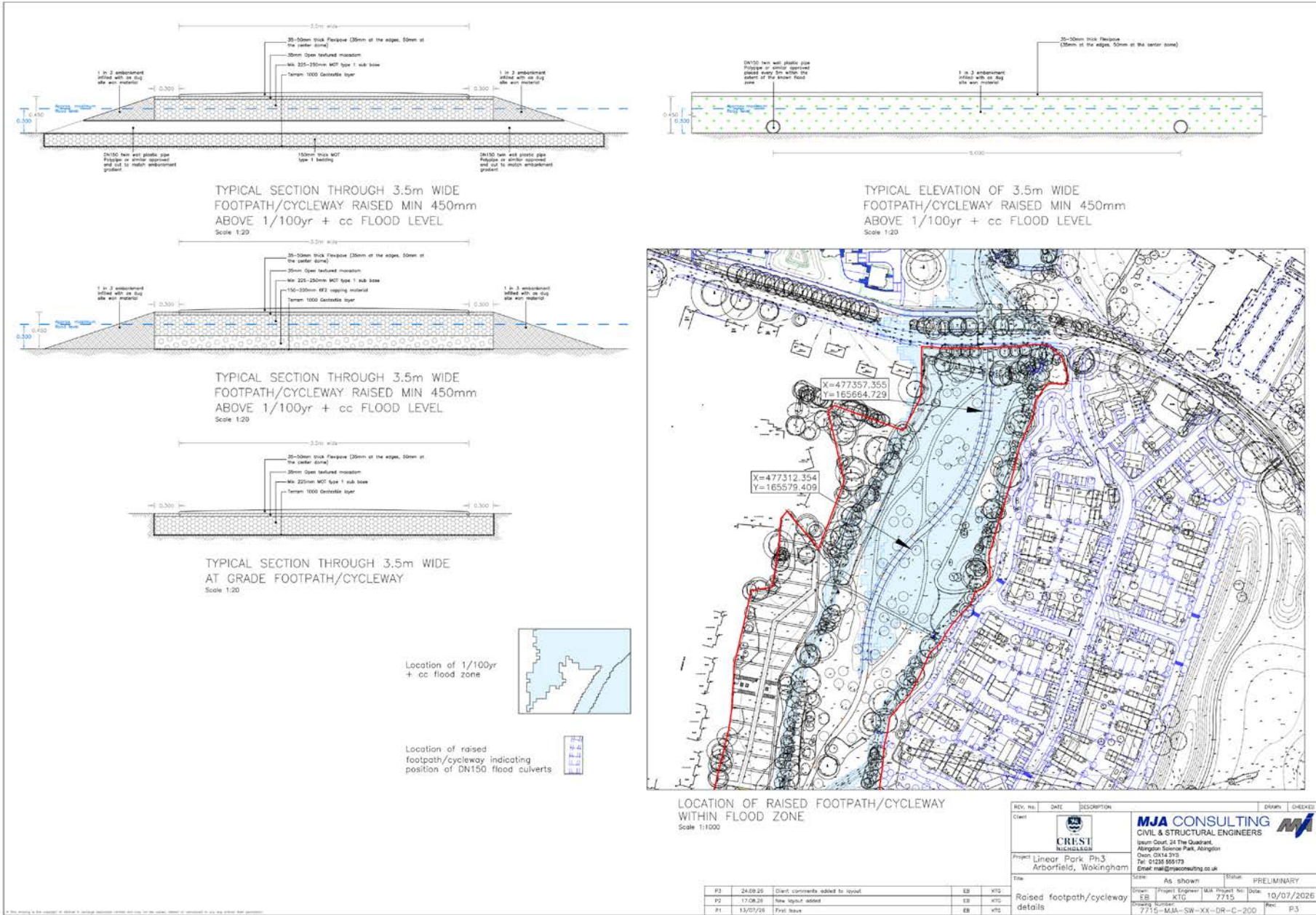
The design of the footpath/cycleway should therefore be a minimum of 300mm above existing ground plus a freeboard of 150mm. The final design level should therefore be 450mm above existing ground level to provide safe access and egress during all storm events. Refer to drawing MJA-SW-XX-DR-C-200 for final design level details.

To ensure the free flow of flood water within the flood zone 150mm diameter pipes will be provided through the raised footpath/bridleway at 5m centres. The pipe ends will be shaped to match the embankment profile. Refer to drawing MJA-SW-XX-DR-C-200 for construction details.

Overall layout and location plan
(7715-MJA-SW-XX-DR-C-001)



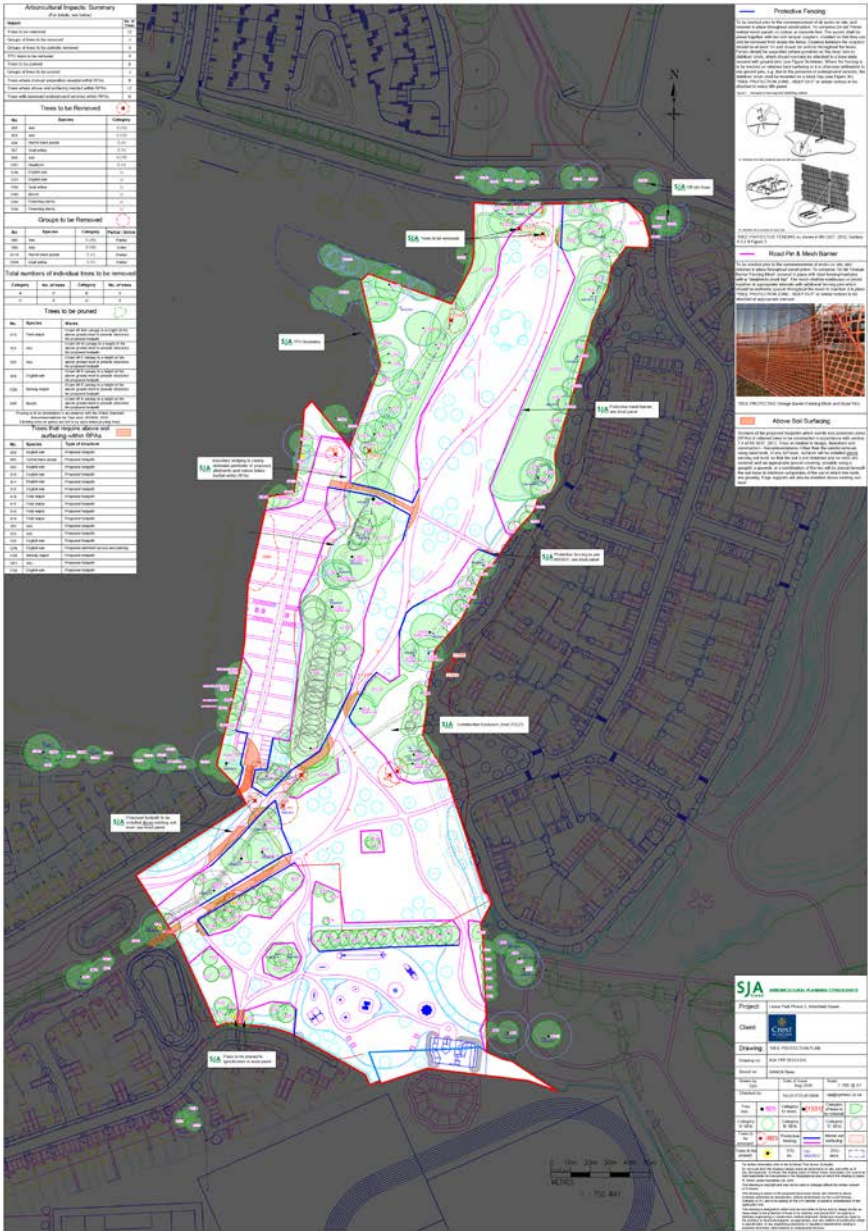
Footpath bridleway detail
(7715-MJA-SW-XX-DR-C-200)



10. Tree Strategy

The proposed layout has been designed to retain the site's principal tree features, including all notable trees, Category A trees and trees that make an important contribution to local landscape character and biodiversity. Although a limited number of trees and small tree groups require removal to facilitate the proposed footpaths, allotments and associated infrastructure, these comprise lower quality Category C specimens or trees in decline or affected by ash dieback. Of the trees to be removed, only three are subject to Tree Preservation Orders, none of which make a significant contribution to the wider landscape. Appropriate tree protection measures and construction controls will be implemented in accordance with BS5837:2012, and replacement planting forms part of the wider landscape strategy, resulting in a low overall arboricultural impact and a net enhancement of the site's green infrastructure.

Tree Protection Plan
(SJA TPP 26113-041)



10. Tree Strategy

The proposed tree strategy incorporates native tree planting, arranged in informal clumps to reflect the existing style of tree planting within the adjacent S2 SANG and create a natural character that compliments the retained trees.

Extract from (14558-SANGX-LS-5002)

Proposed Trees & Multi-stems

- **Water Associated Multi-stems 2.5-3.5m High**
Alnus glutinosa
Cornus mas
- **Small Multi-stems 3-4m High**
Acer campestre
Corylus avellana
- **Large Multi-stems 5-6m High**
Carpinus betulus
Tilia cordata
- **Standard Trees 8-10cm girth**
Acer campestre
Alnus glutinosa
Carpinus betulus
Quercus robur
Tilia cordata
- **Selected Standard Trees 10-12cm girth**
Acer campestre
Alnus glutinosa
Carpinus betulus
Fagus sylvatica
Quercus robur
Tilia cordata



Tree Location Plan (nts)

 Selected Standard Trees Images



Acer campestre



Alnus glutinosa



Carpinus betulus



Fagus sylvatica



Quercus robur



Tilia cordata

 Large Multi-stems Trees Images



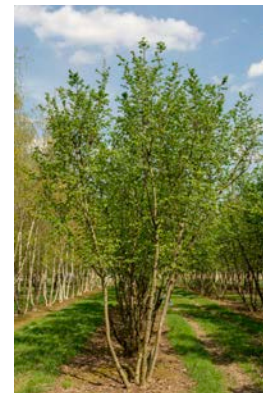
Carpinus betulus



Tilia cordata



Acer campestre



Corylus avellana



Alnus glutinosa



Cornus mas

 Small Multi-stems Trees Images

 Water Associated Multi-stems Trees Images

11. Hard Landscape Palette and Site Furniture

The hard landscape palette incorporates a range of natural surface treatments to create a seamless and sinuous transition from the adjacent S2 SANG. The central shared path will comprise Flexipave in a Stone Age Bronze colour or similar, providing an accessible route for a range of users. The paths connecting to the S2 SANG will comprise hoggin path, continuing the established surface treatment and reinforcing the visual connection between the spaces. The footway/cycleway will comprise a bitumen-bound gravel surface, providing a durable and suitable route for cyclists while maintaining a natural appearance. A series of secondary mown grass paths will provide additional informal walking routes with a more natural character.

The site furniture will incorporate natural timber benches and green dog waste bins within the SANG. The play area will include a range of benches, picnic tables and litter bins.

Site Furniture SANG Images



SANG - Woodscape Type 1 bench



Combined litter & dog waste bin

Site Furniture Playground Images



Playground - Palma bench



Playground - Timber picnic table



Eclipse 1201 litter bin



Playground signage

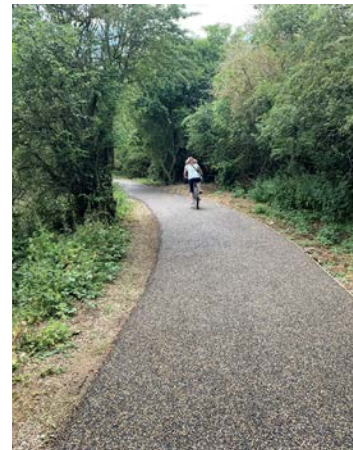
Hard Surfaces Images



Hoggin path



Bitumen bound gravel path



Flexipave path - Stone Age Bronze



Mown path

12. Boundaries

The SANG has been designed to provide a safe and secure environment for users to exercise dogs off lead. A secure fenced perimeter, together with appropriately located access gates at key entry points, will help to ensure dogs can run freely within the designated area while maintaining clear boundaries.

The majority of the perimeter fencing will comprise 1.2m high timber post and 3 rail fencing, providing continuity with the existing perimeter fencing associated with the S2 SANG and ensuring a consistent landscape character across the wider site.

Legend



1.2m high heavy post & 3 rail fence with mesh



Parcel O2 timber 3 bar fence to be installed as part of Parcel O2 development. Dog proof mesh to be applied to this fence



Boundary to allotments, 2m high green mesh fence with 1m wide hedge



Existing Heras fencing to be removed



Existing school perimeter green mesh fence



2.1m high close board fencing



Timber kissing gate



SANG entrance gate, including a pedestrian kissing gate, with an equestrian gate to the side of the path



Equestrian gate



Pedestrian kissing gate



Heavy post & 3 rail fence



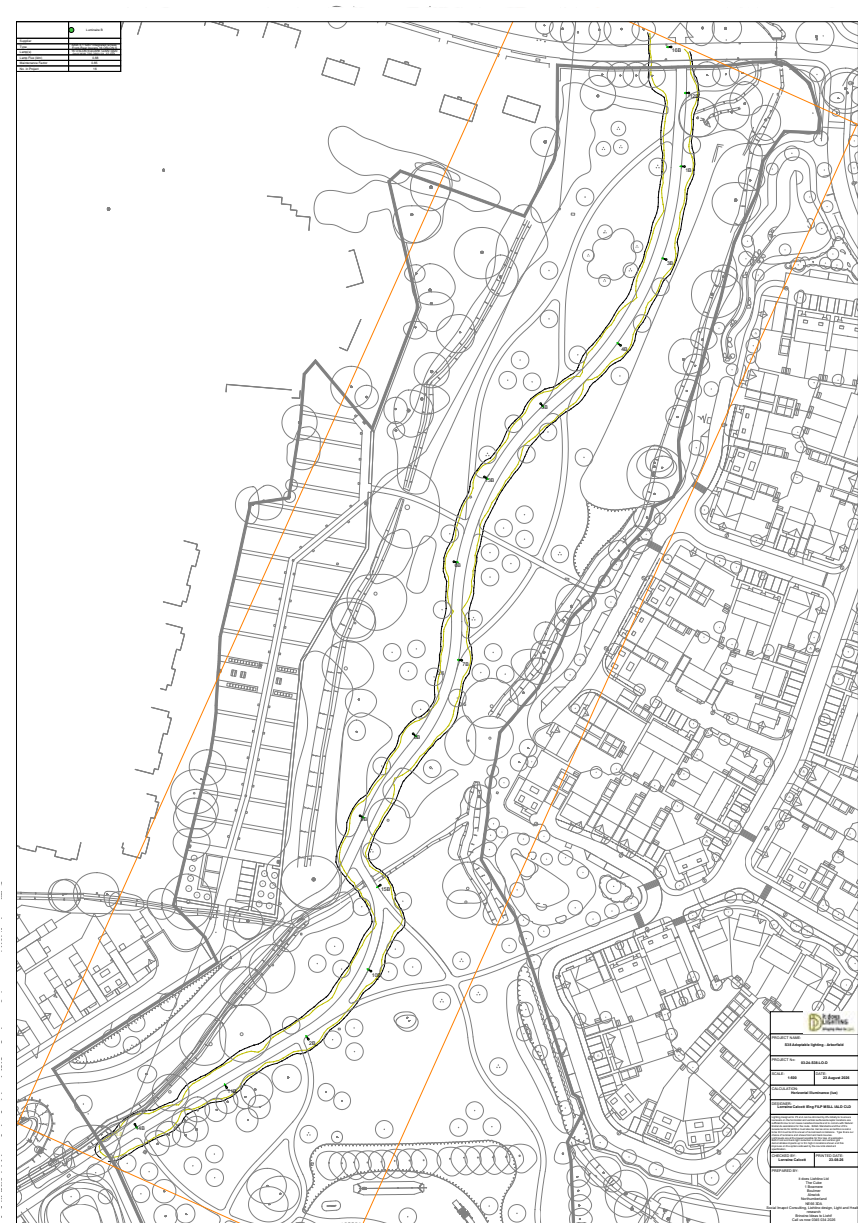
Green weld mesh fence

13. Lighting Design

The lighting has been designed to achieve the P5 lighting class, in accordance with the relevant British Standard. This is the lowest lighting class appropriate for this type of path, minimising the environmental impact while providing sufficient illumination to support the safety of those using the route after dark. This is particularly important because the path is used by schoolchildren.

Spill-light control optics have been incorporated to limit both forward and rearward light spill, protecting the surrounding environment and directing light only where it is needed. Columns with a mounting height of 5 metres provide improved uniformity without requiring additional lighting columns, thereby reducing visual clutter and ongoing maintenance requirements.

A correlated colour temperature of 3000 K has been specified to reduce the proportion of short-wavelength blue light, thereby limiting potential effects on local wildlife. The warmer appearance is also generally perceived as softer and less visually intrusive than lighting with a higher colour temperature.



Proposed Lighting Strategy



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ

01732 752780
mail@murdochwickham.com
www.murdochwickham.com