



PARCEL R10
PHASE 2B OF THE
SOUTH WOKINGHAM
STRATEGIC DEVELOPMENT LOCATION

DESIGN
COMPLIANCE
STATEMENT

PREPARED BY PEGASUS URBAN DESIGN
ON BEHALF OF MILLER HOMES

FEBRUARY 2025 | P25-0278



“

THE CREATION OF HIGH QUALITY, BEAUTIFUL AND SUSTAINABLE BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.

”

(PARA. 131. NPPF DEC 2024)

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01. INTRODUCTION

SECTIONS

- 1.1 This Compliance Statement has been prepared by Pegasus Design on behalf of 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 Parcel R10 which is situated on the eastern edge of the Phase 2B development site. 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 Condition2, 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:

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



ILLUSTRATIVE VIEW OF RURAL EDGE CHARACTER AREA
IMAGE: AAP ARCHITECTURE
DESIGN COMPLIANCE STATEMENT

02. BACKGROUND & CONTEXT

PLANNING CONTEXT

- 2.1 Parcel R10 falls within jurisdiction of Wokingham Borough Council and within the South Wokingham Strategic Development Location (SWSDL) which is identified in Core Strategy (CP21) as a sustainable location in which to accommodate a mixed-use development of around 2,500 dwellings. The SWSDL straddles the Reading – London Waterloo railway line to the south of the town.
- 2.2 Land at Phase 2a and land at Phase 2b of the SWSDL lies to the south of the railway line and has been comprehensively master planned. Additional land at the western end of the SWSDL is within the control of Persimmon Homes and is part of a separate application (Ref: 192325). Wokingham Borough Council have also approved an application for the SWSDR (Ref: 192928) that runs through Phase 2b of the SWSDL.
- 2.3 Hybrid planning permission for Phase 2b has been granted for a mixed-use development including up to 1,434 dwellings, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), under reference 191068.
- 2.4 As part of the original application, an illustrative masterplan was produced to give an indication of how the design philosophy set out in the DAS might be implemented at a future date. This was accompanied by a Design and Access Statement and suite of Parameter Plans (shown to the right) setting out the proposed spatial framework of uses at South Wokingham.

SITE CONTEXT

- 2.5 The site is bound by the railway to the north, William Heelas Way to the north west, Waterloo Road to the south and south west, and open fields to the east. Land to east is allocated as Phase 2A of the SWSDL and so will have direct vehicular and pedestrian/cycle links. The site is broadly portrait in form and approximately 2.31ha.
- 2.6 The Site currently consists of agricultural fields with no built development within the Site boundaries apart from a drainage basin to the western boundary. There are a number of trees and hedgerows within and on the periphery of the Site.
- 2.7 Waterloo Road currently runs along the south and south-western boundary of the Site but is subject to closure and diversion through the Site. A full planning application was approved 5th February 2025 for the construction of a new link road as an alternative route to Waterloo Road (ref. 240892). The application obtained consent for two vehicular access point to Parcel R10, a bus stop and pedestrian crossing points. Further information can be found on Page 22.



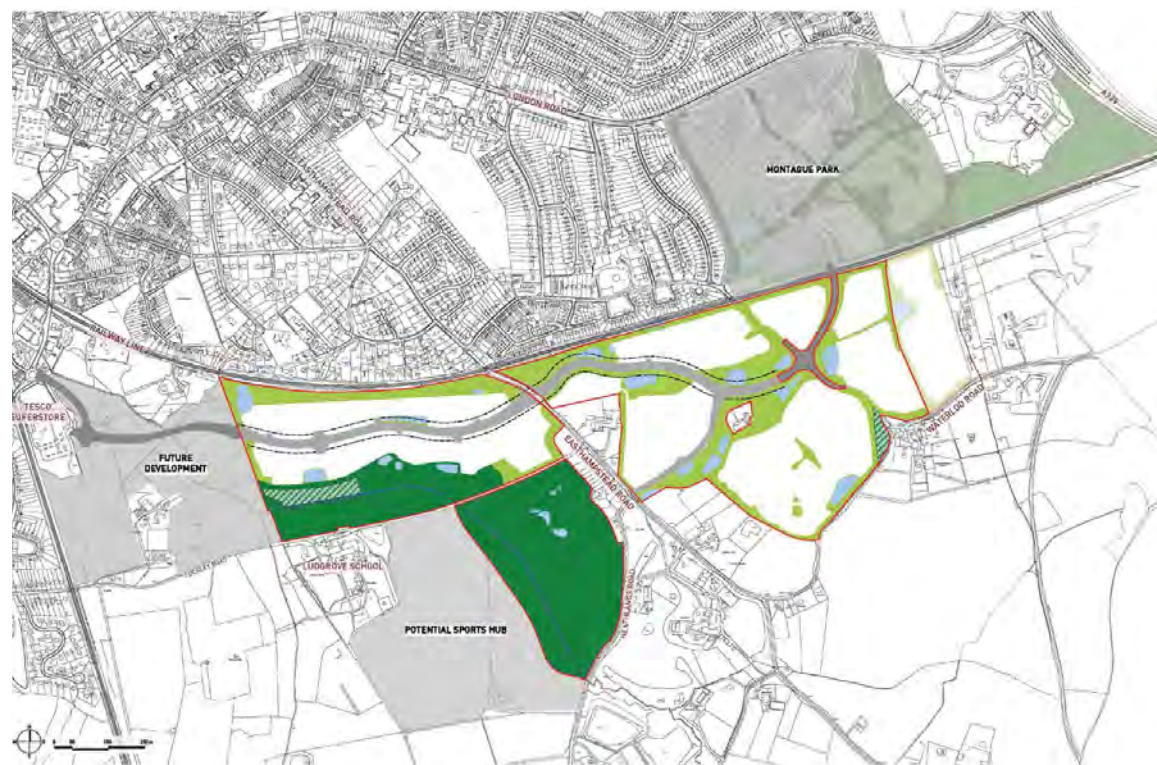
R10 LAYOUT PLAN



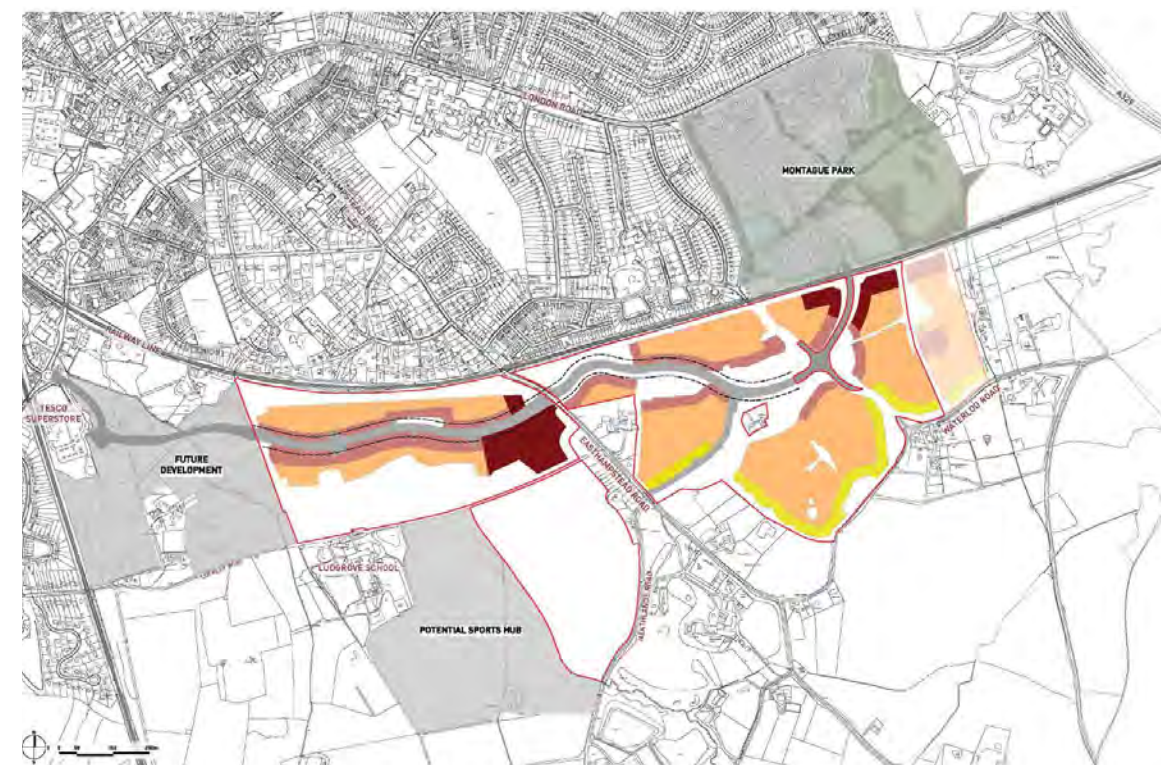
LAND USE PARAMETER PLAN



ACCESS AND MOVEMENT PARAMETER PLAN



OPEN SPACE PARAMETER PLAN



BUILDING HEIGHTS PARAMETER PLAN

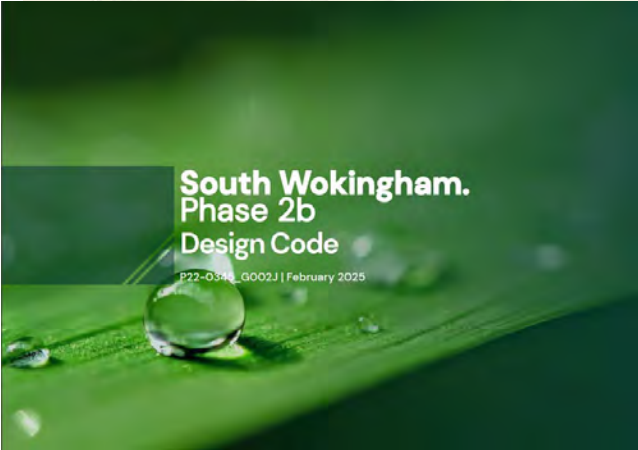
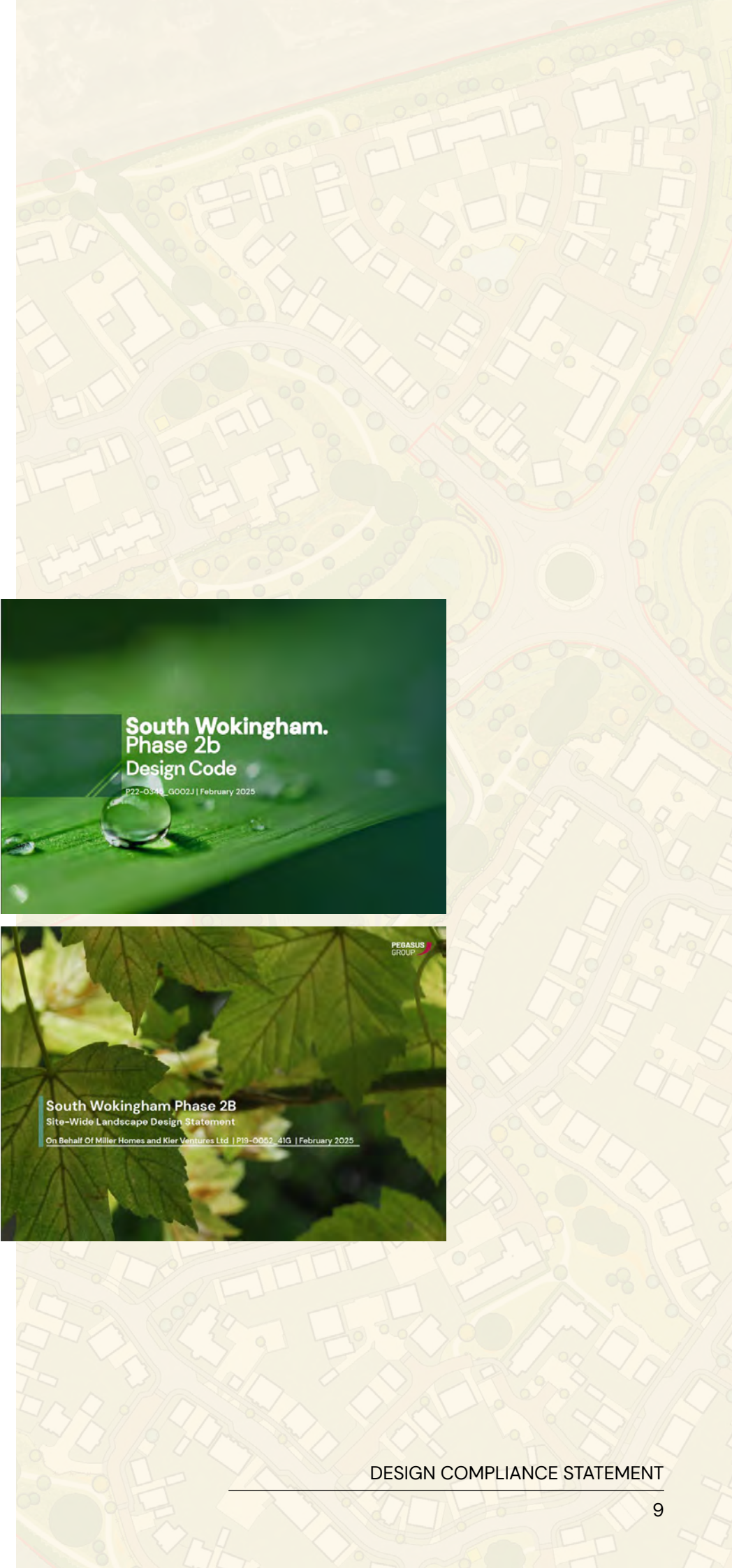


CONDITION 4 DOCUMENTS

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 – P43
<i>ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;</i>	P22 – P25
<i>iii) principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;</i>	P26 – P27
<i>iv) Sufficient separation between development and ancient semi- natural woodland;</i>	P52 – P53
<i>v) Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;</i>	P52 – P53
<i>vi) Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_191 Framework Plan).</i>	P52 – P53

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





CHARACTER AREA PLAN FROM SITE WIDE DESIGN CODE

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

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

2.11 The above plan taken from the Design Code and the accompanying matrix sets out the approach to design for the wider development. This document considers how the development for Parcel R10 meet the requirements for the different character areas.

CHARACTER AREA REQUIREMENTS FROM SITE WIDE DESIGN CODE

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

03. DESIGN PRINCIPLES & SUSTAINABLE STRUCTURING

NATIONAL AND LOCAL PLANNING & DESIGN GUIDANCE

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



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



Function and Quality

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

(Para. 135(a), NPPF 2024)

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



Visually Attractive

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

(Para. 135(b), NPPF 2024)

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



Response to Context

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

(Para. 135(c), NPPF 2024)

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



Strong Sense of Place

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

(Para. 135(d), NPPF 2024)

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



Accessibility

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

(Para. 135(e), NPPF 2024)

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



Safe, Inclusive and Accessible Places

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

(Para. 135(f), NPPF 2024)

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



04. DESIGN EVOLUTION

PARCEL R10 LAYOUT AND DESIGN EVOLUTION

4.1 In response to the comments received during the pre-application design process, a number of changes were made to the application drawings. These include:

1. Blocks 1-4 turning head and parking moved north to create buffer to railway and less dominant parking area visible from estate road.
2. Blocks 1-4 parking broken up by moving blocks north, splitting the built form and introducing two parking areas with bays split up by landscaping.
3. Blocks 1 and 4 amended to have central 3 storey and side 2.5 storey elements.
4. Plots 1065-1070 (on layout P1914.R10.00 rev. AC) combined as pairs to accommodate revised house types and provide large vehicle turning.
5. The 2.5 storey dwellings at plots 1142-1144, adjacent to block 7 and facing the R14 link road exchanged with 2 storey plots 1044-1046, adjacent to block 4 to match revised block height.
6. House type changes along northern estate road to improve the street scene and provide plots to address corners better.
7. Reduce the number of private drive access points onto the R14 link road and removing large banks (3 spaces) of parking.
8. Plots within the Rural Edge area combined to be semidetached units.

9. 2.5 storey plots to the south of block 7 changed to 2 storey dwellings.
10. Substation moved to adjacent to block 7.
11. Minor plot adjustments within the site to rationalise parking and drives.
12. Strategic footpaths added along boundary with R14.
13. R14 link road updated with path and verge design.
14. Continuous design development for apartment buildings to enhance the elevations.
15. Enhanced amenity areas and enclosures for apartment buildings.
16. Amendments to the material of streets with more block paving on quieter lower category roads.
17. Introduced more rain gardens and tree planting





OCTOBER 2024



FEBRUARY 2025

DESIGN COMPLIANCE STATEMENT

05. DESIGN PROPOSALS



PROPOSED PLANNING LAYOUT

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

LAYOUT PRINCIPLES

Use and Amount

- 5.2 The proposed development seeks the construction of 215 dwellings (private and affordable), with access, public open space, and landscaping.
- 5.3 A seperate phasing plan has been submtited in accordance with hybrid condition 3. The proposed development seeks to deliver a mix of dwellings in accordance with the phasing plan and as set out in the table below:

4 BEDROOM HOUSES	9
3 BEDROOM HOUSES	96
2 BEDROOM HOUSES	39
2 BEDROOM APARTMENTS	34
1 BEDROOM APARTMENTS	37

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

Access and Connectivity

- 5.5 The Site will utilise the approved vehicular accesses north and south of the approved link road which runs west-east through the Site from the southern arm of the William Heelas Roundabout through to Parcel R14 to the east. The consented works seek to change the geometry of Waterloo Road to the south which will now terminate in the south of this parcel. The link road also includes new bus stops for future public transport connections.
- 5.6 Two main roads will head north and south of the link road, connecting to quieter residential streets and shared surfaces. 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 76 (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	AFFORDABLE SHARED-OWNERSHIP	TOTAL
4 BEDROOM HOUSE	2	0	2
3 BEDROOM HOUSE	10	15	25
2 BEDROOM HOUSE	10	8	18
2 BEDROOM APARTMENT	14	0	14
1 BEDROOM APARTMENT	17	0	17
TOTAL	53	23	76

5.9 The distribution of affordable dwellings conforms general best practice with units evenly distributed across the site (see plan opposite). Clustering of affordable units conforms to the s106 requirements and does not exceed 20 dwellings. Their appearance has been guided by proposals within the approved Design Code and as such will be indistinguishable from Open Market units.





M4(2) REQUIREMENTS

5.10 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'

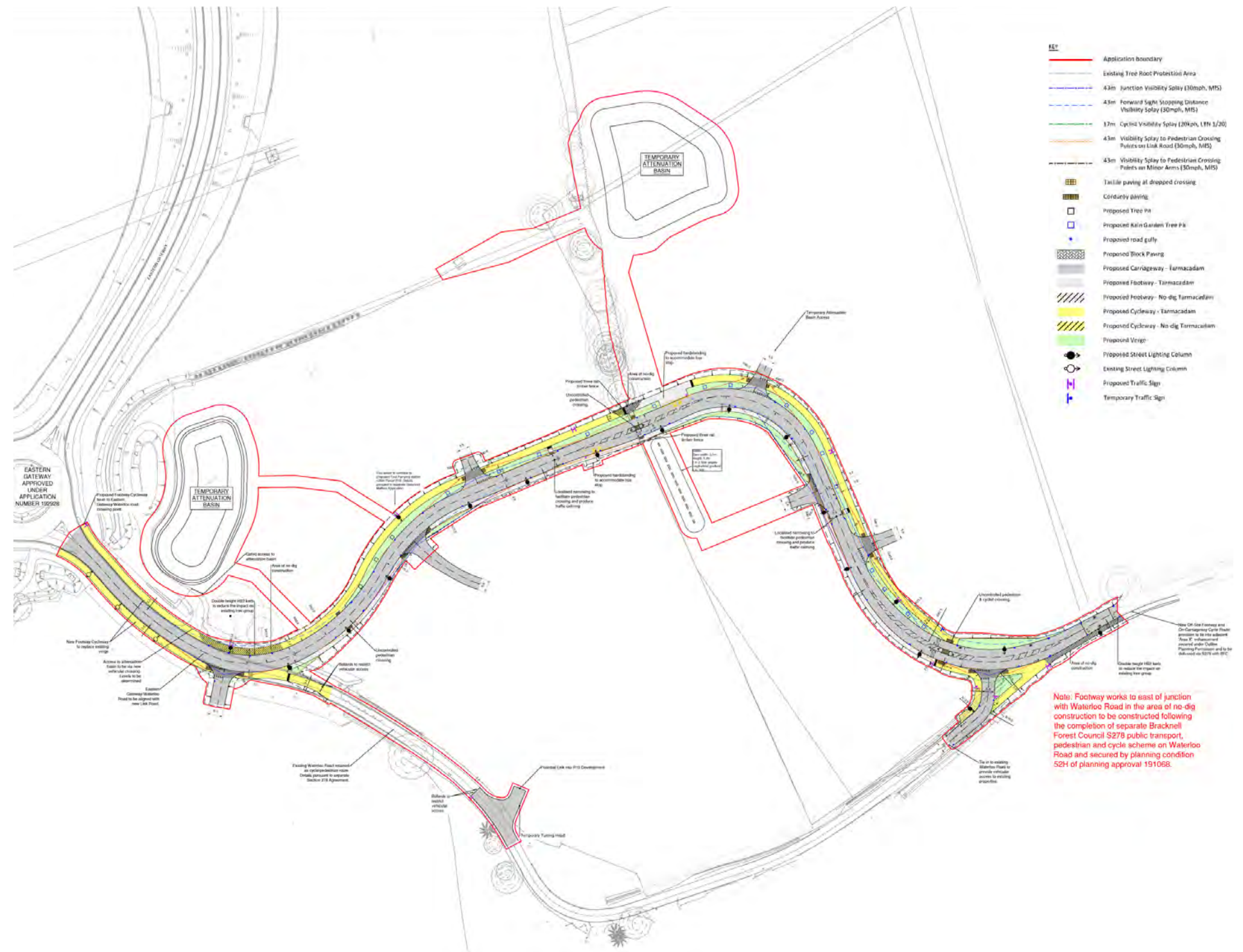
5.11 As part of the proposed layout a total of 11 M4(2) dwellings are included. This equates to the 5% overall figure required. Of the 76 affordable dwellings, 4 are M4(2) compliant (5%). Of the 139 open market dwellings, 7 are M4(2) compliant (5%). They are located on the ground floor of apartment blocks 1-7 consisting of 1 and 2 bedroom flats. An example floorplan is shown opposite. For further information please refer to the housetype pack.





ACCESS AND MOVEMENT

5.12 Vehicular access to R10 will be via the consented link road running from William Heelas Roundabout to the southern edge of Parcel R14 (application reference 240892). A small number of dwellings in the southern section of the parcel R10 will be accessed via Waterloo Road. This road will no longer provide a through route to vehicular traffic.

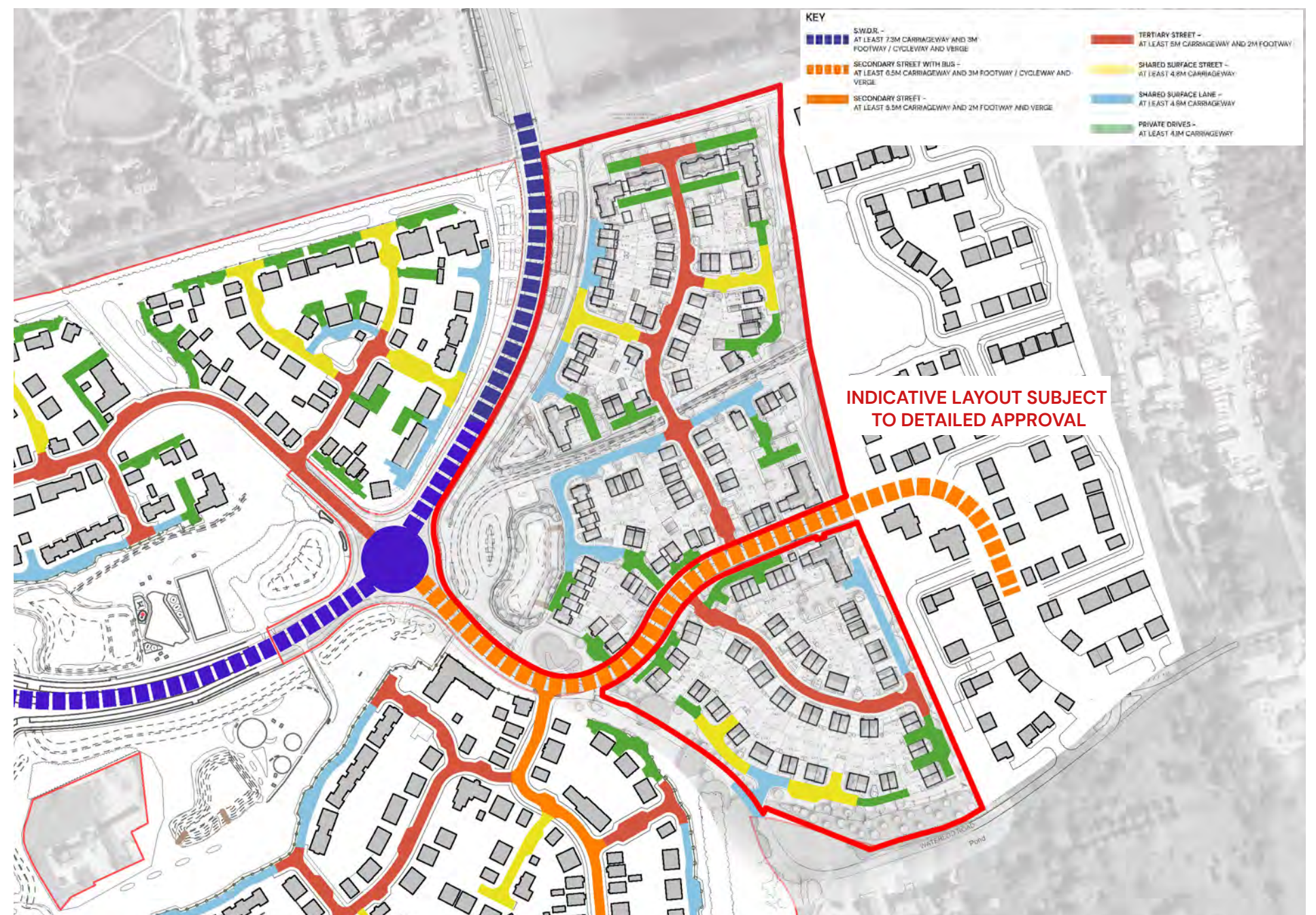


GENERAL ARRANGEMENT PLAN

5.13 A clear hierarchy of streets is proposed within the Parcel R10 which conform to both of plans identified within the Design Code. The result of which is development which provides for, and encourages pedestrian and cycle movement, whilst also delivering the required vehicular connections to the appropriate highway standard.

5.14 Parcel R10 contains the following street typologies and connections:

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



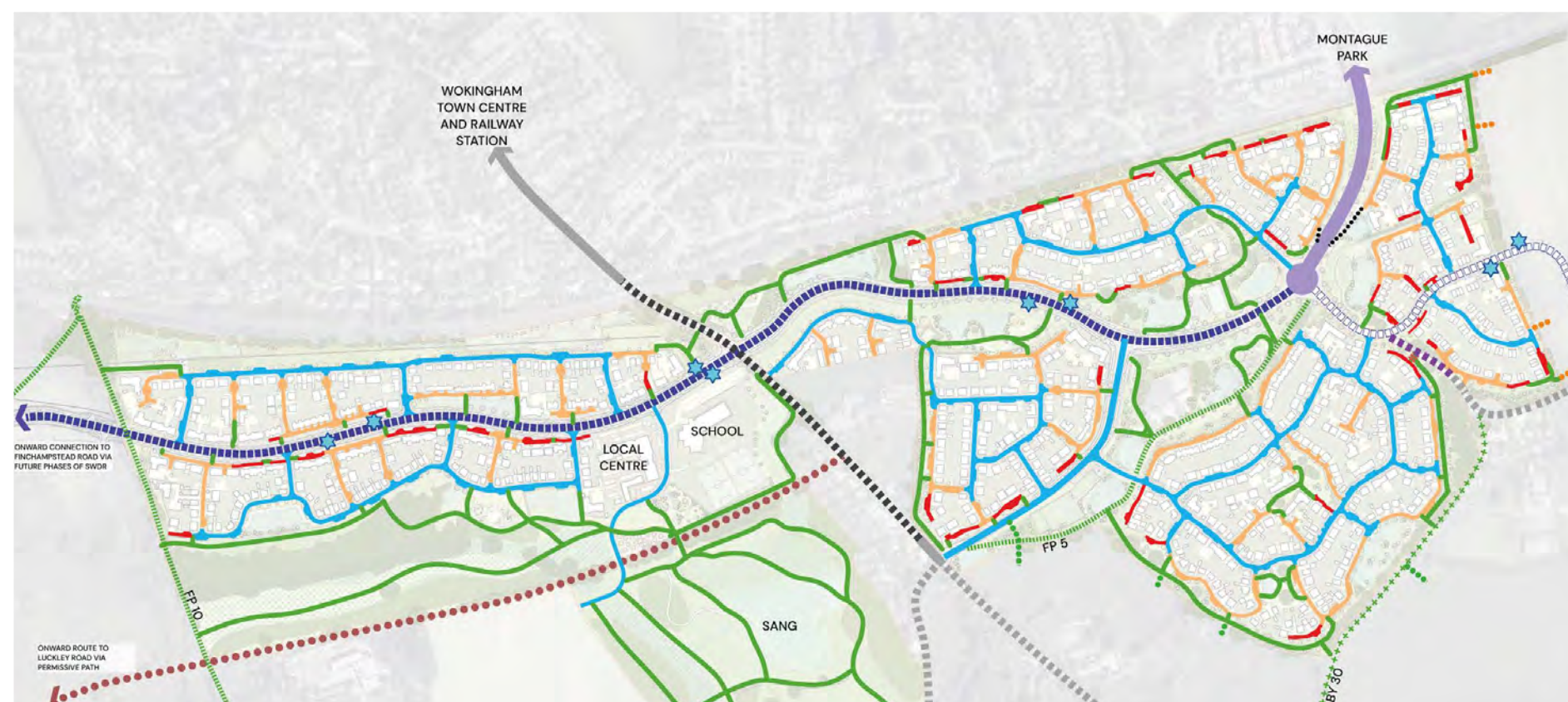
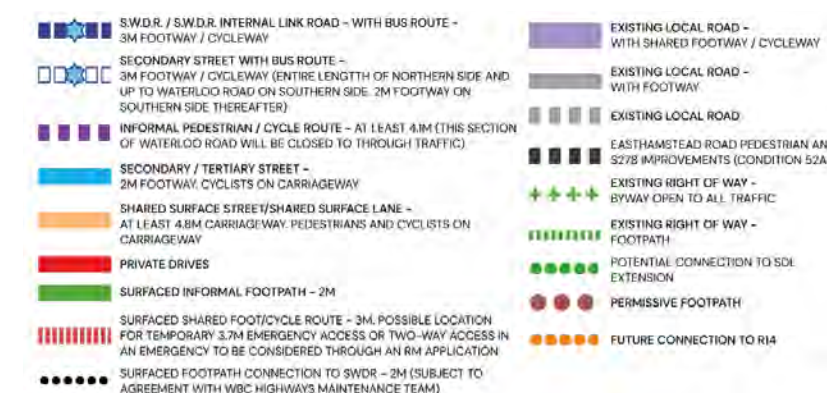
R10 COMPOSITE OVERLAY STREET HIERARCHY PLAN



PEDESTRIAN & CYCLE MOVEMENT

- 5.15 The Pedestrian & Cycle Movement plan shown opposite was approved by the Council as a Pre-RM condition. It defines the type and location of routes and connections for both pedestrians and cyclists within the wider scheme. This was accompanied by a street hierarchy plan within the Design Code (also shown opposite).
- 5.16 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.
- 5.17 The proposed layout provides a highly permeable network of routes available to both pedestrian and cyclists. A 3m shared foot/cycle path caters for east/west movements through the core of the parcel along the link road. Radiating north and south from this route tertiary streets provide 2m footways for pedestrians, whilst the slow speed environment accommodates on-street cycle provision. Beyond tertiary streets a range of shared space streets and private drives offer integrated routes to the extremities of the development.
- 5.18 A range of informal footpath connections are provided to connect internal private drives, offering a wider range of movement choices for pedestrians. Four informal footpath connections are provided to the eastern boundary. It is proposed these will tie into potential proposals for the R14 parcel. The stopping-up of Waterloo Road to vehicular traffic (except for emergency vehicles), will provide a traffic free connection to Parcel R14 and Byway 30.

- 5.19 An overlay plan showing the detailed R10 proposals and the site wide access and movement plan is shown below. With the exception of minor deviations in routes the proposals are fully compliant with the design code.



SITE WIDE ACCESS AND MOVEMENT PLAN



R10 COMPOSITE OVERLAY 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 401 spaces comprising of 312 allocated spaces, 47 unallocated spaces and 43 visitor spaces. The proposals put forward comply with this requirement as set out in the table below:

	ALLOCATED	UNALLOCATED	VISITOR
REQUIREMENT	317	41	43
PROVISION	317	48	43

Parking Demand Calculations					
Area: Urban					
Private Accommodation	No. of Unit	Allocated ratio	Allocated Parking	Unallocated ratio	Unallocated Parking
1BF	20	1	20	0.2	4
2BF	20	1	20	0.2	4
2BH	21	2	42	0.0	0
3BH	71	2	142	0.1	7
4BH	7	2	14	0.2	1
Subtotal	139		238		16
Affordable Accommodation	No. of Unit	Allocated ratio	Allocated Parking	Unallocated ratio	Unallocated Parking
1BF	17	0	0	0.5	9
2BF	14	0	0	0.7	10
2BH	7	1	7	0.3	2
2BH	11	2	22	0.0	0
3BH	4	1	4	0.4	2
3BH	21	2	42	0.1	2
4BH	2	2	4	0.1	0
Subtotal	76		79		25
Total	215		317		41
Visitors at 20%					43
Total Required					401
Total Proposed					408



5.23 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.

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

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

Y=Yes, N=No, O=Occasional

5.25 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

- 5.26 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’.
- 5.27 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.



BLOCK 7 PARKING PLAN

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

CYCLE PARKING

- 5.29 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’*
- 5.30 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

5.31 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

- 5.32 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).
- 5.33 Parcel R10 achieves an average nett density of 40.7 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.
- 5.34 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.



DENSITY PLAN



-





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.



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



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. This includes black ball-top railings in CA1 and hoop-top railings along the Secondary Street. Further boundary treatments to define private frontages include hedgerows and low-level planting. Boundaries to the rear of, and in-between properties will generally be defined by close board fences. Where appropriate, brick walls are proposed to side and rear boundaries that are visible from the public realm.
- 5.40 Reference should be made to the Enclosures Plan for the exact type and location of boundary treatments.





APARTMENTS

5.41 Within Parcel R10 there are seven 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.’



BLOCK 4 STYLE 3 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 five 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
- **CA2(A):** Waterloo Core
- **CA2(B):** Waterloo Edge
- **CA3:** Neighbourhood Residential
- **CA4:** Rural Edge



CHARACTER AREAS PLAN

CA1 MAIN STREET

- 5.45 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.
- 5.46 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.
- 5.47 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





MAIN STREET MATERIALS PLAN

DESIGN COMPLIANCE STATEMENT

CA2(A) WATERLOO CORE

5.48 Character Area CA2(A) ‘Waterloo Core’, forms a contemporary mix of dwellings situated behind the frontage of CA1. A less rigid approach to unit types, frontages and building heights, will allow for greater variation within the streetscene. Alternative architectural detailing and materials will ensure the two areas are distinguishable but share an over-arching contemporary theme.

5.49 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.

5.50 As proposed in the Design Code, CA2 will be predominantly constructed from a multi-red brick with a mix of roof materials. Exceptions to this will be the use of vertical tile hanging in a contemporary form to key buildings. An extruded Flemish brick pattern is proposed in contrast to the linear pattern used within CA1. Windows and doors will be contemporary in style and black in colour.

APPROVED DESIGN CODE PRINCIPLES

Criteria		Code Principles
1	Building Typology	• All building typologies are acceptable in this character area
2	Building Lines (Building Set-backs/ Layering)	• Formal and informal • Typical set-back: 2–3m. Larger where accommodating frontage parking
3	Height/ Enclosure	• Mix of 2 to 4 storey (must comply with building height parameter plan)
4	Roof Form	• Simple front to back pitch or gable projections
5	Elevational Composition	• Balanced or unbalanced elevations are acceptable
6	Windows	• Contemporary style windows in black with a low level or mid level division bar
7	Detailing	• Eaves – Black fascias, soffits and rainwater goods • Heads and Cills – No window head detail and a plain cill • Doors – Contemporary style front doors in black. Frame and door colour must match • Canopies – Flat canopy or similar • Brick Detailing – Extruded flemish brick detailing in the same brick as the main structure • Dormers – Flat top dormers with grey cheeks • Chimneys – None
8	Building Material	• Walls: Multi-red brick throughout. Only exception is the use of a solid red with red tile to some key plots. No Render. • Roof Tiles: Artificial Slate, plain red or brown
9	Boundary Treatments	• Formal hedge planting
10	Parking	• On-plot to side of dwelling • Some rear parking courts acceptable • Frontage parking





CA2(B) WATERLOO EDGE

- 5.51 Character Area CA2(B) ‘Waterloo Edge’, will follow similar architectural principles to that of CA2(A) Waterloo Core. However, its proximity to the railway along the northern edge of the site, means layout and height will respond to the acoustic constraint.
- 5.52 A more continuous approach to frontage through the use of terraced dwellings and apartments will result in a barrier to noise permeating dwellings and gardens to the south. To accommodate this approach, frontage parking and rear courts will utilised to avoid punctuations in the building line.
- 5.53 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.

APPROVED DESIGN CODE PRINCIPLES

Criteria	Code Principles
1 Building Typology	• Generally 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: 2m
3 Height/ Enclosure	• Generally 2 & 2.5 storey • Taller dwellings are acceptable when in accordance with the parameter plans
4 Roof Form	• Simple front to back pitch or gable projections
5 Elevational Composition	• Balanced or unbalanced elevations are acceptable
6 Windows	• Contemporary style windows in black with a low level or mid level division bar
7 Detailing	• Eaves – Black fascias, soffits and rainwater goods • Heads and Cills – No window head detail and a plain cill • Doors – Contemporary style front doors in black. Frame and door colour must match • Brick Detailing – Extruded flemish brick detailing in the same brick as the main structure • Canopies – Flat canopy or similar • Dormers – Flat top dormers with grey cheeks • Chimneys – None
8 Building Material	• Walls: Multi-red brick throughout. Only exception is the use of a solid red (hue to match the darkest colour in the multi-red) with multi-red tile to some key plots. No Render. • Roof Tiles: Artificial Slate, plain red or brown
9 Boundary Treatments	• Hedging; Estate Railings to key plots.
10 Parking	• On-plot to side of dwelling • Some rear parking courts acceptable



PARCEL RIO PHASE 2B | SOUTH WOKINGHAM
PLOTS 1028 - 1039
BLOCK 4

PLOTS 1020 - 1027
BLOCK 3

PLOTS 1012 - 1019
BLOCK 2



WATERLOO EDGE MATERIALS PLAN

DESIGN COMPLIANCE STATEMENT

CA3 NEIGHBOURHOOD RESIDENTIAL

5.54 Character Area CA3 ‘Neighbourhood Residential’, is defined by a more traditional sub-urban approach to design. The contemporary features of CA1 & CA2 are replaced with traditional features such as white casement windows, balanced elevations, splayed brick headers and gable fronted canopies.

5.55 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.

5.56 The table opposite is taken from the approved Design Code and highlights the main characteristics found within this character area. Imagery shown across both pages show how the proposals for this site comply with the Design Code aspirations.

APPROVED DESIGN CODE PRINCIPLES		
Criteria		Code Principles
1	Building Typology	• 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





CA4 RURAL EDGE

- 5.57 Character Area CA4 ‘Rural Edge’, forms the southern boundary of the development parcel. Its connection to the more open environs to the south mean a sensitive approach to architecture, height and density must be taken. The use of semi-detached units with parking to the side and an organic building line will result in a lower-density edge appropriate for this location.
- 5.58 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.
- 5.59 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





RURAL EDGE MATERIALS PLAN

DESIGN COMPLIANCE STATEMENT

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 R10 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
- 6.3 streetscape; and Urban Landscaping within streetscape. This section sets out how the proposals as part of the reserved matter for Parcel R10 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 that has been used within the public open space, the character area it has been used in and it's compliance with the planting strategy set out on pages 26-29 of the Landscape Design Statement.
- 6.5 A summary of the character of the planting extracted from the landscape design statement can be seen below. Further information can be found on the Public Open Space Detailed Soft Landscape Plan (P24-2114_EN_003)



AMENITY OPEN SPACE

6.6 Trees and planting within the amenity open space will reflect the smaller scale of many of the spaces with a mixture of round shaped trees and multi-stemmed trees. A mixture of native and ornamental species provide habitat opportunities whilst accommodating climate resilience into the scheme.

PROPOSED TREES (AMENITY OPEN SPACE)

Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Container Size
Acer campestre	14-16	400-450	Extra Heavy Standard	Min 200	RB
Amelanchier lamarckii	14-16	300-350	Extra Heavy Standard	175-200	RB
Carpinus betulus 'Frans Fontaine'	14-16	400-450	Extra Heavy Standard	Min 200	RB
Carpinus betulus	14-16	400-450	Extra Heavy Standard	Min 200	RB
Liriodendron tulipifera	18-20	450-500	Extra Heavy Standard	Min 200	RB
Malus floribunda	14-16	400-450	Extra Heavy Standard	175-200	RB

NATURAL/SEMI - NATURAL GREEN SPACE

6.8 Trees and 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.

PROPOSED TREES (NATURAL/SEMI-NATURAL OPEN SPACE)

Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Container Size
Acer campestre	14-16	400-450	Extra Heavy Standard	Min 200	RB
Acer pseudoplatanus	14-16	400-450	Extra Heavy Standard	Min 200	RB
Alnus glutinosa	14-16	400-450	Extra Heavy Standard	Min 200	RB
Betula pedula	14-16	400-450	Extra Heavy Standard	Min 200	RB
Carpinus betulus	14-16	400-450	Extra Heavy Standard	Min 200	RB
Prunus avium	14-16	400-450	Extra Heavy Standard	175-200	RB
Quercus robur	10-12	300-350	Feathered	-	RB
Sorbus aucuparia	14-16	400-450	Extra Heavy Standard	175-200	RB
Tilia cordata	14-16	400-450	Extra Heavy Standard	175-200	RB

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

PROPOSED STREET TREES WITHIN POS

PROPOSED STREET TREES WITHIN POS

Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Container Size
Acer campestre 'William Caldwell'	14-16	400-450	Extra Heavy Standard	Min 200	RB
Carpinus betulus 'Lucas'	14-16	400-450	Extra Heavy Standard	Min 200	RB
Pyrus calleryana 'Chanticleer'	14-16	400-450	Extra Heavy Standard	175-200	RB
Ulmus 'New Horizon'	16-18	400-450	Extra Heavy Standard	Min 200	RB
Liriodendron tulipifera	18-20	450-500	Extra Heavy Standard	Min 200	RB
Malus floribunda	14-16	400-450	Extra Heavy Standard	175-200	RB

PROPOSED NATIVE HEDGEROW PLANTING

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

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

PROPOSED HEDGEROW PLANTING
(BOUNDARY HEDGEROW TO APARTMENTS)

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

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

PROPOSED WOODLAND PLANTING

6.13 To be planted at 2m spacing

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

SEMI-SHADE HERBACOUS PLANTING

6.14 To be planted at 4m/²

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

PROPOSED WET TOLERANT SHURB PLANTING

Species	Mix %	Height (cm)	Form	Age / Times Transplanted	Root Condition
Cornus alba 'Sibirica'	15	60-80	Branched	-	5L
Cornus sanguinea	20	60-80	Transplant	1+1	B
Cytisus scoparius	15	40-60	Bushy	-	2L
Frangula alnus	10	60-80	Transplant	1+1	B
Salix purpurea	15	60-80	Cutting	0/1	B
Symphoricarpos albus	5	60-80	Cutting	0/2	B
Viburnum opulus	20	60-80	Transplant	1+2	B

PROPOSED WET TOLERANT SHURB PLANTING

Species	Height (cm)	Form	Root Condition
Cornus sericea 'Kelseyi'	30-40	Several Shoots	3L
Deschampsia cespitosa	-	Full pot	2L
Dryopteris filix-mas	-	Full pot	3L
Filipendula ulmaria	-	Full pot	2L
Iris pseudacorus	-	Full pot	2L
Juncus effusus	-	Full pot	2L
Luzula nivea	-	Full pot	2L
Salix caprea	60-80	Cutting; 0/1	B

BULB PLANTING

Species	Size	Density (m2)
Crocus tommasinianus	5/+ (Topsize)	20
Galanthus nivalis	6/+ (Topsize)	20
Narcissus pseudonarcissus	7/+ (Topsize)	20
Tulip sylvestris	6/+ (Topsize)	20

- 6.15 Grassland and Meadow Mixes include;
- 6.16 Wildflower Meadow Mix (e.g Emorsgate EM3 Special General Purpose Meadow Mix)
- 6.17 Tussock Grass Mix (e.g Emorsgate EG10 Tussock Grass Mixture)
- 6.18 Wetland Meadow for Base of Basin (e.g Emorsgate EM8 Meadow Mixture for Wetlands)
- 6.19 Semi-Shade Meadow Mix (e.g Emorsgate EH1 Hedgerow Meadow Mixture)
- 6.20 Flowering Lawn Mix (e.g Emorsgate EL1 Flowering Lawn Mixture)

STREET FURNITURE AND HARD LANDSCAPING

6.21 The table below outlines the street furniture and areas of hard landscaping that has been used within the public open space, the character area it has been used in and it’s compliance with the street furniture and hard landscaping strategy set out on pages 32–35 of the Landscape Design Statement. Further information can be found on the Public Open Space Detailed Hard Landscape Plan (P24-2114_EN_008)

AMENITY OPEN SPACE

PARKLAND SEAT



LDS: Robust, steel framed seat with timber slats
R10: Broxap Roslin Steel Frames Timber Steel (or similar approved).

PARKLAND BENCH



LDS: Robust, steel frame and timber slats with rounded edges
R10: not used within this residential phase

PICNIC BENCH



LDS: Robust, steel frame, timber slats with rounded edges
R10: not used within this residential phase

LITTER BIN



LDS: Glavanised steel litter bin
R10: Eco Steel Litter Bin with pyramid lid in Black RAL 9005 (or similar approved)

BOLLARD



LDS: Robust timber bollard with rebate detail
R10: not used within this residential phase

DOG WASTE BIN



LDS: Simple post mounted bin in green with top opening lid
R10: Broxap 40L Sirius Dog Waste bin in red RAL 3020

POST AND RAIL FENCING



LDS: 3 rail, square post and rail fencing
R10: 1.5m high Jacksons Fencing Square Post and Rail Fencing with three sawn square horizontal rails

KNEE RAIL



LDS: Timber knee rail
R10: 450mm height timber knee rail Jacksons Fencing Diamond Wood Rail Fence

TARMAC FOOTPATH



LDS: Macadam surfacing with flat top concrete edging
R10: not used within this residential phase

SELF-BINDING GRAVEL FOOTPATH



LDS: Self binding gravel in buff colour
R10: Breedon Gravel in Golden Amber or similar approved with timber edging

CYCLE STAND



LDS: Robust galvanised steel cycle stand
R10: not used within this residential phase

NATURAL/SEMI-NATURAL OPEN SPACE

PARKLAND SEAT



LDS: Robust and rustic natural timber seat
R10: Broxap Hatton Rustic 4 Slat Seat (or similar approved)

PARKLAND BENCH



LDS: Robust and simple timber bench
R10: not used within this residential phase

LITTER BIN



LDS: Simple galvanised steel bin
R10: Eco Steel Litter Bin with pyramid lid in Black RAL 9005 (or similar approved)

DOG WASTE BIN



LDS: Simple post mounted bin in green with top opening lid
R10: Broxap 40L Sirius Dog Waste bin in red RAL 3020

BOLLARDS



LDS: Robust and rustic natural timber bollard
R10: not used within this residential phase

POST AND RAIL FENCING



LDS: 3 rail, square post and rail fencing
R10: 1.5m high Jacksons Fencing Square Post and Rail Fencing with three sawn square horizontal rails

KNEE RAIL



LDS: Timber knee rail
R10: 450mm height timber knee rail Jacksons Fencing Diamond Wood Rail Fence

SELF-BINDING GRAVEL FOOTPATH



LDS: Self binding gravel in buff colour
R10: Breedon Gravel in Golden Amber or similar approved with timber edging

BLUE/GREEN INFRASTRUCTURE WITHIN POS

6.22 The table below outlines the basin design that has been used within the public open space, the character area it has been used in and it’s compliance with the Blue/Green Infrastructure Strategy set out within section 7 (pages 37-51) of the Landscape Design Statement. Further information can be found on the Landscape Masterplan (P24-2114_EN_001) and engineering details.

6.23 Refer to ALP drawings A389-R10-RM-530 A basin Cross Sections for further information

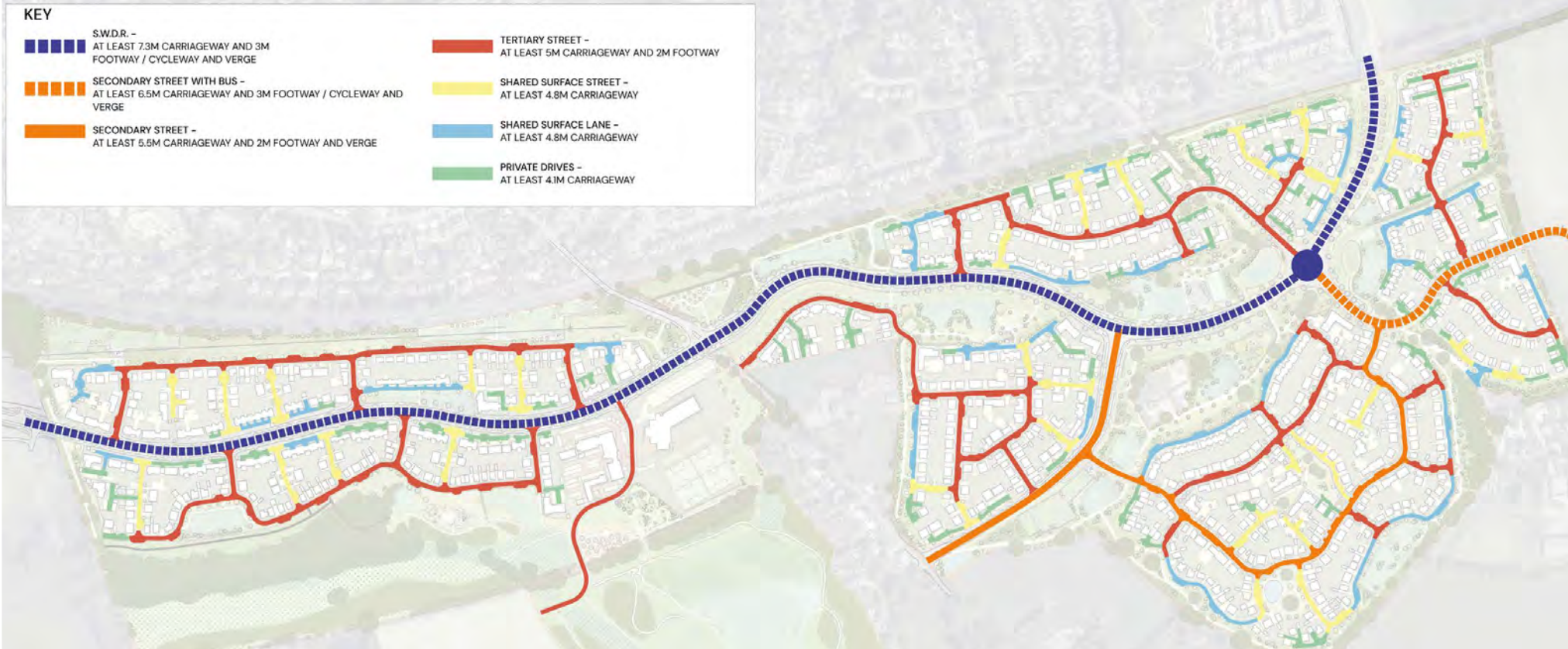
NATURAL SEMI-NATURAL GREEN SPACE

Blue/Green Feature	Landscape Design Statement	R10 RMA Landscape Proposals
Transitional edge from built form (2-3m)	X	X
Access for Informal Recreation		
Form of basin response to the location		
Retaining Features		
Steps	X	X
Low Flow Channel	X	
Wetland Scrapes	X	X
Tree, shrub and grassland Planting	X	X
Boulders	X	X



BLUE/GREEN INFRASTRUCTURE
WITHIN STREETSCAPE

6.24 R10 has instances of tertiary and shared surface streets, shared surface lanes and private drives. Some instances of the blue/green interventions have been highlighted on the attached inset but all examples can be seen by referring to detailed On-Plot Soft Landscaping Plans (P24-2114_OO2) and ALP Drainage Strategy (A389-R10-RM-501 A).



STREET HIERARCHY PLAN

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

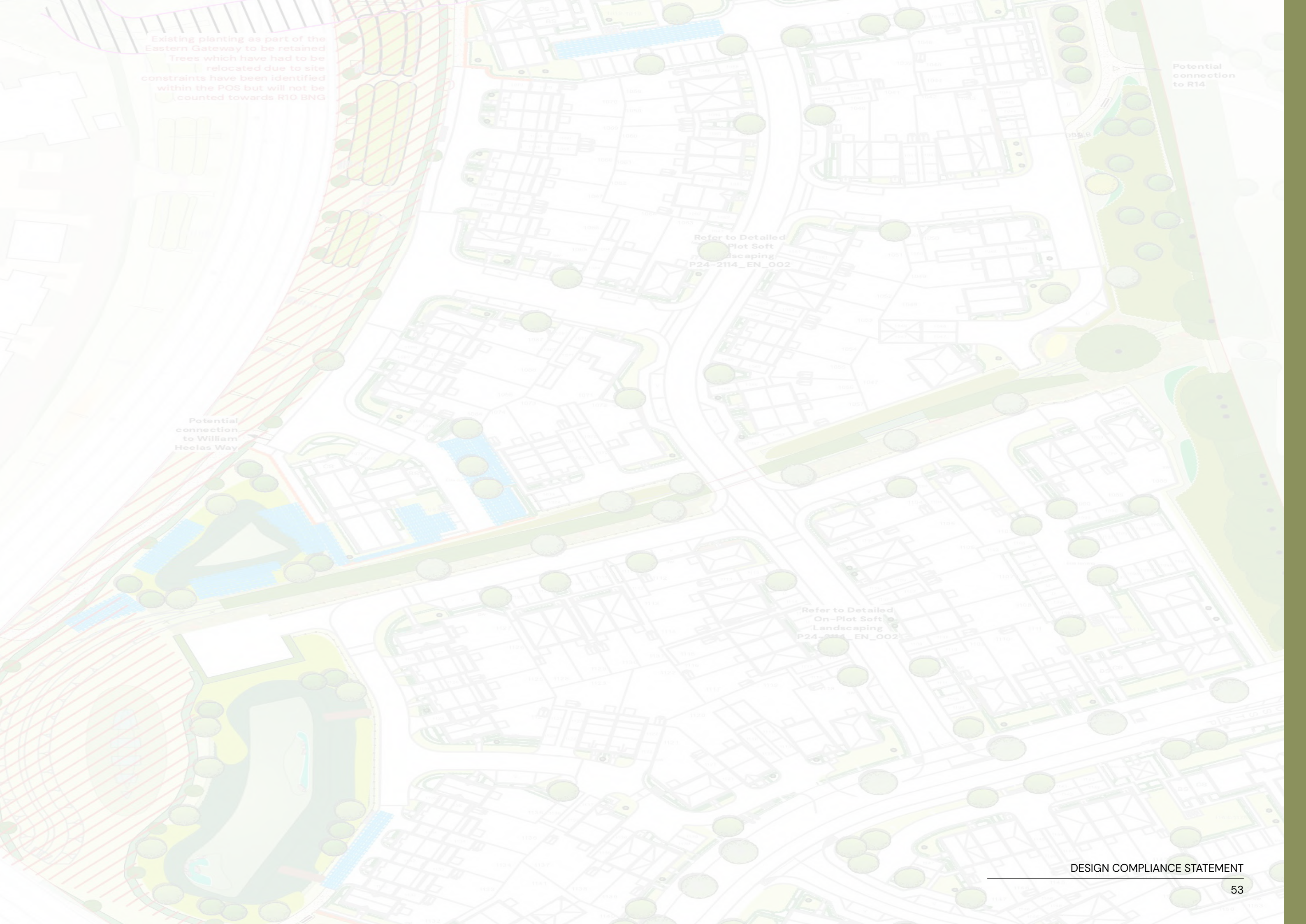
R10	Trees in rain gardens	Rain Gardens (Street level)	Rain Gardens (plot level)	Permeable Paving
Secondary Street				
Tertiary Street	X	X		
Shared Surface Street		X		
Shared Surface Lane		X	X	
Private Drive		X	X	X

CONDITION 4 LANDSCAPING

- 6.25 The landscape masterplan shows the separation between the development of R10 and the ancient semi-natural woodland located to the south-west of the development.
- 6.26 The southern boundary features proposed woodland planting, woodland edge planting and street tree planting which provides a landscaping transition between the ancient woodland and the development as well as a buffer which varies between circa 10 and 22m to the open countryside.
- 6.27 The northern semi-natural corridor is constrained by the proposed undergrounding of the high voltage cable and the associated easement which limits the area that tree planting can be included. Where easements allow tree planting has been included.

CONDITION 4 LANDSCAPING PLAN





Existing planting as part of the Eastern Gateway to be retained. Trees which have had to be relocated due to site constraints have been identified within the POS but will not be counted towards R10 BNG

Potential connection to R14

Refer to Detailed Plot Soft Landscaping P24-2114_EN_002

Potential connection to William Heelas Way

Refer to Detailed On-Plot Soft Landscaping P24-2114_EN_002

CA1 MAIN STREET

Existing planting as part of the Eastern Gateway to be retained
Trees which have had to be relocated due to site constraints have been identified within the POS but will not be counted towards R10 BNG

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

URBAN LANDSCAPING WITHIN THE STREETScape

6.28 The table outlines the planting that has been used within private curtilages and streetscapes including street level blue/green infrastructure and street trees. It sets out the residential character area it has been used in and it's compliance with the planting strategy (including street hierarchy) as set out on within section 9 (pages 81-97) of the Landscape Design Statement. Further information can be found on the Detailed Soft On-Plot Landscaping Plans (P24-2114_EN_OO2).

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

R10: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



MAIN STREET ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Betula utilis jacquemontii	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Prunus 'Sunset Boulevard'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB

HEDGE

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

SPECIMEN SHRUBS

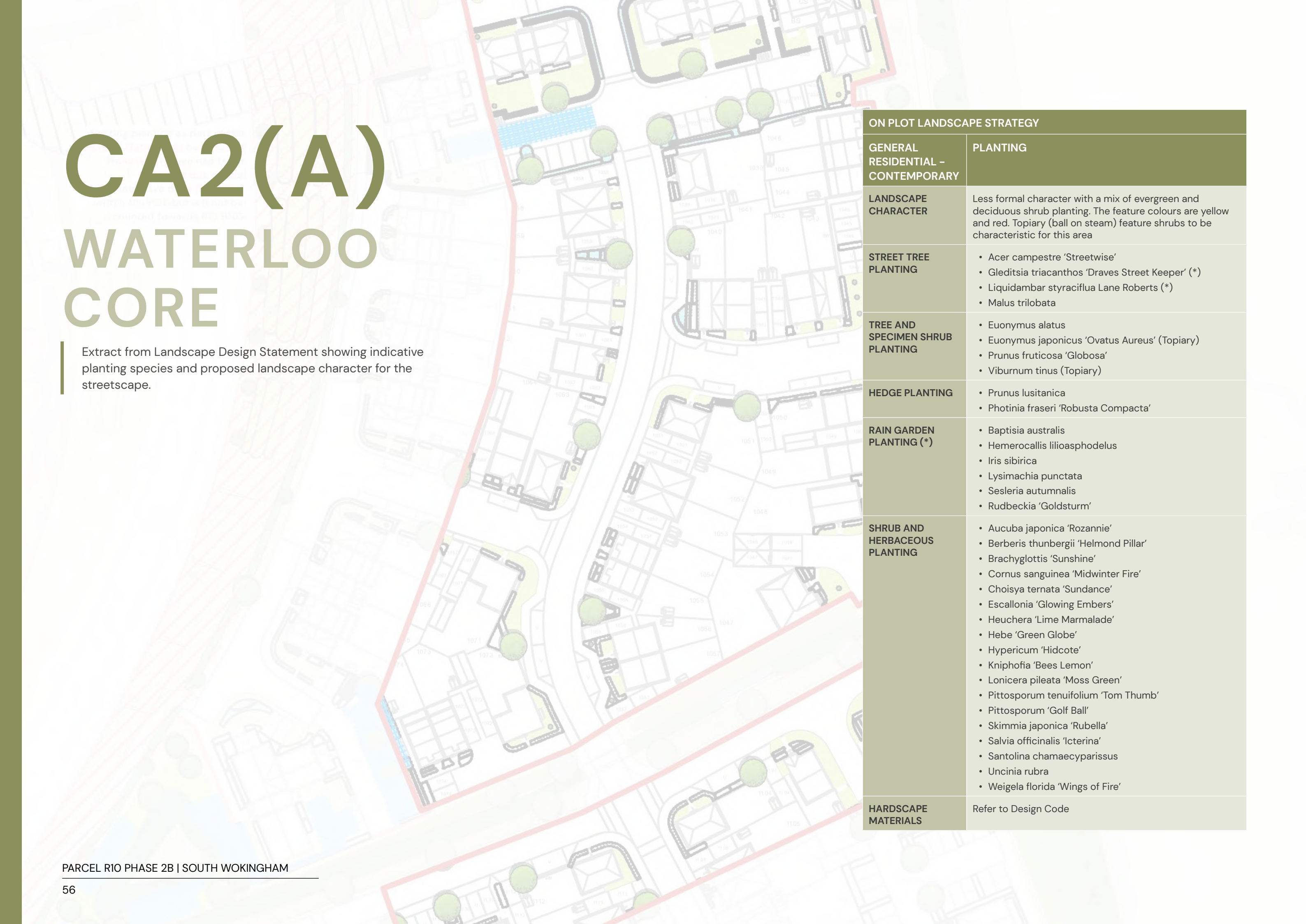
Species	Pot Size	Height (cm)	Specification
Cornus controversa 'Variegata'	25L	100-125cm	Specimen Shrub :C
Magnolia stellata	25L	100-125cm	Specimen Shrub :C
Laurus nobilis	25L	125-150cm	Topiary ball diameter 50cm

HERBACEOUS

Species	Pot Size	Specification
* Bergenia 'Bressingham White'	3L	C
* Calamagrostis acutiflora 'Karl Foerster'	5L	Full Pot
Festuca glauca 'Elijah Blue'	5L	Full Pot
* Geranium macrorrhizum 'White-Nessi'	3L	C
Liriope muscari 'Munro White'	3L	C
* Miscanthus sinensis 'Morning Light'	5L	Full Pot
* Panicum virgatum 'Shenandoah'	5L	Full Pot

SHRUBS

Species	Pot Size	Height (cm)	Specification
Choisya ternata	5L	40-60cm	Bushy :C
* Cornus stolonifera 'Flaviramea'	3L	40-60cm	Bushy :C
Euonymus japonicus 'Green Spire'	3L	30-40cm	Bushy :C
Hebe 'Sutherlandii'	5L	30-40cm	Bushy :C
Hebe rakaiensis	5L	30-40cm	Bushy :C
* Hydrangea arborescens 'Lime Rickey'	5L	40-60cm	Bushy :C
* Ilex crenata	5L	30-40cm	Bushy :C
Ilex glabra 'Compacta'	5L	30-40cm	Bushy :C
Lonicera pileata	5L	30-40cm	Bushy :C
Osmanthus delavayi	5L	30-40cm	Bushy :C
Osmanthus heterophyllus 'Variegatus'	5L	40-60cm	Bushy :C
Pachysandra terminalis 'Green Carpet'	3L	20-30cm	Bushy :C
Pittosporum tenuifolium 'Golf ball'	5L	40-60cm	Bushy :C
Pittosporum tenuifolium 'Silver Queen'	5L	40-60cm	Bushy :C
* Prunus laurocerasus 'Mount Vernon'	3L	30-40cm	Bushy :C
Prunus laurocerasus 'Otto Luyken'	5L	40-60cm	Bushy :C
Rosa 'Kent'	5L	30-40cm	Bushy :C
Sarcococca hookerana humilis	5L	30-40cm	Bushy :C
Skimmia confusa 'Kew Green'	5L	40-60cm	Bushy :C
* Spiraea cinerea 'Grefsheim'	3L	40-60cm	Bushy :C
Viburnum davidii	5L	40-60cm	Bushy :C
* Vinca minor 'Alba'	3L	20-30cm	Bushy :C



CA2(A) WATERLOO CORE

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

ON PLOT LANDSCAPE STRATEGY

GENERAL RESIDENTIAL – CONTEMPORARY

PLANTING

LANDSCAPE CHARACTER

Less formal character with a mix of evergreen and deciduous shrub planting. The feature colours are yellow and red. Topiary (ball on steam) feature shrubs to be characteristic for this area

STREET TREE PLANTING

- Acer campestre ‘Streetwise’
- Gleditsia triacanthos ‘Draves Street Keeper’ (*)
- Liquidambar styraciflua Lane Roberts (*)
- Malus trilobata

TREE AND SPECIMEN SHRUB PLANTING

- Euonymus alatus
- Euonymus japonicus ‘Ovatus Aureus’ (Topiary)
- Prunus fruticosa ‘Globosa’
- Viburnum tinus (Topiary)

HEDGE PLANTING

- Prunus lusitanica
- Photinia fraseri ‘Robusta Compacta’

RAIN GARDEN PLANTING (*)

- Baptisia australis
- Hemerocallis lilioasphodelus
- Iris sibirica
- Lysimachia punctata
- Sesleria autumnalis
- Rudbeckia ‘Goldsturm’

SHRUB AND HERBACEOUS PLANTING

- Aucuba japonica ‘Rozannie’
- Berberis thunbergii ‘Helmond Pillar’
- Brachyglottis ‘Sunshine’
- Cornus sanguinea ‘Midwinter Fire’
- Choisya ternata ‘Sundance’
- Escallonia ‘Glowing Embers’
- Heuchera ‘Lime Marmalade’
- Hebe ‘Green Globe’
- Hypericum ‘Hidcote’
- Kniphofia ‘Bees Lemon’
- Lonicera pileata ‘Moss Green’
- Pittosporum tenuifolium ‘Tom Thumb’
- Pittosporum ‘Golf Ball’
- Skimmia japonica ‘Rubella’
- Salvia officinalis ‘Icterina’
- Santolina chamaecyparissus
- Uncinia rubra
- Weigela florida ‘Wings of Fire’

HARDSCAPE MATERIALS

Refer to Design Code

R10: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



WATERLOO CORE ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Acer campestre 'Streetwise'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
* Gleditsia triacanthos 'Draves Street Keeper'	12-14cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Magnolia 'Elizabeth'	12-14cm	350-400cm	Heavy Standard :Clear Stem 175-200 :C
Parrotia persicaria 'Vanessa'	12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB

HEDGE

Species	Pot Size	Height (cm)	Specification
Prunus lusitanica	10L	60-80cm	Bushy :C: Hedge

SPECIMEN SHRUBS

Species	Pot Size	Height (cm)	Specification
Euonymus alatus	20L	80-100cm	Branched :C: Specimen Shrub
Euonymus japonicus 'Ovatus Aureus'	25L	125-150cm	Ball on stem; Topiary; ball diameter 50-60cm; neatly clipped :C

SHRUBS

Species	Pot Size	Height (cm)	Specification
Aucuba japonica 'Rozannie'	5L	40-60cm	Bushy :C
Berberis thunbergii 'Helmond Pillar'	5L	40-60cm	Bushy :C
Berberis verruculosa	5L	30-40cm	Bushy :C
Brachyglottis 'Sunshine'	5L	30-40cm	Bushy :C
Choisya ternata 'Sundance'	5L	40-60cm	Bushy :C
* Cornus alba 'Sibirica'	3L	40-60cm	Bushy :C
* Cornus sanguinea 'Midwinter Fire'	3L	40-60cm	Bushy :C
Cotoneaster 'Coral Beauty'	5L	30-40cm	Bushy :C
Euonymus japonicus 'Bravo'	5L	40-60cm	Bushy :C
Hebe 'Red Edge'	5L	30-40cm	Bushy :C
Hebe franciscana 'Blue Gem'	5L	30-40cm	Bushy :C
Hypericum 'Hidcote'	5L	40-60cm	Bushy :C
* Itea virginica	5L	30-40cm	Bushy :C
Lavandula angustifolia 'Munstead'	5L	30-40cm	Bushy :C
Lonicera pileata	5L	30-40cm	Bushy :C
Lonicera pileata 'Moss Green'	5L	30-40cm	Bushy :C
Nandina domestica 'Obsessed'	5L	30-40cm	Bushy :C
Osmanthus heterophyllus 'Goshiki'	5L	30-40cm	Bushy :C
Photinia fraseri 'Little Red Robin'	5L	30-40cm	Bushy :C

SHRUBS CONT.

Species	Pot Size	Height (cm)	Specification
Pittosporum tenuifolium 'Gold Star'	5L	30-40cm	Bushy :C
Pittosporum tenuifolium 'Tom Thumb'	5L	40-60cm	Bushy :C
Potentilla fruticosa 'Goldfinger'	5L	30-40cm	Bushy :C
Prunus laurocerasus 'Otto Luyken'	5L	40-60cm	Bushy :C
* Prunus laurocerasus 'Zabeliana'	5L	40-60cm	Bushy :C
Salvia officinalis 'Icterina'	3L	30-40cm	Bushy :C
Santolina chamaecyparissus	5L	30-40cm	Bushy :C
Sarcococca hookerana humilis	5L	30-40cm	Bushy :C
Skimmia japonica 'Rubella'	5L	30-40cm	Bushy :C
Viburnum davidii	5L	40-60cm	Bushy :C
Weigela florida 'Wings of Fire'	5L	30-40cm	Bushy :C

HERBACEOUS

Species	Pot Size	Specification
Astelia nervosa 'Westland'	5L	C
* Bergenia 'Overture'	3L	C
* Hemerocallis lilioasphodelus	3L	C
* Iris sibirica	3L	C
* Kniphofia 'eBees Lemon'	3L	C
* Lysimachia punctata	3L	C
* Phlomis russeliana	3L	C
* Rudbeckia 'Goldsturm'	3L	C
Carex oshimensis 'Evergold'	3L	Full Pot
* Carex testacea 'Prairie Fire'	3L	Full Pot
* Miscanthus sinensis 'Morning Light'	5L	Full Pot
* Sesleria autumnalis	5L	Full Pot
Uncinia rubra 'Everflame'	3L	Full Pot
* Sanguisorba 'Tanna'	3L	Full Pot

CLIMBERS

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

CA2(A)

WATERLOO

CORE

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



ON PLOT LANDSCAPE STRATEGY	
GENERAL RESIDENTIAL – TRADITIONAL	PLANTING
LANDSCAPE CHARACTER	Less formal character with a mix of evergreen and deciduous shrub planting. The feature colours are pink and purple.
STREET TREE PLANTING	• Magnolia Kobus (*) • Sorbus aucuparia ‘Streetwise’ • Ilex ‘Nellie R. Stevens’ • Robinia pseudoacacia ‘Umbraculifera’
TREE AND SPECIMEN SHRUB PLANTING	• Aucuba japonica variegata • Fatsia japonica • Magnolia ‘Susan’
HEDGE PLANTING	• Lonicera nitida • Viburnum tinus • Ilex crenata
RAIN GARDEN PLANTING (*)	• Bergenia cordifolia • Calamagrostis acutiflora ‘Karl Foerster’ • Liatris spicata ‘Kobold’ • Panicum virgatum ‘Shenandoah’ • Phlox paniculata ‘Discovery’ • Salvia nemorosa ‘Ostfriesland’
SHRUB AND HERBACEOUS PLANTING	• Aucuba japonica ‘Rozannie’ • Asplenium scolopendrium ‘Crispum’ • Bergenia cordifolia • Cotoneaster ‘Coral Beauty’ • Erysimum ‘Bowles’s Mauve’ • Geranium macrorrhizum • Hebe sp. • Prunus ‘Otto Luyken’ • Sedum spectabile ‘Brilliant’ • Sarcococca hookeriana ‘Humilis’ • Symphyotrichum oblongifolium ‘October Skies’ • Stephanandra incisa ‘Crispa’ • Skimmia japonica ‘Kew Green’ • Skimmia japonica ‘Rubella’ • Liriope muscare • Viburnum tinus ‘Lisarose’ • Weigela ‘Florida Variegata’ • Astelia nervosa ‘Westland’ • Daphne odora • Euphorbia amygdaloides ‘Purpurea’ • Hakonechloa macra • Osmanthus heterophyllus ‘Purpureus’ • Sarcococca humilis
HARDSCAPE MATERIALS	Refer to Design Code

R10: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



WATERLOO EDGE ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Acer platanoides 'Farlakes Green'	14-16cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB
Corylus columna	14-16cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB
* Liquidambar styraciflua 'Lane Roberts'	12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB
Magnolia kobus	12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :RB

HEDGE

Species	Pot Size	Height (cm)	Specification
Lonicera nitida	5-7.5L	40-60cm	Bushy :C: Hedge
Viburnum tinus 'Eve Price'	10L	60-80cm	Bushy :C: Hedge

SPECIMEN SHRUBS

Species	Pot Size	Height (cm)	Specification
Cornus florida 'Rubra'	25L	125-150cm	Branched :C: Specimen Shrub
Fatsia japonica	20L	80-100cm	Branched :C: Specimen Shrub
Magnolia 'Susan'	25L	125-150cm	Branched :C: Specimen Shrub

HERBACEOUS

Species	Pot Size	Density	Specification
* Asplenium scolopendrium	Full Pot	5/m ²	3L
* Bergenia cordifolia	3L	4/m ²	C
* Bistorta affinis 'Superba'	3L	5/m ²	C
* Calamagrostis acutiflora 'Karl Foerster'	5L	3/m ²	Full Pot
* Carex testacea 'Prairie Fire'	3L	4/m ²	Full Pot
* Euphorbia palustris	3L	4/m ²	C
* Geranium macrorrhizum	3L	4/m ²	C
* Liatris spicata 'Kobold'	3L	5/m ²	C
* Luzula sylvatica	3L	4/m ²	Full Pot
* Panicum virgatum 'Shenandoah'	5L	3/m ²	Full Pot
* Polystichum polyblepharum	Full Pot	4/m ²	3L
* Salvia nemorosa 'Ostfriesland'	3L	4/m ²	C

SHRUBS

Species	Pot Size	Height (cm)	Specification
Aucuba japonica 'Crotonifolia'	5L	40-60cm	Bushy :C
Aucuba japonica 'Rozannie'	5L	40-60cm	Bushy :C
Cistus crispus 'Sunset'	5L	30-40cm	Bushy :C
* Clethra alnifolia	5L	30-40cm	Bushy :C
* Cornus sanguinea 'Midwinter Fire'	3L	40-60cm	Bushy :C
Cotoneaster 'Coral Beauty'	5L	30-40cm	Bushy :C
* Hebe 'Great Orme'	5L	30-40cm	Bushy :C
Hebe franciscana 'Blue Gem'	5L	30-40cm	Bushy :C
* Hypericum calycinum	3L	30-40cm	Bushy :C
* Ilex glabra 'Compacta'	5L	30-40cm	Bushy :C
Osmanthus heterophyllus 'Purpureus'	5L	30-40cm	Bushy :C
* Prunus laurocerasus 'Mount Vernon'	3L	30-40cm	Bushy :C
Prunus laurocerasus 'Otto Luyken'	5L	40-60cm	Bushy :C
* Prunus laurocerasus 'Zabeliana'	5L	40-60cm	Bushy :C
Skimmia confusa 'Kew Green'	5L	40-60cm	Bushy :C
* Symphoricarpos chenaultii 'Hancock'	5L	30-40cm	Bushy :C
Viburnum opulus 'Compactum'	5L	40-60cm	Bushy :C
* Vinca minor 'Alba'	3L	20-30cm	Bushy :C

CA3

NEIGHBOURHOOD RESIDENTIAL

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

ON PLOT LANDSCAPE STRATEGY	
URBAN RESIDENTIAL – TRADITIONAL	PLANTING
LANDSCAPE CHARACTER	Similar to Urban Contemporary with a formal character featuring evergreen shrubs and hedges. Ornamental grasses have not been included in this character area
STREET TREE PLANTING	• Acer campestre ‘William Caldwell’ • Ligustrum japonicum (*) • Prunus ‘Sunset Boulevard’ • Pyrus calleryana Chanticleer • Carpinus betulus ‘Fastigiata’
SPECIMEN SHRUB PLANTING	• Amelanchier lamarckii • Ilex aquifolium ‘Silver Queen’ • Malus prairifire • Viburnum plicatum ‘Kilimanjaro’
HEDGE PLANTING	• Griselinia littoralis • Ilex crenata ‘Dark Green’ • Pyracantha
RAIN GARDEN PLANTING (*)	• Alchemilla mollis • Cornus sericea ‘Kelsey’ • Erysimum ‘Bowles’s Mauve’ • Hebe sp. • Geranium macrorrhizum ‘Alba’ • Itea virginica • Persicaria bistorta
SHRUB AND HERBACEOUS PLANTING	• Aucuba japonica ‘Rozannie’ • Abelia × grandiflora • Ballota pseudodictamnus • Bergenia ‘Bressingham White’ • Choisya ternate • Euonymus japonicus ‘Paloma Blanca’ • Euphorbia characias ‘Silver Swan’ • Hylotelephium spectabile ‘Stardust’ • Hebe sp. • Lavandula angustifolia • Potentilla ‘Abbotswood’ • Pittosporum sp. • Prunus laurocerasus ‘Otto Luyken’ • Stachys byzantina ‘Silver Carpet’ • Skimmia japonica ‘Kew Green’ • Weigela ‘Ebony and Ivory’ • viburnum tinus ‘Lisarose’ • Vinca minor f. alba
HARDSCAPE MATERIALS	Refer to Design Code

R10: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



NEIGHBOURHOOD RESIDENTIAL ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
Acer campestre 'Queen Elizabeth'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Acer campestre 'William Caldwell'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
* Acer x freemanii 'Autumn Blaze'	12-14cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
Carpinus betulus 'Lucas'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
* Gleditsia triacanthos 'Draves Street Keeper'	12-14cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB
* Ligustrum japonicum	14-16cm	300-350cm	Extra Heavy Standard :Clear Stem 175-200 :C
Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem min. 200 :RB

HEDGE

Species	Pot Size	Height (cm)	Specification
Elaeagnus ebbingei	70-90L	140-160cm	Instant Hedge: 1m Trough
Griselinia littoralis	10L	60-80cm	Bushy :C: Hedge
Ilex crenata 'Dark Green'	5-7.5L	30-40cm	Bushy :C: Hedge
Pyracantha 'Orange Glow'	5-7.5L	40-60cm	Bushy :C: Hedge

SPECIMEN SHRUBS

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

SHRUBS

Species	Pot Size	Height (cm)	Specification
Abelia grandiflora	5L	40-60cm	Bushy :C
Abelia grandiflora 'Prostrata'	5L	30-40cm	Bushy :C
Aucuba japonica 'Rozannie'	5L	40-60cm	Bushy :C
Choisya ternata	5L	40-60cm	Bushy :C
* Clethra alnifolia	5L	30-40cm	Bushy :C
* Cornus sanguinea 'Midwinter Fire'	3L	40-60cm	Bushy :C
* Cornus sericea 'Kelsey'	2L	30-40cm	Bushy :C
* Cornus stolonifera 'Flaviramea'	3L	40-60cm	Bushy :C
Euonymus japonicus 'Kathy'	5-7.5L	60-80cm	Bushy :C
Euonymus japonicus 'Paloma Blanca'	5L	30-40cm	Bushy :C
Hebe 'Great Orme'	5L	30-40cm	Bushy :C

SHRUBS CONT.

Species	Pot Size	Height (cm)	Specification
Hebe 'Sutherlandii'	30-40cm	5L	Bushy :C
Hebe franciscana 'Blue Gem'	30-40cm	5L	Bushy :C
* Hebe rakaiensis	30-40cm	5L	Bushy :C
* Ilex glabra 'Compacta'	30-40cm	5L	Bushy :C
Lonicera pileata	30-40cm	5L	Bushy :C
Pachysandra terminalis 'Green Carpet'	20-30cm	3L	Bushy :C
Pittosporum tenuifolium 'Golf ball'	40-60cm	5L	Bushy :C
Potentilla fruticosa 'Abbotswood'	30-40cm	5L	Bushy :C
* Prunus laurocerasus 'Mount Vernon'	30-40cm	3L	Bushy :C
Prunus laurocerasus 'Otto Luyken'	40-60cm	5L	Bushy :C
* Prunus laurocerasus 'Zabeliana'	40-60cm	5L	Bushy :C
Sarcococca hookerana humilis	30-40cm	5L	Bushy :C
Skimmia confusa 'Kew Green'	40-60cm	5L	Bushy :C
* Spiraea japonica 'Little Princess'	30-40cm	5L	Bushy :C
* Symphoricarpos chenaultii 'Hancock'	30-40cm	5L	Bushy :C
Viburnum davidii	40-60cm	5L	Bushy :C
* Viburnum opulus 'Compactum'	40-60cm	5L	Bushy :C
Viburnum tinus 'Lisarose'	40-60cm	5L	Bushy :C
* Vinca minor 'Alba'	20-30cm	3L	Bushy :C
Weigela 'Ebony and Ivory'	30-40cm	5L	Bushy :C

HERBACEOUS

Species	Pot Size	Specification
Ballota pseudodictamnus	3L	C
* Bergenia cordifolia	3L	C
Bergenia 'Bressingham White'	3L	C
* Betonica officinalis 'Hummelo'	3L	C
* Bistorta affinis 'Superba'	3L	C
* Erysimum 'Bowles Mauve'	3L	C
Euphorbia characias 'Silver Swan'	3L	C
* Euphorbia palustris	3L	C
* Geranium macrorrhizum 'Album'	3L	C
* Persicaria bistorta	3L	C
* Phlomis russeliana	3L	C
* Polystichum polyblepharum	Full Pot	3L
Stachys byzantina 'Silver Carpet'	3L	C

CLIMBERS

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

CA4

RURAL EDGE

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

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

R10: Tree, hedgerow, specimen shrubs and shrub and herbaceous planting used with private curtilage and rain garden planting. Plants that have been used in rain garden planting have a * added to their names.



RURAL EDGE ON PLOT INSET

TREES

Species	Girth (cm)	Height (cm)	Specification
* Amelanchier arborea 'Robin Hill'	n/a	350-400cm	Multi-Stemmed :RB

HEDGE

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

SPECIMEN SHRUBS

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

SHRUBS

Species	Pot Size	Height (cm)	Specification
Ceanothus thyrsiflorus repens	5L	30-40cm	Bushy :C
Choisya 'Aztec Pearl'	5L	30-40cm	Bushy :C
Cistus creticus	5L	30-40cm	Bushy :C
Hebe 'Great Orme'	5L	30-40cm	Bushy :C
Hebe 'Marjorie'	5L	30-40cm	Bushy :C
Lavandula angustifolia 'Munstead'	5L	30-40cm	Bushy :C
Pittosporum tenuifolium 'Golf ball'	5L	40-60cm	Bushy :C
Prunus laurocerasus 'Mount Vernon'	3L	30-40cm	Bushy :C
Rosa 'Surrey'	5L	30-40cm	Bushy :C
Rosmarinus officinalis 'Miss Jessopp's Upright'	5L	40-60cm	Bushy
Hebe 'Great Orme'	5L	30-40cm	Bushy :C

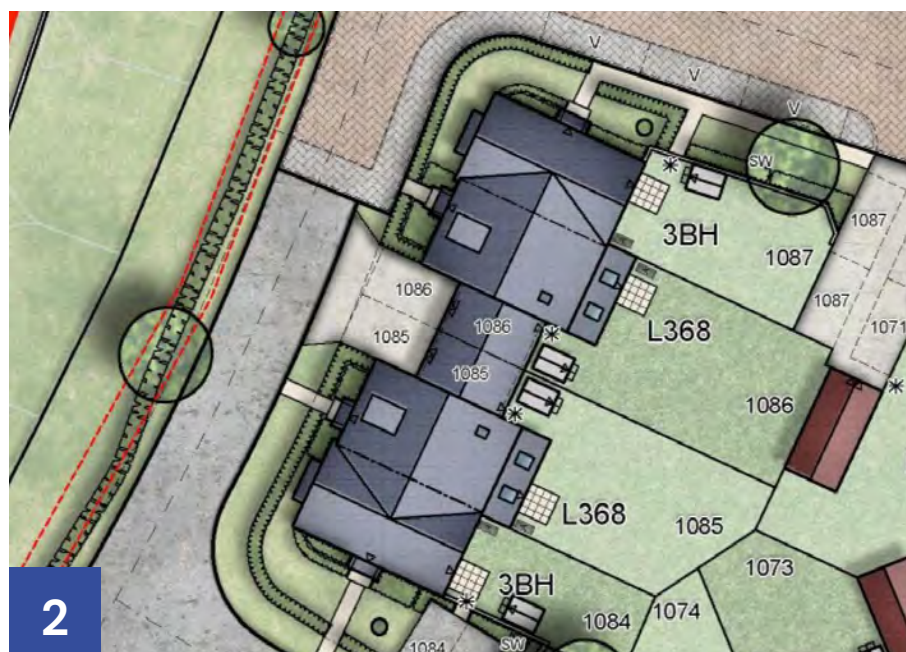
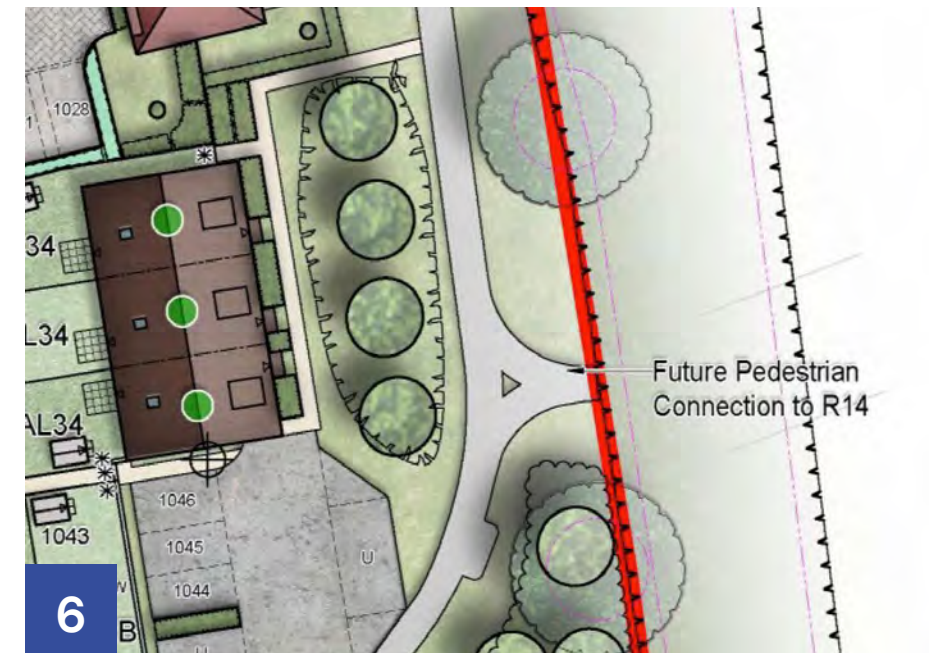
HERBACEOUS AND GRASSES

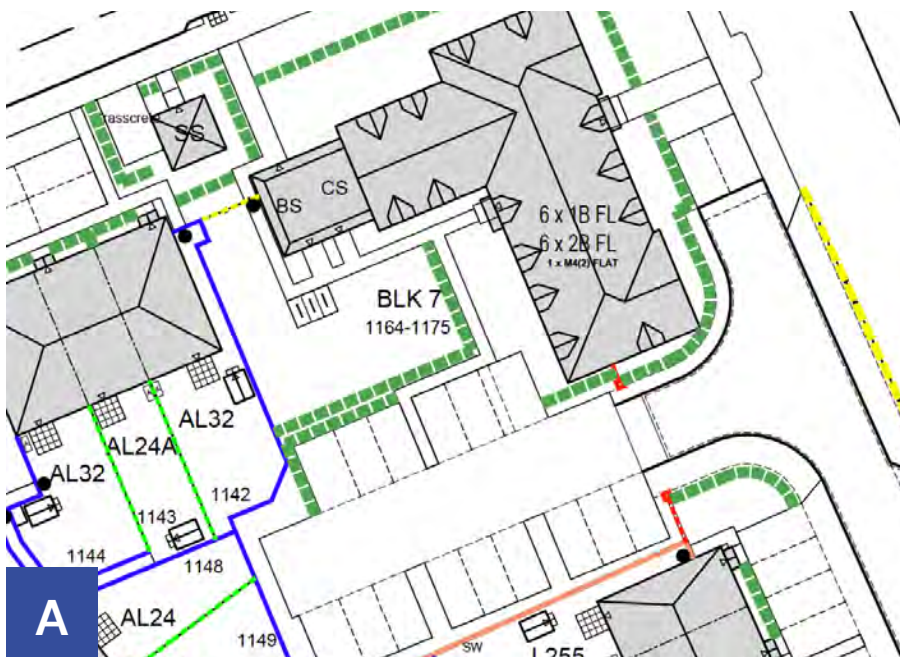
Species	Pot Size	Density	Specification
* Anemanthele lessoniana	5L	3/m ²	Full Pot
Anemone hupehensis 'September Charm'	3L	3/m ²	C
Artemisia 'Powis Castle'	3L	4/m ²	C
* Bergenia cordifolia	3L	4/m ²	C
* Bistorta amplexicaulis 'Orange Field'	3L	4/m ²	C
Carex testacea	3L	4/m ²	Full Pot
* Carex testacea 'Prairie Fire'	3L	4/m ²	Full Pot
* Geranium macrorrhizum	3L	4/m ²	C
* Rudbeckia 'Goldsturm'	3L	4/m ²	Full Pot
Sedum spectabile 'Autumn Glory'	3L	4/m ²	Full Pot
Stipa tenuissima 'Pony Tails'	3L	4/m ²	Full Pot

CLIMBERS

Species	Pot Size	Density	Specification
Pileostegia viburnoides	3L	Counted	Several Shoots :Caned

07. SECURE BY DESIGN





7.1 The Secured by Design document 'Homes Guide 2024' prescribes a range of features that would aid the overall security of a development. Some of the key site layout principles are highlighted below along with examples of where they have been incorporated in the R10 proposals on the page opposite:

1. Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods.
2. It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low. Front garden planting of feature shrubs and suitable trees (e.g. open branched or light foliage, etc.) will also be acceptable.
3. Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m.
4. Larger schemes should incorporate a mix of dwellings, enabling greater potential for homes to be occupied throughout the day.
5. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.
6. It is preferable that footpaths are not located at the rear of properties.

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

7.1 The British Parking Association Safer Parking Scheme document 'New Build Car Park Guidelines' acknowledges there is no 'one-fits-all design' for a safer car park. The scheme and document are aimed at larger commercial car parks. That said some key principles have been adhered to within the layout design of R10. They are as follows:

- A. Perimeters should have a clearly defined boundary, this can take the form of hedges, walls, fencing, railings, grass verges or other buildings (this is not an exhaustive list);
- B. Natural Surveillance is the most effective form of surveillance; and
- C. Landscaping next to a parking facility should not restrict surveillance opportunities or provide areas of concealment.

08. SUMMARY

- 8.1 This Design Compliance Statement has set out a clear explanation of the design process and response to the approved planning permission and conditioned documents (including the Site-Wide Masterplan, Design Code and Landscape Design Statement).
- 8.2 The detailed proposals for Parcel R10 will create a development with a variety of housing choices, high quality open space and strong movement links. It will accord with the principles of high-quality design and best practices to create a development that is sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing landscape.
- 8.3 The development proposals will be achieved in the following way:
- The creation of an integrated residential community with a sensitive and considered relationship to the existing settlement;
 - A cohesive design response building upon character areas proposed in the Design Code;
 - The creation of pedestrian and cycle routes through the development;
 - Providing a development that is well-connected, readily understood and easily navigated;
 - The creation of a landscape structure that responds to the local area and retains and enhances the existing vegetation;
 - Providing a range of dwelling sizes, types and tenures that offer an accessible and acceptable choice of lifestyles; and
 - Promoting the objectives of sustainable development through layout and design.



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