

Land at Ducks Nest Arborfield



Design and Access Statement
November 2024



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WHERE QUALITY LIVES



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vectos.



Thomson | environmental
consultants



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Contents

01	Introduction	06
02	Contextual Assessment	13
03	Considerations	37
04	Vision and Evaluation	45
05	Conclusion and Benefits	66

Introduction

Hybrid planning application

On behalf of David Wilson Homes (Southern), Mosaic Urban Design has prepared this document for a sustainable neighbourhood of up to 135 homes at Land at Ducks Nest, Arborfield in Wokingham. Our proposals promote the objectives and principles of the Borough Design Guide Supplementary Planning Document June 2012 (WBDG), the Adopted Core Strategy Development Plan Document January 2010 (WDPD), the Adopted Managing Development Delivery Local Plan February 2014 (MDD), the emerging Wokingham Borough Local Plan and the Arborfield and Barkham Neighbourhood Plan 2019-2036 (ABNP).

The application is submitted in a 'hybrid' form (part outline/part full) and comprises:

A full application for the change of use of land from agricultural land to provide an area of Suitable Alternative Natural Greenspace (SANG), including the details of associated landscaping, planting, drainage measures, parking, walking routes and other works associated with the creation of the SANG.

An outline application with all matters reserved other than access into the site for a residential development of up to 135

dwellings, open space, internal accesses and parking, drainage measures, landscaping and all other associated works."

Detailed Suitable Alternative Natural Greenspace (SANG)

The proposals need to offset the impact of new residential development on the Thames Basin Heaths Special Protection Area through the creation of a recreational area known as 'SANG.' The landscape design and layout of the SANG is submitted in detail for approval along with the arrangements for its long term management.



Illustrative masterplan

Parameter plan

The application will be based on development parameters rather than a fixed masterplan. This document will refer throughout to "illustrative material" which shows one way of illustrating the development, but not the only way and that the development can come forward in accordance with the development parameters.

The proposed development of up to 135 homes will be built over a number of years and using development parameters builds in flexibility to respond to changing circumstances over time but within defined limits.

The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be.

Role of the Design & Access Statement

A Design and Access Statement (DAS) is a short report accompanying and supporting a planning application. The aim of a DAS is to present a coherent explanation of the proposed development of the application Site, how the proposals have been conceived and how the development is influenced by its context.

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The DAS must explain the applicant's approach to access and how relevant local policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues that might affect access to the proposed development have been addressed.

The chapters of this document follow the CABE guidance, 'Design & Access Statements: How to write, read and use them':

- Assessment
- Involvement
- Evaluation
- Design

Engagement

Over a number of years we have engaged with key stakeholders through the Local Plan process on the concept of developing the Site to deliver new housing.

Design Guidance

The proposed development promotes the objectives of the National Design Guide, the National Model Design Code and the WBDG.

David Wilson Homes Southern

David Wilson Homes Southern (DWH) is part of Barratt Developments PLC, (now Barratt Redrow) operating throughout the United Kingdom.

The company aims to build the highest quality homes by putting the customer at the heart of everything it does.

It is proud to have been awarded the maximum five stars for customer satisfaction from the House Builders Federation and is the only major national home builder to have achieved this every year since 2010. Its commitment to quality workmanship, leadership and problem solving skills resulted in its Site Managers winning 93 Pride in the Job Awards for 2021, more than any other national housebuilder for the 17th year in a row.

DWH received the Gold award for four years in a row as the

top national housebuilders in the 'Next Generation', the only sustainability benchmark specific to homebuilding scoring the 25 largest homebuilders. The company is the leading sustainable housebuilder in the 2017 Carbon Disclosure Project for climate and carbon action, planning and transparency. Barratt was also awarded sustainable housebuilder of the year in 2021.

In 2020 it became the first national housebuilder to publish science-based targets for reducing carbon emissions and in 2021 won Sustainable Housebuilder of the Year at the Housebuilder awards.

Barratt Developments has committed to a road map to ensure it meets its target of delivering zero carbon homes by 2030.

Application Site

The Site is located immediately north of Arborfield Green, a new village of 1,500 homes and associated amenities on the site of a former Army garrison. The village of Arborfield Cross is north of the site.

The Site boundary runs along the western side of Eversley Road north from Arborfield Green to Arborfield Cross, excluding the farmhouse and industrial complex located at the southern edge of Eversley Road. The Site extends some distance westward to its boundary with Observer Way. Along the boundary with Eversley Road are substantial trees and hedgerows, the southern boundary along Reading Road is more open. To the north the land extends to the boundary of Arborfield Court, with a small parcel of land located to the north-west of Observer Way.

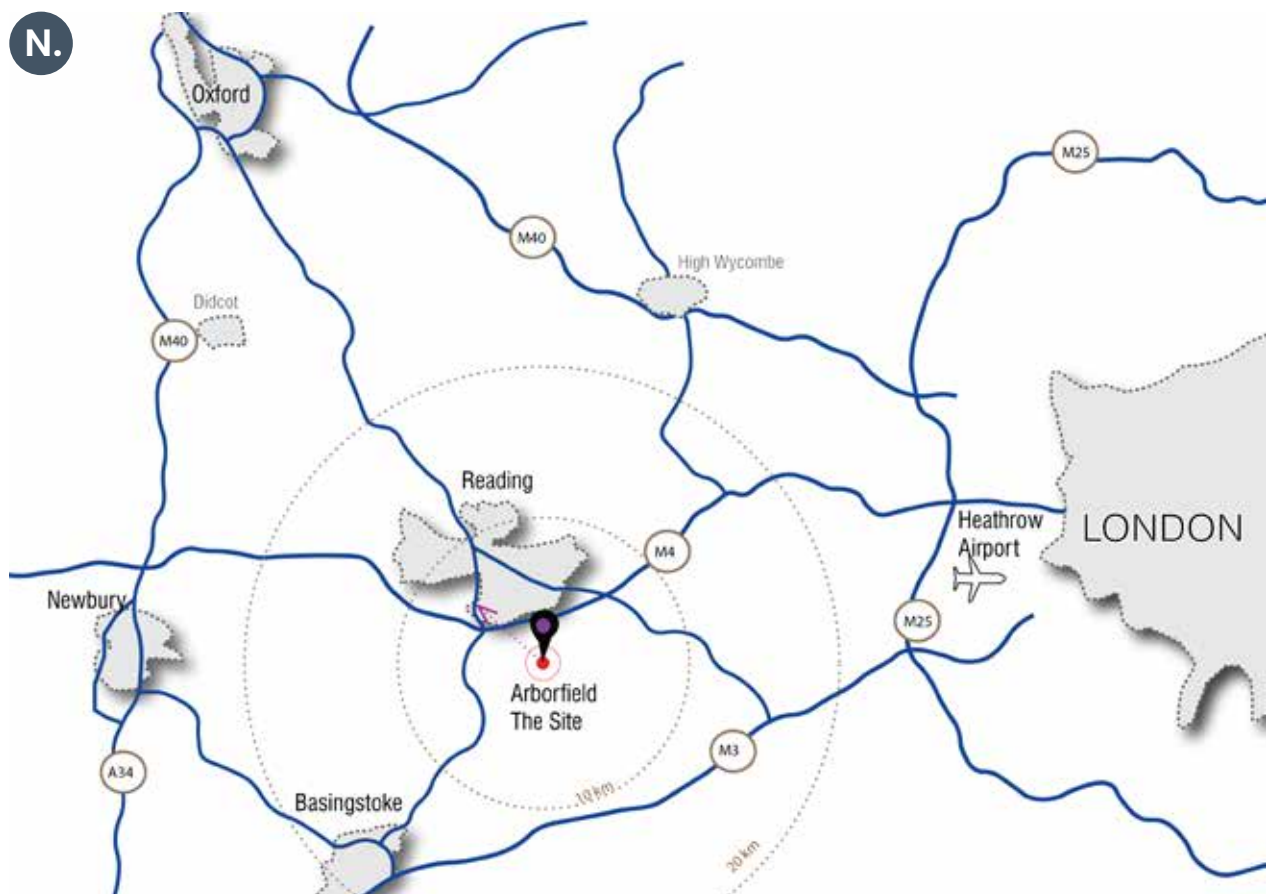
There is a distinct ridge right along the north- west boundary adjacent to Arborfield Court. The land slopes generally south-eastward towards Ducks Nest Farm.

To the north of the Site is Arborfield Court, a large country house with extensive grounds, which is a Grade II listed building. Ducks Farm farmhouse, not included in the development area, is also a Grade II listed building.

Overhead power lines and pylons run north-south across the Site. A public footpath is located along the northern boundary of the Site, continuing westwards across a Green Bridge over Observer Way.

Application Boundary

The Site extends to a total area of 17.73 ha and is currently in arable use. It is formed of an area of farmland to the east of Observer Way.



Strategic Site location



Site location plan. Google aerial map



Observer Way



View from the north of the Site to Arborfield Green



Pylons across the Site



Arborfield Green housing

The Vision

Land at Ducks Nest is a new neighbourhood for Arborfield Green and follows the principles of the 20-minute neighbourhood, a model for sustainable placemaking. The vision promotes connectivity, health and wellbeing and providing high quality homes as well as a Suitable Alternative Natural Greenspace (SANG) for all to enjoy.

Vision

The idea of the '20-minute neighbourhood' (also known as 15-minute cities) has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we reside.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk or cycle.

Our proposals will fall inline with the 20-minute Neighbourhood principles to create a high quality residential, healthy and biodiverse environment that gives the Site a sense of place.

At the core of our proposals is the provision of a SANG. The SANG, combined with a variety of public open space and play, will provide a rich tapestry of multi functional open space rich in biodiversity.



Our Site promotes health and wellbeing, a rich biodiverse connected environment and the ethos of a 20-minute neighbourhood

The opportunity and benefits:

We propose to design a community that meets the required design standards of the WBDG and other local and national design guidance.

Whilst enhancing local character, Land at Ducks Nest will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land at Ducks Nest strives to be a valuable addition to the local community.

The benefits for bringing the development forward are:



Up to 40% affordable homes



Up to 135 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.



10.5 ha of SANG and 2.31 km of SANG path



Improving pedestrian and cycle connectivity to Arborfield Green and Arborfield by making use of existing, and creating new, green linear routes.



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all-important friend and family networks.



Our proposals provide a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including play areas, SANG, ecological rich meadow areas, SuDS and productive landscapes.



Re-wilding areas allowing habitats to develop naturally over time.



Connecting people to nature and natural systems by providing growing space and orchards and an opportunity to promote on-site biodiversity by maintaining and enhancing existing green infrastructure.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



A development that complements the character of Arborfield Green through the identification of its unique characteristics.



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline.



New homes will be designed in accordance with the Energy Hierarchy to meet the requirements of the Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented.

Contextual Assessments & Planning Context

National and local design guidance

The following policies and guidance are relevant in shaping the information contained in this Design and Access Statement and the vision for Land at Ducks Nest, Arborfield.

National Planning Policy Framework

The National Planning Policy Framework states that developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises Government on how to promote and increase the use of high quality design for new build homes and neighbourhoods.

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. - NPPF

The Commission recommends practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020.

This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the place making principles of Land at Ducks Nest.

Neighbourhoods: create places not just houses. Develop homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.

Nature: re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.



The NPPF and the report of the Building Better, Building Beautiful Commission, National Design Guide and National Model Design Code

A greater focus should be placed on access to nature and green spaces – both existing and new – for all new and bbbc remodelled developments.- BBBBC

National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for Land at Ducks Nest.

National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the Government's priorities and provides a common overarching framework for design.



A well designed place	How the principles of the NDG have been embedded within this DAS
Context	Refer to pages 20 to 37 for an understanding of the Site and its immediate surrounding and the local context
Identity	Refer to pages 21 to 30 for an overview of local identity. Page 57 explains how the proposals respond to character and identity.
Built form	Refer to pages 44 to 49 to understand how the proposals have a coherent pattern of development.
Movement	Refer to movement strategy on pages 57.
Nature	Refer to landscape strategy on pages 50 to 55.
Public spaces	Refer to landscape strategy on pages 50 to 55.
Uses	Refer to the 'Vision' on pages 42. The Vision explains how the proposals integrate a mix of housing tenures and types to suit people at all stages of life and socially inclusive principles.
Homes & buildings	The application is seeking an Outline Planning Permission, with appearance and detailed architecture being part of a future reserved matter. Therefore the application is based on parameters which are described on page 66 and within the parameters plan drawing that support this application
Resources	Our approach to sustainability is set out on page 43.
Lifespan	Edible landscapes and open spaces are places for the local community to come together. Management and stewardship strategies are being prepared at later stages.

Local Design Guidance

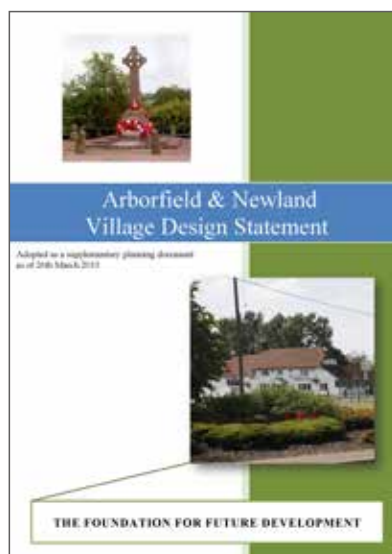
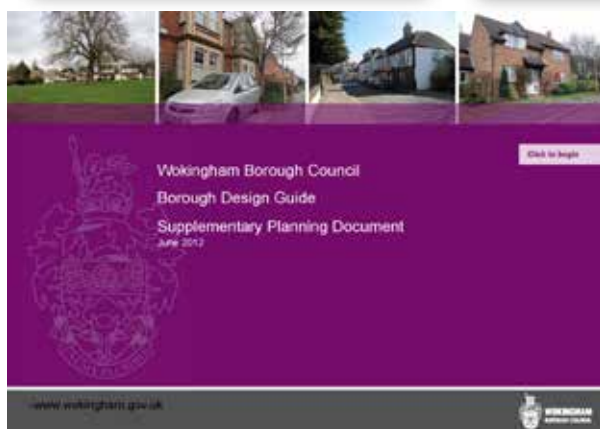
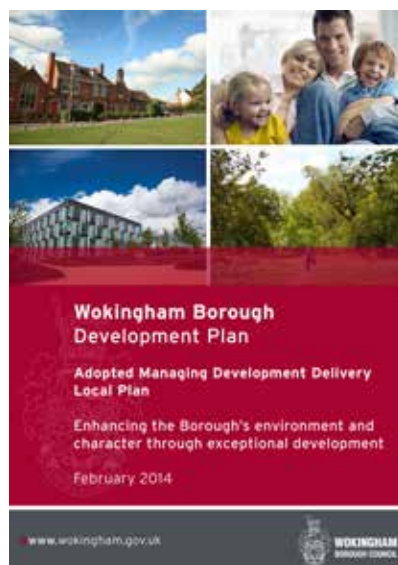
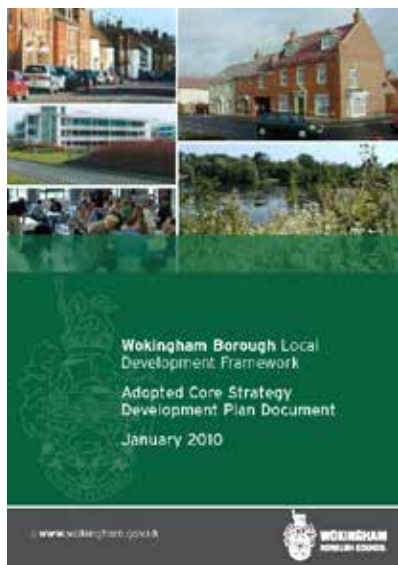
The following local design guidance has been used to guide the Site's principles of development and is explained in more detail on the next page.

- Adopted Core Strategy Development Plan Document January 2010 (WDPD)
- Adopted Managing Development Delivery Local Plan February 2014 (MDD)
- Emerging Wokingham Borough Local Plan consultation draft February 2020 (WDLP)
- Wokingham Borough Design Guide Supplementary Planning Document June 2012 (WBDG)
- Arborfield & Barkham Neighbourhood Plan 2019-2036 (NP)
- Arborfield & Newland Village Design Statement (VDS)

Cross Document Common Themes

There are a number of common themes for place making policy in the local design guides that we have used to inform our masterplanning work, these include:

- Understanding the Site and its context and reflecting distinctiveness in our built form and open space proposals
- Providing high quality environments
- Have regard to neighbouring development
- Access to local facilities
- Health and wellbeing
- Protection and enhancement of landscape and biodiversity
- Connectivity of public rights of way
- Sustainable, low carbon development



Relevant design guides and policy for the local area

Sustainability Audit

The Site is sustainably located and enjoys access to the wide range of facilities at Arborfield Green and nearby Arborfield Cross.

The Site is well served by local retail and education facilities. Immediately to the south of the Site is Arborfield Green, a relatively new neighbourhood that is served by a secondary school, primary schools (Farley Hill Primary School and Bohunt Secondary school have opened in Arborfield Green in recent years) and district centre within a 15 minute walk of the Site, with the closest convenience store being a Co-op food store that is within a 10 minute walk.

Arborfield Cross, to the north of the Site, has a primary school, local convenience store and local pub within a 10 minute walk of the Site.

For retail and comparison shopping facilities as well as large employment opportunities, the nearest settlements are Shinfield, Lower Earley and Reading. They can be reached by cycle and bus. More information on travel times can be found in the accompanying Transport Assessment.

The Site is strategically well connected to road and public transport infrastructure making travel convenient by bus and train.

The audit

The Sustainability Audit is a comprehensive analysis of the Site and the wider area, encompassing assessment of the

Site's access to local facilities, landscape and open space and connectivity.

Selecting a sustainable site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs access to the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

Building for a Healthy Life

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Land at Ducks Nest to demonstrate the sustainability of the design proposals.

Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should 'provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

Facilities audit

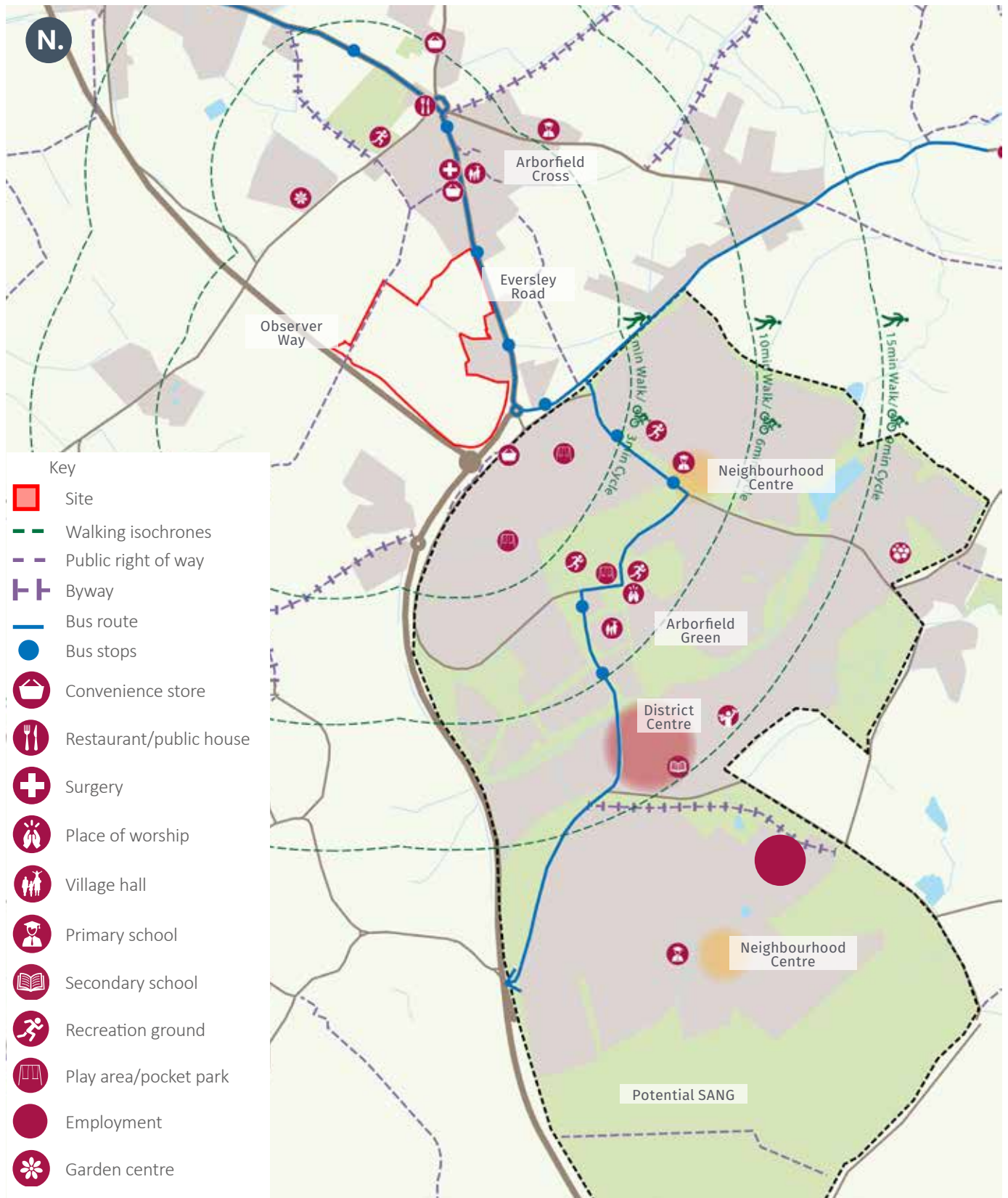
The Site is sustainably located to the north of Arborfield Green with good access to a range of facilities nearby which include:

- Primary schools
- Secondary school
- District centre
- Convenience food stores
- Bus routes
- Play areas

The facilities audit on the following page demonstrates that Land at Ducks Nest is sustainably located and fully meets the Building for a Healthy Life criteria through good access to existing off-site local facilities.



Our proposals incorporate local walking routes and have good access to local bus services.



Facilities plan

Character context

It is important to understand the DNA of a place from the outset of the design process. Understanding the history, landscape character and townscape can greatly inform the approach to masterplanning and ensure a design that shares characteristics with its immediate environments. Particular importance is placed on this process in the WBDG.

Source of analysis

We have undertaken a contextual analysis of Arborfield and the Site's immediate surrounds, particularly Arborfield Green and its associated SPD, which refers to three neighbourhoods:

- Northern
- Central
- Southern

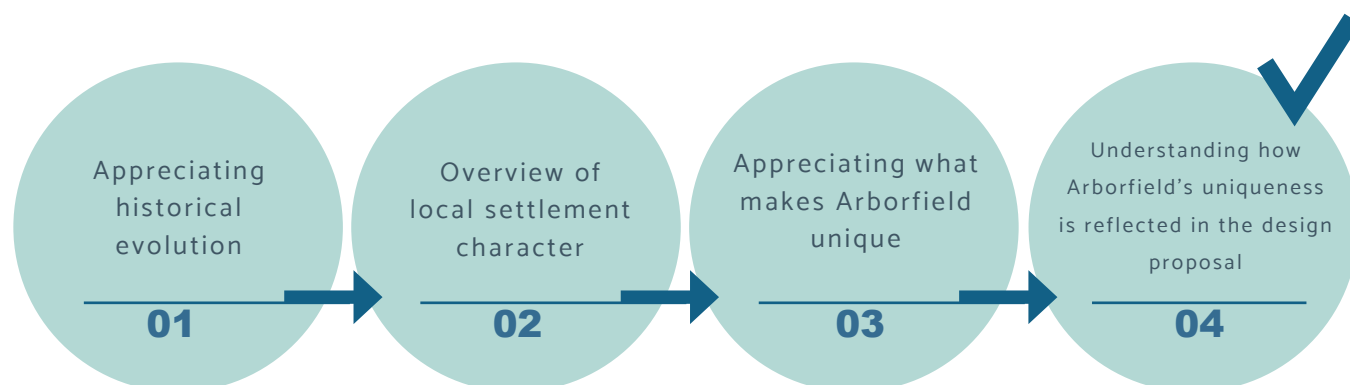
The analysis will focus on the northern and central sections of Arborfield Green, which in itself has distinct character areas. The southern section is still under construction. We feel this is an appropriate approach to understanding prevailing local character.

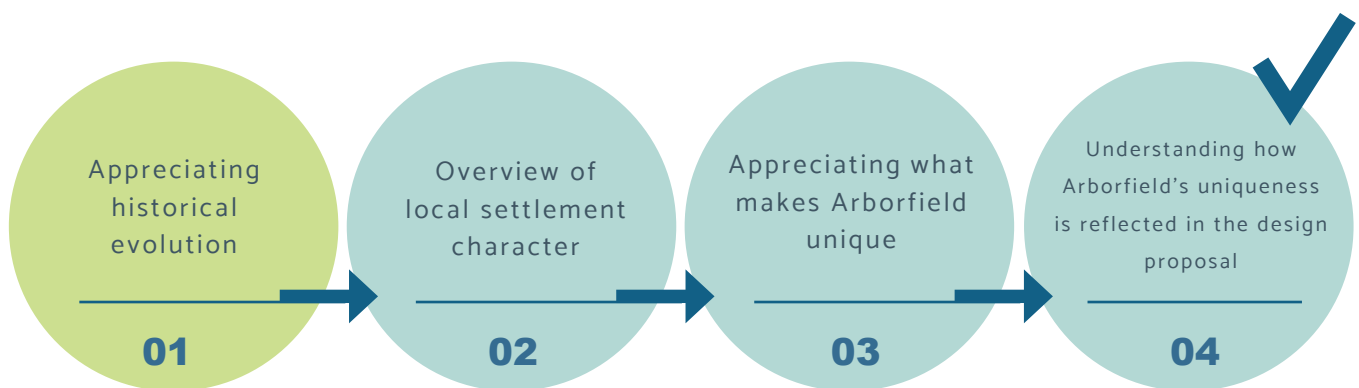
To ensure design proposals for the Site are integrated and share characteristics with the local area, we have created a step by step analytical design process (see flow diagram below). This process demonstrates our understanding of the immediate context and illustrates how we have interpreted and applied these to the design proposals.

The step by step analysis and design process involves:

1. Appreciating historical evolution. Understanding the historic evolution of the local area
2. Overview of local villages' character
Identification and appreciation of the character areas in Arborfield .
3. Appreciating what makes the area unique
This step identifies and appreciates what is unique about the character of the local area.
4. Understanding how local uniqueness is reflected
Demonstrating how the design proposals have drawn upon the positive and unique character of the local area and its surrounding context.

Throughout the document, the flow chart below will appear to remind the reader where they are within the process.





Historical evolution

- Arborfield Cross has housing stock within the conservation area dating to the 1600s and represents a rural community developed at a cross roads.
- A major change occurred in 1904 with the War Office acquiring three farms in Barkham to create the Remount Depot, supplying horses for military needs.
- As transport links improved post 1931 and commuting to larger settlements such as Wokingham, Reading and London became easier, the parishes absorbed an increasing dormitory population.
- Arborfield Garrison became the main base for the REME, including a training college. By 2011 the population of Arborfield had expanded to 2,860.
- The construction of the Arborfield by-pass in 1968 opened up the area to development around the Arborfield Green and led to a population increase.
- After the army vacated the site in 2015, the Garrison was identified as a Strategic Development Location for the creation of a new community of 3,500 homes. In October 2011 the Arborfield Garrison Strategic Development Location Supplementary Planning Document was published that sets out a guiding vision for the wider area. Although construction continues there is a well established community at Arborfield Green.
- In contrast to the above, Arborfield Cross has seen little growth since the late 1900's due to heritage and land ownership constraints.

Settlement pattern influencing the Site

The towns and villages of Wokingham reflect a number of different settlement characters, as defined in the WBDG, these are:

- Urban centre;
- Enclosed village;
- Loose village;
- Ex-woodland (forest);
- Formal suburban
- Informal suburban.

The following diagram illustrates the settlement pattern that can be found in the vicinity of the Site.

The southern area of Arborfield Green is still under construction. The area is defined as a Strategic Development Location with a Preferred Spatial Framework as illustrated in the inset plan opposite.

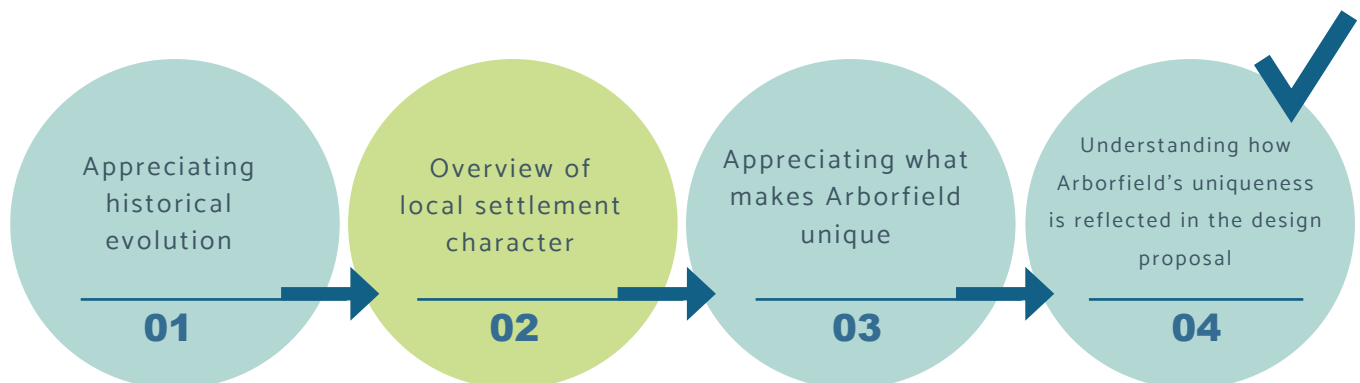
In particular, Arborfield Green can be characterised as 'informal suburban'. The area is made up of neighbourhoods which are traversed by linear green spaces that encourage accessible green space on people's doorsteps, as well as pedestrian permeability, active travel, and ecological connectivity. It highlights three overarching character areas that include

- Village Core
- Village Residential
- Village Edge

Our approach has been to reflect the building heights, density and landscapes of Arborfield Green. The proposals will broadly align with the principles of the 'Village Residential' and 'Village edge' character areas. Our 'neighbourhood' overlooks the northern linear green space whilst providing a SANG to the north.



Arborfield Green Preferred Spatial Framework (SPD 2011)





Existing local settlement pattern

Overview of Arborfield's Unique Character

Appreciating what makes Arborfield, Newland and Arborfield Green unique

As touched upon in the historical evolution section, the design components that best showcase local uniqueness are settlement pattern, landscape features such as linear woodland belts and green corridors and local materials such as tile hanging, red brick and red and brown roof tile.

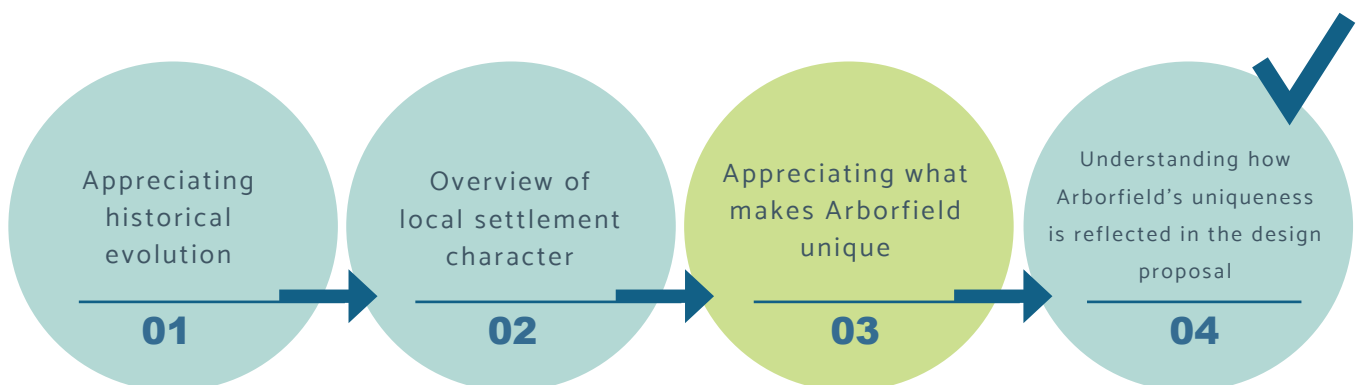
The following pages provide a brief visual overview of the unique character of Arborfield and its surrounds.

Public Open Spaces

Local public open spaces are made up of a variety of active and passive spaces such as linear routes and village greens.



Green corridors of Arborfield Green



Landscape and Public Open Space

Suitable Alternative Natural Green space (SANG)

SANG spaces are a common occurrence in this area. They are green space that is of a quality and type suitable to be used to offset impact on the Thames Basin Heaths SPA.



Linear green routes

Linear green routes with paths and seating create permeable green spaces that weave through Arborfield Green. They permit easy access to green space on people's doorsteps, whilst also encouraging wider connectivity via active travel.



Play & recreation

Recreational spaces near the Site include play areas and pitches.



Woodland blocks

In organic and linear arrangements.



Duck and wildlife ponds



Narrow linear hedges along field boundaries

Field boundaries are defined by narrow linear hedges, trees and groups of trees.



Overarching settlement character

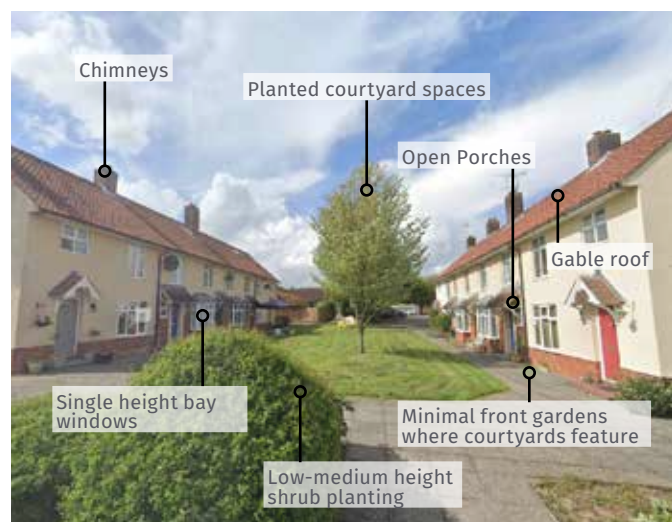
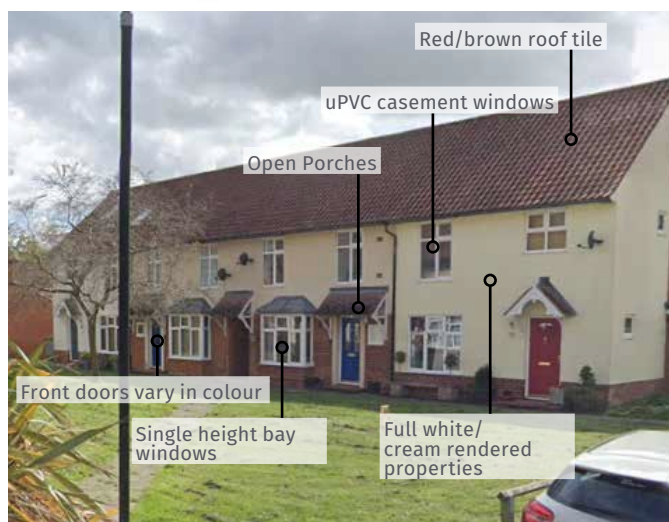
The evolution of Arborfield Green has had an interesting history as demonstrated earlier within this document.

The adjacent context is predominantly a contemporary development with deep roots in the character of its surrounding landscape and military heritage. The area has evolved into a vibrant community set within a semi-rural landscape.

The development proposes a mix of residential, commercial, and recreational spaces, interwoven with accessible green infrastructure, which includes an extensive network of footpaths, cycleways, and open parkland areas.

The overview on the following pages summarise some of the character traits of Arborfield Green.





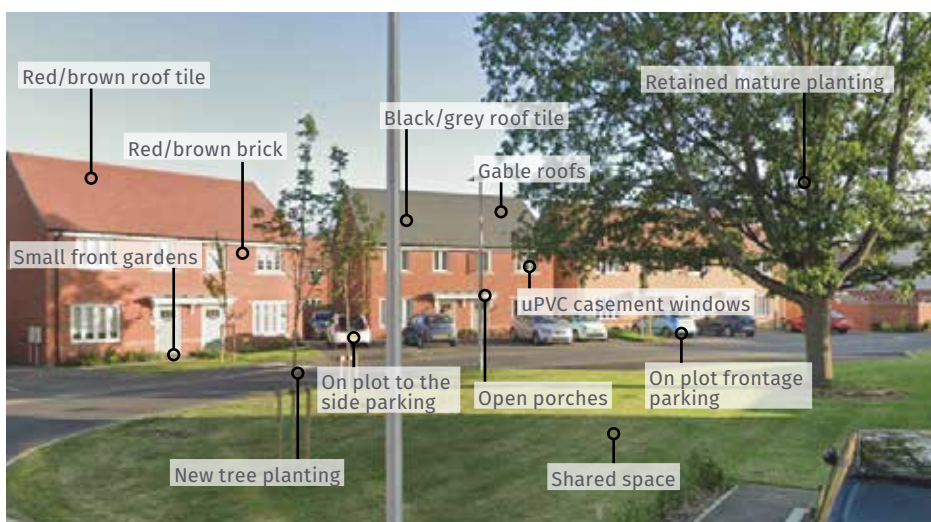
Character area key elements

- Predominantly two storey
- Mix of red/brown brick and white/cream render
- Predominance of open porches
- Mix of hipped and gable roofs with Red/brown tile
- Chimneys
- Focus on shared spaces
- Parking predominantly within parking courts



Character area key elements

- Mix of building heights including two, two and a half and three storey
- Mix of red/brown or yellow brick
- Predominance of open porches
- Mix of hipped, gable and cross gable roofs with Red/brown or black/grey tile
- Mix of parking typologies, including parking courts, on plot, to the side, on plot, frontage and integ units



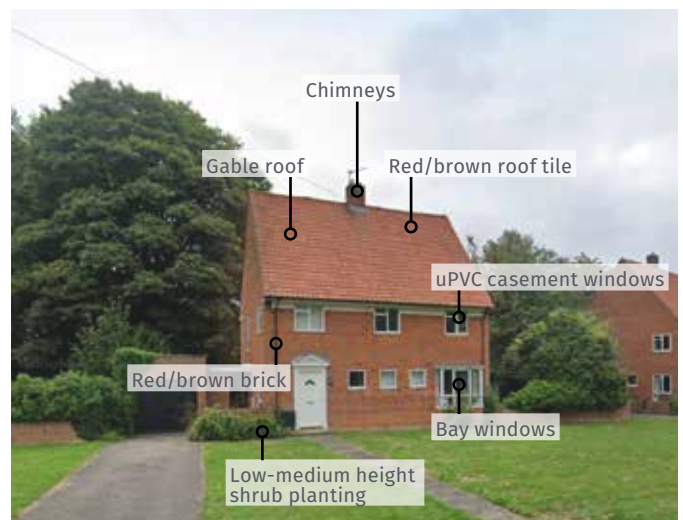
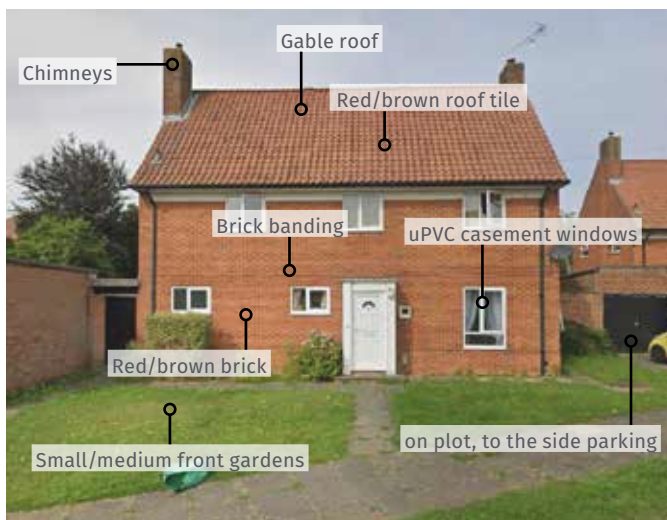
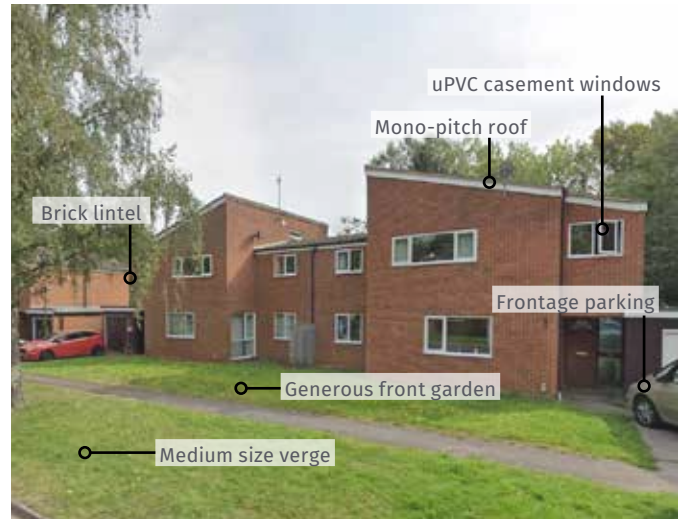
Character area key elements

- Mix of building heights including two, two and a half and three storey
- Mix of red/brown or yellow brick
- Black or natural weatherboarding
- Predominance of open porches
- Mix of hipped, gable and cross gable roofs with Red/brown or black/grey tile
- Use of shared surfaces with verge service strips
- Mix of parking typologies, including parking courts, on plot, to the side and on plot, frontage



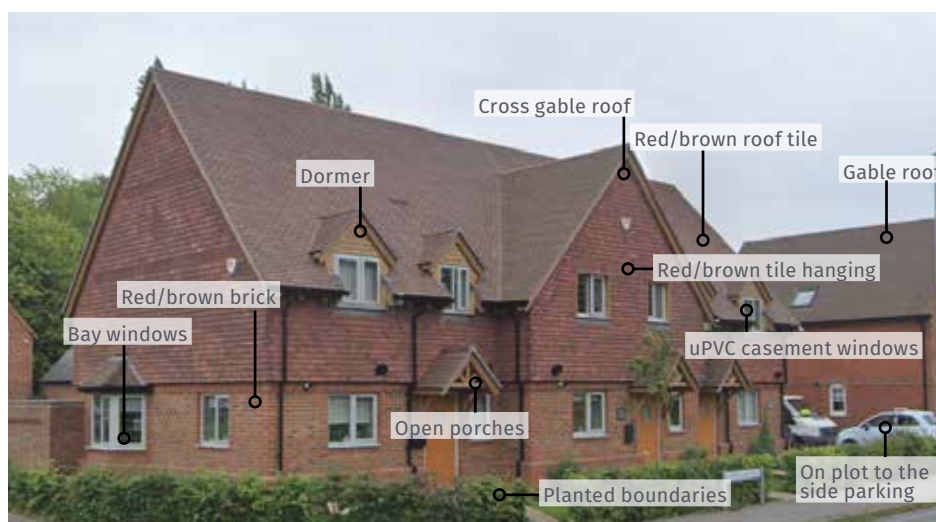
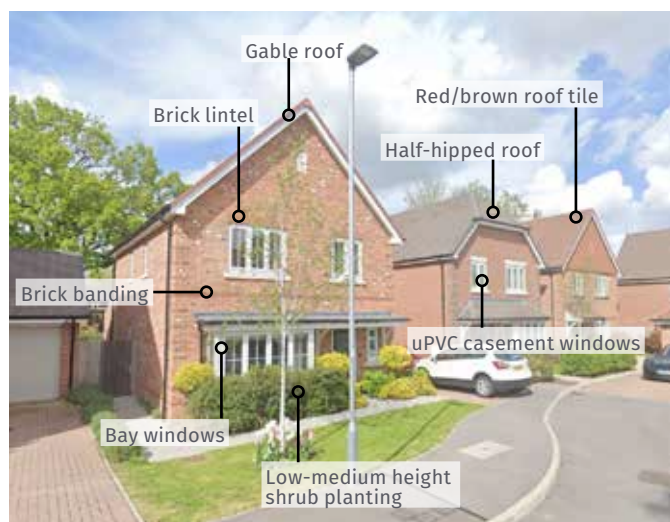
Character area key elements

- Mix of building heights including two, two and a half and three storey
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- Mix of hipped, gable and cross gable roofs with Red/brown or black/grey tile
- Mix of parking typologies, including parking courts, on plot, to the side, on plot, frontage and integ units
- Chimneys



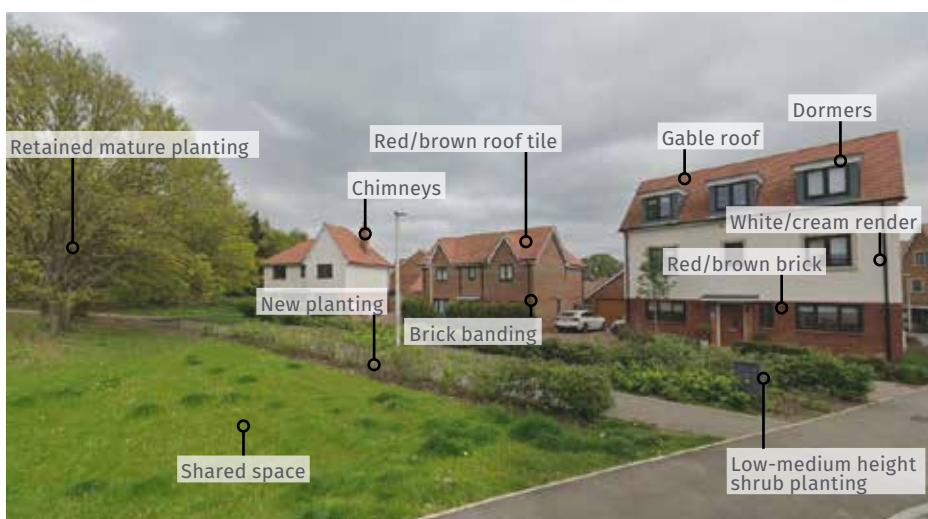
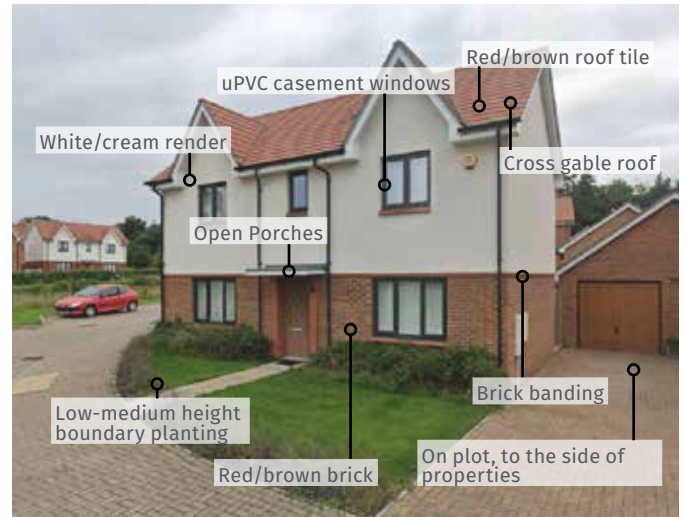
Character area key elements

- Predominantly two storey
- Predominantly red/brown brick
- Some red/brown hanging tile
- Mix of hipped, gable and cross gable roofs with Red/brown tile
- Chimneys
- Mix of parking typologies, including on plot, integ or on street parking



Character area key elements

- Predominance of two and two and a half storey
- Mix of red/brown or yellow brick
- Red/brown hanging tile
- Predominance of open porches
- Mix of hipped, half hip, gable and cross gable roofs with Red/brown or black/grey tile
- Mix of parking typologies, including parking courts, on plot, to the side and on plot, frontage



Character area key elements

- Mix of building heights including two, two and a half and three storey
- Mix of red/brown or yellow brick and white/cream render
- Predominance of open porches
- Mix of hipped, gable and cross gable roofs with Red/brown tile
- Use of shared surfaces with verge service strips
- Mix of parking typologies, including parking courts, on plot, to the side and on plot, frontage

Block structure

Perimeter blocks

Arborfield and the surrounding settlements are generally formed around a perimeter block structure with private gardens and apartments with on plot parking.



Density

Arborfield Green

35 dwellings per hectare



Arborfield Green

37 dwellings per hectare



Arborfield Green

44 dwellings per hectare



Densities vary across Arborfield. The predominant house type is a family home with some pockets of higher density apartments. The average density range is 35- 44 d/ha.

Summary

Landscape and public open space around the Site is characterised by:

- SANG
- Linear green routes
- Village greens
- Public open space with formal play spaces
- Play areas and recreation grounds
- Areas of woodland blocks/parcels
- Narrow linear hedges along field boundaries
- Mature hedges and trees on field margins

A variety of details, materials and styles are found in Arborfield and the surrounding area

Below is a summary of local key characteristics:

- A mix of open and closed porches
- Dormer windows
- Predominance of redbrick with some weatherboard and render
- Brick lintels that range from flat to arched and range in brick colour
- Brick and stone quoining features within the street scene

Blocks and density

Arborfield's block structure and housing typologies create a varied and diversified street scene:

- Detached, semi-detached and terraced properties in perimeter blocks. These are generally 2 storey to 3 storeys.
- Densities range from around 35-44 dph

- A variety of boundary treatment types including walls, rails, fences and shrubs
- A diverse roof type typology including, hipped, half-hipped, gable and cross-gable
- Casement and sash windows
- Roof colours are generally red or brown

Considerations



Key

-  Site boundary
-  Public right of way
-  Potential vehicular and pedestrian access point
-  1m contours
-  General fall of land
-  Risk from surface water flooding 1 in 30
-  Risk from surface water flooding 1 in 100
-  Risk from surface water flooding 1 in 1000
-  Potential attenuation basin location
-  Ancient Woodland
-  Tree preservation order (TPO)
-  TPO woodland
-  Category A trees
-  Category B trees
-  Category C trees
-  Category U trees
-  Root protection Areas (RPAs)
-  Veteran Tree/Ancient Woodland buffer zone
-  132kv high voltage powerline with 30m offset
-  11kv high voltage powerline
-  Existing watermain
-  Grade II listed buildings

Landscape Visual Impact

Landscape Character

The Site is not located within or adjacent to an area designated for landscape. There are two Grade II listed buildings to the north of the Site (at Chamberlain's Farm). Arborfield Court, a Grade II listed building, is located to the immediate northwest of the Site and Ducks Nest farmhouse (Grade II Listed) is located adjacent to the eastern boundary. The Arborfield Cross Conservation Area is located to the north of the Site, separated from the Site by 20th century suburban housing.

There is public access across the Site along footpath ARBO 17. The A327 where it extends along the eastern boundary of the Site is identified as a Green Route Enhancement Area under Policy CC03. Public bridleway ARBO 15 is present to the south of the Site.

The Site is located across two character areas as described in the Wokingham District Landscape Character Assessment (March 2019). Land at higher elevations, in the north and western part of the Site forms part of "LCA L2: Farley Hill Wooded Sand and Gravel Hills" which is characterised by undulating high ground. The Site assessment confirmed this characterisation, with the topography within the north and western part of the Site, rising up to form a ridgeline. The ridgeline is open. To the north of the ridgeline, the landscape is smaller scale and defined by well-established hedgerows and woodland copses. To the west, the boundary of the Site is defined by areas of ancient woodland which provide a sense of enclosure.

The eastern part of the Site comprises LCA “J2: Arborfield Cross and Barkham Settled and Farmed Clay”, an area of flat to gently undulating landform characterised by settlement and agriculture. The Site assessment indicated that this area is at lower elevation and broadly flat, subdivided by native, sometime fragmented, hedgerow with individual mature trees. The influence of settlement to the south-east of the Site is more prominent.

Visual Amenity

Views are relatively open along footpath ARBO 17 which extends along an elevated ridgeline and affords long open views out to the south and east. Well-established hedgerows and trees limit intervisibility with the Grade II Listed building at Arborfield Court.

Views into the Site from the local road network to the east are partially filtered by well-established hedgerows but clear views are available from the A327 (Observer Way) due to an existing establishing hedgerow. The Site is visually contained from the wider landscape due to surrounding topography, vegetation and built form.

- Site Boundary
- ▨ Registered Park and Garden
- ▨ Country Park
- Ancient Woodland
- Local Nature Reserve
- Public Right of Way
- 00 Public Right of Way number
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building

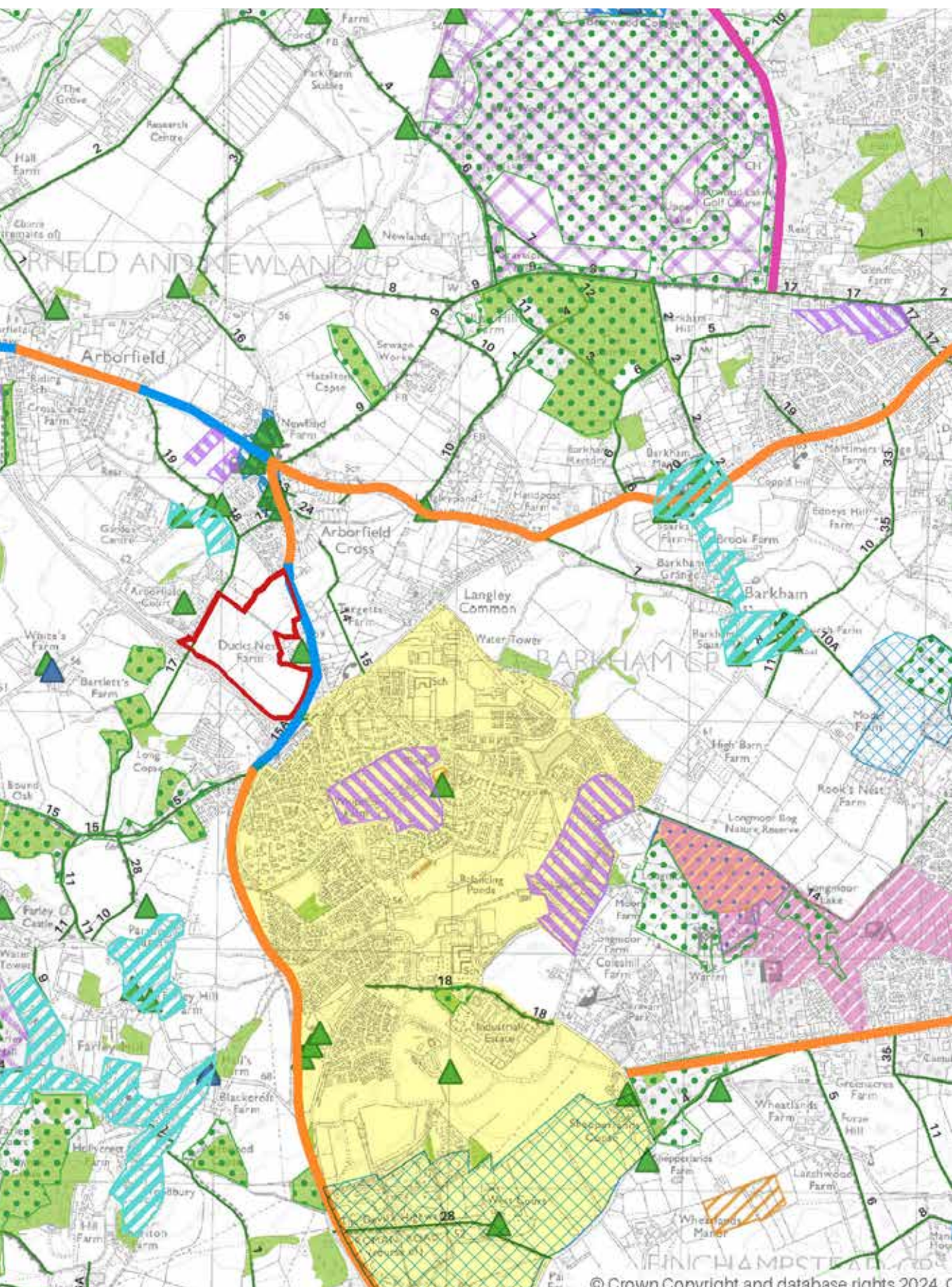
Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (February 2014)

- ▨ Areas of Special Character
- ▨ Conservation Area
- ▨ Scheduled Monument
- ▨ Local Wildlife Site
- Strategic Development Locations
- ▨ Suitable Alternative Natural Greenspace
- Green Routes
- Green Route Enhancement Areas
- Proposed Green Route Enhancemen

Arborfield & Barkham Neighbourhood Plan 2019-2036 (April 2020)

- ▨ Public Open Space





Designations plan

Flood Risk and Sustainable Drainage Systems (SuDS)

According to the Environment Agency Flood Map for Planning, the Site is entirely located in Flood Zone 1. It is therefore not susceptible to flooding from rivers or the sea. The Risk of Flooding from Surface Water map identifies a flow path through the Site from the west. Built development has been steered out of this flow path. Some smaller surface water flow paths are also identified which will be managed as part of the surface water drainage strategy.

Surface water runoff from the development will be managed using Sustainable Drainage Systems (SuDS) which will include a network of swales and attenuation ponds. These have been designed to mimic existing greenfield conditions to ensure that the proposals result in no adverse impact on the local drainage mechanism.

Noise

Noise Solutions Ltd has been appointed to review the acoustic suitability of the proposed new residential development. Assessments and survey work to date includes the following:

- An environmental noise survey was undertaken to establish typical and maximum road traffic and railway noise levels.
- Assessments demonstrate that the proposals would not result in significant adverse effects and that practicable mitigation measures including the use of conventional construction methods and appropriate site design can be implemented.

In summary, the existing noise climate is not a constraint in bringing forward future planning applications.

Ecological and Nature Conservation

The Site consists of a range of modified grassland and other neutral grassland fields bounded by hedgerows, lines of trees, mixed scrub and some small woodland stands.

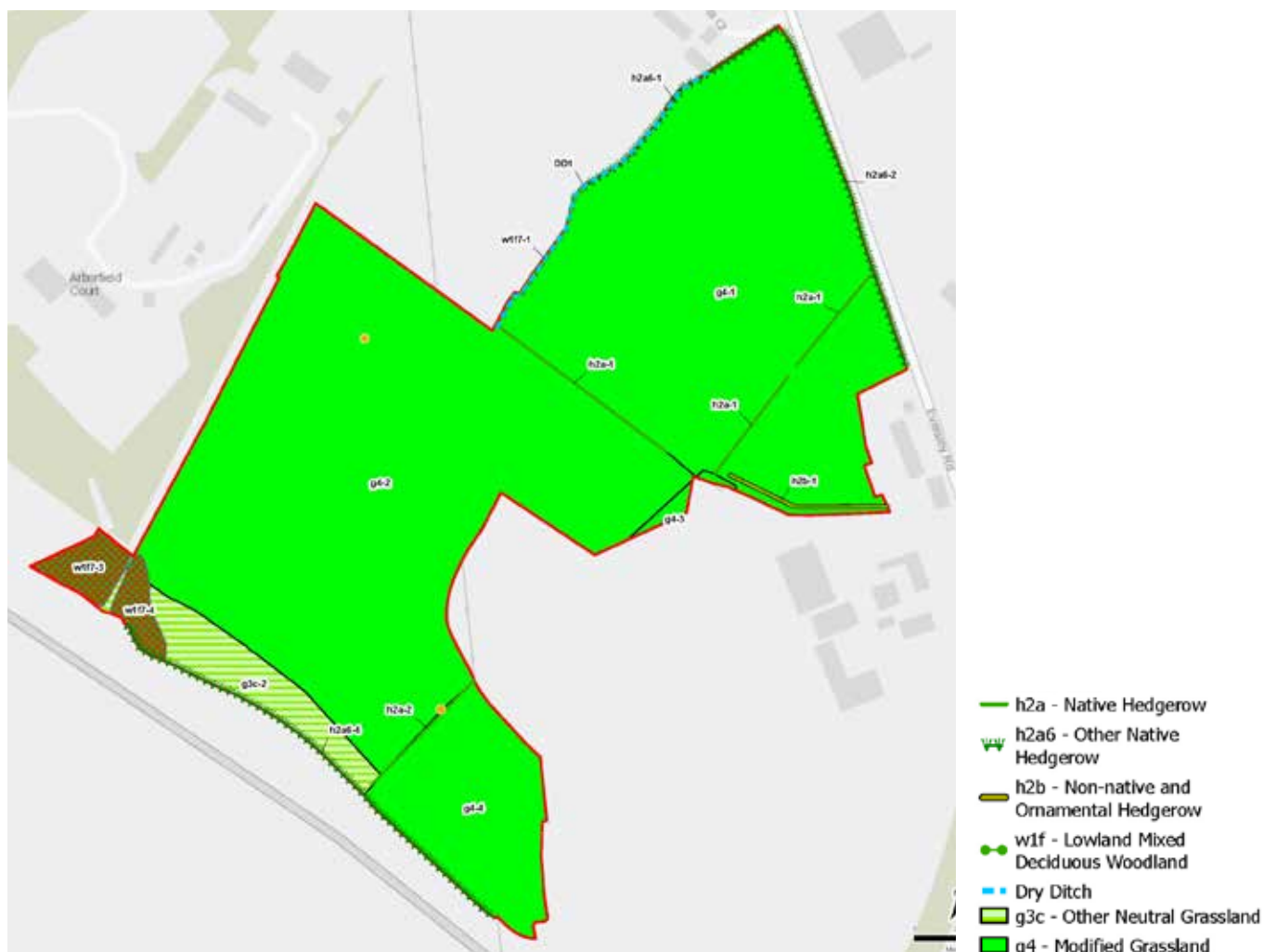
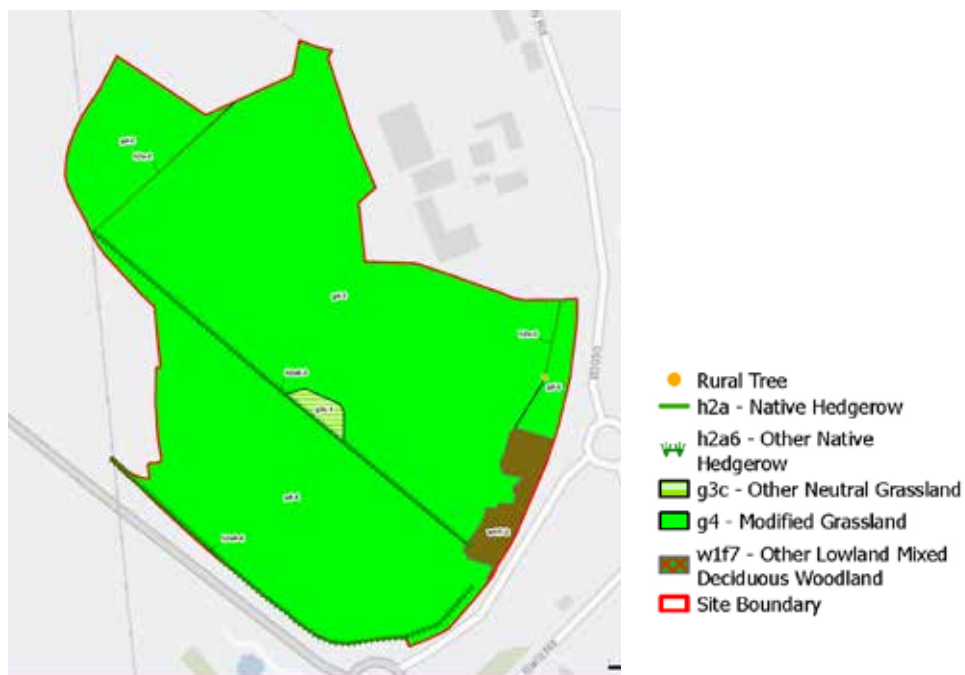
Surveys for protected species were undertaken throughout the 2022 survey period, with some updates conducted in 2024.

A badger survey of the Site has been carried out and signs of badger have been identified but no badger setts were identified on the Site. Any mitigation proposals will follow the mitigation hierarchy of avoidance, mitigation, compensation as required by Policy CP7 of the Wokingham Borough Council Local Plan Core Strategy (2010).

The Site is 3.0 km from the Thames Basin Heaths Special Protection Area (SPA). As such, in order to mitigate potential impacts on the SPA from increased visitor pressure, an approximately 8ha of Suitable Alternative Natural Greenspace (SANG) is being incorporated into the development proposals as required by Policy CP8 of the Wokingham Borough Council Local Plan Core Strategy (2010). The design of the SANG will be in line with the Natural England SANG quality guidance.

The recent Environment Act 2021 introduces the requirement for new applications to deliver Biodiversity Net Gain (BNG) from February 2024. The development design will look to retain and enhance important biodiversity features on site and create and enhance habitats of biodiversity value within areas of informal open space.

Additional measures to enhance the biodiversity of the Site for the benefit of species will include the inclusion of bird and bat boxes to increase the nesting and roosting opportunities on Site, hibernacula to benefit reptiles, amphibians, invertebrates and mammals and green corridors to promote movement of species throughout the Site.



Phase 1 habitat survey diagrams

Vision and Evaluation

Design Evolution and Engagement

Supporting Wokingham's Growth Strategy 2019

In February 2019, proposals were submitted in support of Wokingham's Local Plan update to 2036.

Proposals included:

- Up to 275 homes
- Informal open space
- SANG



February 2019 Illustrative masterplan and Vision Document

Community Engagement Strategy

The engagement undertaken has enabled the project team to build an understanding of the local context, along with raising awareness and gathering feedback on the outline proposals.

- To ensure all groups had the opportunity to view and comment on the plans a number of engagement methods were used. Engagement activities included pre-application awareness raising with key stakeholders and community representatives, the distribution of a leaflet, hosting a project website, holding a live webinar and holding a Site neighbour meeting.
- The pre-application consultation period took place between 30 May and 27 June 2022 – with the feedback period being extended from 20 June 2022 for an additional seven days.
- Since launching on 30 May 2022, the consultation website has received a total of 1,034 page views by 471 unique users.
- A total of 31 forms of feedback have been received via email, digital feedback forms via the website, and questions asked/comments shared during the live webinar – along with feedback received during a Site neighbour meeting that was held following a resident request.
- All of the feedback received as part of the consultation has been considered during the evolution of the plans.



Project website

Design Evolution 2022

The illustrative masterplan has evolved during the process of obtaining more technical information on drainage, ecology and highways as well as taking into consideration feedback from the public. We have also designed the SANG in more detail.

The key areas the illustrative masterplan has evolved due to consultation have been:

- Our access strategy has evolved in conjunction with understanding movement along Eversley Road.
- Our understanding of the drainage on site has evolved with the location of swales and basins moving to accommodate areas of root protection and site levels.
- Our approach to SANG has evolved to accommodate the path area for the SANG and an area for car parking and the SANG has expanded to the west of Observer Way.

- As part of our LVIA work, we have removed development from the north and west of the Site.
- Small pockets of 2.5 storey units have been incorporated to reflect a more diverse range of unit types.

Design Evolution 2024

A previous hybrid planning application (ref: 230532) was submitted in March 2023 for up to 210 dwellings, and a SANG. Feedback was provided by the planning authority and statutory consultees raising concerns over perceived coalescence between Arborfield Cross and Arborfield Garrison, landscape impact and design, ecological mitigations, parking and junction assessment considerations and the need for a full SANG Management Plan. This application was subsequently withdrawn in November 2023.



Previous Illustrative masterplan March 2023

The revised proposals significantly reduce the overall scale of the site area and maximum residential units achievable, to provide a further degree of separation between the two settlements and SANG enhancements. The proposal addresses the policy and technical matters of concern on the previous planning application through the package of revised information submitted.

Key amendments to the this application include:

- Reduced development area between the south of the site and Arborfield cross to avoid coalescence and built form on slopes
- The quantum of residential development has been reduced from up to 210 dwellings to up to 135 dwellings.
- An area of residential has been added where there once was an active planning application for a Petrol Filling Station
- Red line amend

Development Principles

The following sequence of illustrative diagrams explain the key organising principles for the proposed development for Land at Ducks Nest.

The principles outlined in the following illustrations have been developed in response to the contextual analysis, technical studies, site considerations and the local design guide principles set out earlier in this document.



1. The Site is located to the north of Arborfield Green and to the east of Observer Way. **We propose to retain and enhance existing landscape features, where possible** for aesthetic ecological value that helps to mitigate the visual impact and contain development and provide biodiversity networks. These include:

- Scattered trees
- Tree belts
- Hedges



2. Responding to local considerations. The primary constraints that have informed the extent of development are landscape, topography, retaining the separation of Arborfield Cross and Arborfield Green, overhead pylons and surface water flood risk.



3. Connecting to the Public Right of Way. Our proposals connect to the wider countryside and footpath network as well as the PROW bringing people to the SANG.



4. Multifunctional landscapes will include play, pathways, green corridors, buffers to ecological assets, tree planting and edible landscapes including berry bushes and orchards.

Recreational space and edible landscapes are an attractive outlook for new homes. Play areas will be provided throughout the Site.



5. The existing topography and green infrastructure provide an opportunity to create a sustainable urban drainage system (SuDS) of swales and ponds to mitigate surface water.

The creation of a SuDS network provides the opportunity for ecological rich meadows to enhance biodiversity. Swales and ponds also provide a place for people to enjoy nature and relax. Gradients of basins will be designed to facilitate use as part of our public open space.

More information on our integrated SuDS strategy can be found in the Drainage Report.



6. Vehicular access will be provided to the Site via a new arm from the Eversley Road roundabout. An emergency access will be provided onto Eversley Road to the north, and between the two internal development parcels in the scheme. Access to a small number of homes and the SANG will be provided from Observer Way.

The design of vehicular routes embraces 'Manual for Streets' by supporting the design ethos that streets should be designed as social places as well as meeting their traffic function.

Sociable, healthy and greener streets make urban environments greener and encourage play and other social activities.



7. Pedestrian crossing points on Eversley Road and Langley Common Road will be provided to allow for safe and convenient routes between neighbourhoods and facilities in Arborfield Green.

More informal pathways are provided to the north that compliment the countryside character of the open space.



8. Respecting nearby heritage assets

Open space will provide a buffer to the nearby Arborfield Court and Ducks Nest Farm.



9. Preventing coalescence between Arborfield Cross

In line with Core Strategy Policy CP11 (Proposals outside Development Limits), the new SANGS will retain and enhance the existing natural characteristics of the site.

By securing the land as SANG and creating a new green buffer between Arborfield Cross and Arborfield Green the distinctive identities of the settlements are protected.



10. A new neighbourhood for Arborfield Green

Arborfield Green is made up of neighbourhoods that are traversed by linear green routes that permit pedestrian permeability and encourage wider ecological and active travel connectivity.

The proposals will broadly align with the principles of the 'Village Residential' and 'Village edge' character areas identified within the Arborfield Green SDL.

The site makes use of an existing linear green route to enhance permeability with Arborfield Green, whilst also contributing towards a new network of linear green routes which connect with new neighbourhoods and the wider countryside. This reflects the existing settlement pattern, creating a natural extension of Arborfield Green.

The Vision: Illustrative Masterplan



Illustrative masterplan

- Key
-  Site Boundary
 -  Eversley Road/Langley Common Road/Baird Road roundabout access point
 -  Sustainable Drainage System (SuDS)
 -  Potential swale
 -  Retained and enhanced vegetation
 -  Observer Way access point
 -  Proposed SANG car park
 -  Proposed enhancement planting
 -  Emergency access point
 -  Proposed dog pond
 -  Existing high voltage powerline including 30m no development zone
 -  Proposed LAPs
 -  Proposed LEAP & LAP
 -  Edible landscapes
 -  Proposed pedestrian crossing points
 -  Pedestrian/cycle bridge
 -  Existing Public Rights of Way
 -  Proposed SANG path
 -  Informal pedestrian routes
 -  Informal open space
 -  Potential development area
 -  Proposed SANG
 -  Green corridors
 -  Scattered trees
 -  SANG

The Vision for the Site is a new neighbourhood for Arborfield Green - one that overlooks linear green space and is in close proximity to green space.

Whilst enhancing local character, the Site will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Additional landscapes will be provided within the scheme, including rewilding habitats, additional planting, sustainable drainage and play.

The contextual and local guidance studies undertaken in earlier chapters of this document have influenced the design proposals for the Land at Ducks Nest. The unique elements of local settlement pattern and surrounding landscape, including connected green corridors, scattered trees and SANG, have been interwoven into our proposals.

Landscape and Biodiversity Strategy

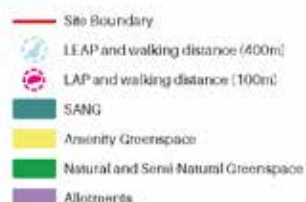
Our proposals create a variety of attractive streets and spaces defined by buildings rather than the highway, with substantial open space and planting within a high quality residential environment that people want to live in, visit and pass through.

The masterplan incorporates the following elements in order to respect local character and protect views:

- Development is kept on land at lower elevations within the Site, and close to existing residential development at Arborfield Green to minimise potential effects on landscape character and to maintain long views from the ridgeline in the northern part of the site and PRoW Arbo 17;
- Existing vegetation (trees and hedgerows) have been included within green ways which extend through the Site connecting with areas of open space and SANG to the north and north-west;
- New planting has been proposed along the western boundary of the Site with the A327 (Observer Way) to create green infrastructure links and to soften views of the proposed residential development;
- An extensive area of SANG has been provided in the north and north-western parts of the Site which includes

native planting to enhance biodiversity and to create a variety of experiences. A 2.31 km circular walking route has been created and incorporates accessible routes and a secondary more challenging route. The SANG incorporates ponds for dogs and is fenced to ensure dogs can be walked off-lead. Wayfinding and interpretation boards are identified along the route with benches and bins;

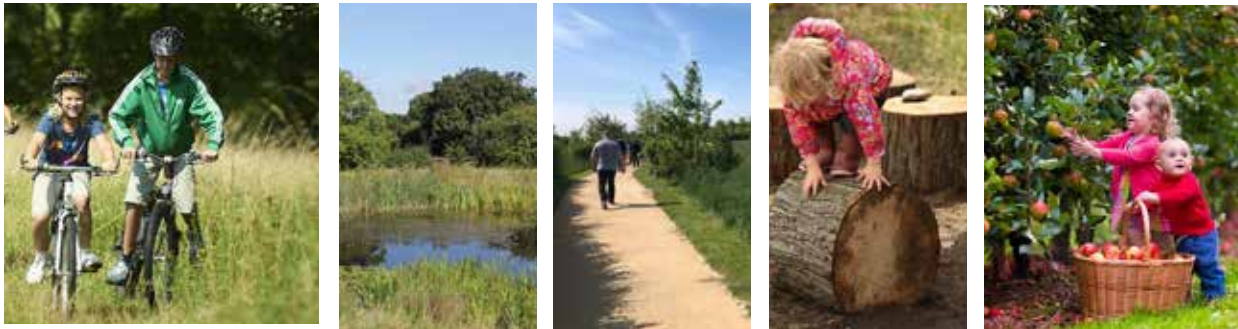
- SuDs have been incorporated within the landscape to enhance the ecological value of the site to increase the variety of habitats present;
- LAPs and a LEAP have been incorporated within the scheme in line with Local policy and Fields in Trust guidance; and
- Existing vegetation along the eastern and southern boundaries has been enhanced to soften views of the proposed residential development and to contribute towards the Eversley Road Green Route Enhancement Area.



Open space typology	Quantity (ha) per 1,000 population	Minimum provision required (ha)*	Actual provision (ha)
Parks & Gardens	1.1	0.36	Off-site contribution
Natural & Semi-Natural Greenspace (excluding SANG)	2.84	0.92	2.29
Amenity Greenspace	0.98	0.32	0.42
Provision for Children & Teenagers	0.25	0.08	0.08 2x LAP @ 0.01 1x LEAP @ 0.06
Outdoor Sports Facilities	1.65	0.53	Off-site contribution
Allotments	0.52	0.17	0.03 plus off-site contribution
Total (ha)		2.38	2.82

*note: open space requirements based off 135 dwellings and 2.4 multiplier to provide a predicted population of 324

Open space and play calculations



Types of open space and landscape experiences at Ducks Nest



KEY

- Site Boundary
- SANG Boundary
- Existing Tree to be Retained
- Root Protection Area for Retained Trees
- Existing Vegetation Retained
- Existing Hedgerow (Establishing) Retained
- Existing Tree / Vegetation to be Removed
- Proposed Open Space Tree
- Proposed Street Tree
- Proposed Native Tree and Scrub Planting
- Proposed Woodland Edge Planting
- Proposed Native Scrub Mix Planting
- Proposed Native Hedgerow
- Proposed Species-Rich / Wildflower Grassland
- Proposed Marginal Planting
- Proposed Amenity Grass
- Proposed Swale
- Proposed Retention Basin
- Proposed Hoggin Path
- Proposed Primary Road
- Proposed Secondary Road
- Proposed Tertiary Road
- Proposed Footpath
- Proposed LEAP (at least 400 sq m)
- Proposed LAP (at least 100 sq m)
- Proposed Natural Play
- Proposed Seat
- Proposed Mobility Kissing Gate
- Pylon Corridor
- Proposed Community Orchard
- Proposed Community Growing
- Proposed Public Art

General landscape strategy plan

SANG Strategy

Open views and interpretation boards

- Open views from the existing public right of way would be retained.
- Benches and interpretation boards have been located at a key points.
- An interpretation board would be provided at the entrance gate from car park indicating the circular routes.
- Additional interpretation boards would be located around the circular walk with information on habitats and nature conservation.
- Wayfaring markers would be strategically placed to delineate the two different types of circular walk.
- Benches and litter/dog bins would be placed at the locations indicated.

Existing public right of way

- An existing public right of way extends through the SANG.
- Connections to this have been provided but it does not form part of the proposed circular route.
- To ensure long, open views from the public right of way are maintained, all additional habitat planting is within the lower part of sang.

Wildflower meadow

- Wildflower meadow grass would be created throughout the SANG.
- There will be mown paths through some of the wildflower areas to offer accessibility to varying habitats.

Dog ponds

- Shallow dog ponds created in the lower part of SANG
- Tree planting added around the ponds to create a shaded area in warmer weather

Accessible and challenging routes

- Two circular walks would be created, one which is accessible to all (hoggin path) and a second with more challenging slopes which would use some of the general route and then divert on to mown paths.
- The total length of paths used to make the circular routes is 2.31km with 0.51 additional mown paths providing a more challenging option for some users.

Proposed planting

- The character of the SANG will be open countryside with wildflower grass planting added to enhance and diversify habitats.
- Areas of woodland edge and woodland will be added to the perimeter of the eastern area while in the western area it will run the length of the southern boundary, with a few pockets of woodland edge scattered.
- All planting is located to take account of the pylon corridor.
- Groups of tree planting will be used to provide shade around the shallow dog ponds as well as other locations along the circular walk to enhance the space.

Existing trees and vegetation

- Existing trees retained where possible.
- Existing hedgerows and vegetation retained where possible, and enhanced where needed.



SANG landscape strategy plan



Ecology and Biodiversity Strategy

The NPPF 2021 states that development plans should ‘promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.’ Policy CP7 of Wokingham Borough Council's Core Strategy states that ‘All developments should take account of the biodiversity, and where possible developments should contribute to the enhancement of the borough’s biodiversity

Our multi-faceted ecological enhancements complement the landscape and place-making strategy to contribute to a richness of place.

The Site’s approach to ecology has been undertaken with regard to the Wokingham Borough Biodiversity Action Plan 2021-2024 (2014).

Key principles of the Biodiversity Action Plan targets from the Communities, Towns and Villages Habitat Action Plan have been incorporated into the landscape designs of the Site and are as follows:

- Ensure that the development contributes to the provision of urban green space
- Ensure that habitats of existing ecological value are safeguarded and enhanced and maintained to a favourable condition with management
- Safeguard, maintain and enhance all locally important habitats in a way that is appropriate to the landscape character of the area
- Strengthen and enhance the pattern of hedgerows and hedgerow trees

- A number of enhancement measures could be incorporated within the proposals to further improve the quality of the Site for wildlife, including:
- Fencing throughout the development to be designed to allow continued access for small mammals such as hedgehogs
- Installation of habitat piles (logs)
- Swift bricks
- Bird, bat and hedgehog boxes
- Provision of new species-rich grassland

Considering the relatively limited ecological value of the Site in its existing form, the proposed development could result in an overall net gain for local wildlife. Chiefly, this would be attributable to the ecological benefits associated with enhancing the currently limited network of wildlife corridors around the Site and creating connectivity into the surrounding landscape.

More detail on this can be found in the accompanying Biodiversity Report.

BDW partner with RSPB and show homes/gardens focus on how to achieve biodiversity in gardens.

Biodiversity Net Gain

Using the Statutory Biodiversity Metric, analysis of the outline plans for the development show that the main development will deliver a 12.11% net gain for habitats (1.86 units) and a 28.12% net gain for hedgerows (1.49 units). The SANG will deliver a 193.61% net gain for habitats (43.69 units) and a 30.16% net gain for hedgerows (2.41 units).

Wildlife Enhancement Measures



Clockwise from top left: bug hotel, log pile, hedgehog routes, accessible paths throughout the public open space and Site, bird box and bat box.

Sustainable Access Strategy

Local Highway Network

The local highway network is largely centred around the A327 a section of which bisects the site creating a bypass connecting Arborfield Green to the A327 to the west of Arborfield. The A327 is a two-way carriageway subject to a 40mph speed limit to along the site boundary whilst further south the speed limit increases to 50mph. To the north, the A327 provides a link to the M4 and A33 via Shinfield, as well as serving Reading town centre, whilst to the south it connects to the A30 and onto the M3.

To the east of the site Langley Common Road provides a direct link to Wokingham. Langley Common Road is a two-way carriageway subject to a 30mph speed limit adjacent to Arborfield Green with the limit increasing to 40mph further east.

Access to the wider strategic highway network includes connections to the M3 and M4. The former operates to the south of the site and links central London to the north east with Southampton to the south west. The M4 can be joined at junction 11 via the A327 and connects to London to the east, to the west it serves Bristol, Cardiff and Swansea.

Active Travel Network

Footways are provided throughout the local area including on both sides of Eversley Road, Reading Road, School Road and Swallowfield Road with onward connections provided to a range of local amenities within Arborfield Cross and the Arborfield Green SDL as well as local bus stops.

In addition to local footways, Arborfield is closely located to a range of public rights of way providing traffic free connections to the wider area. These include public footpath connections towards Wokingham to the east, Swallowfield to the west and Winnersh to the north.

A range of recommended cycle routes operate throughout Arborfield Green and Arborfield Cross. These include the California Way Greenway, an off-road connection towards Finchampstead and Nine Mile Road, as well as links towards Reading and Shinfield via shared foot/cycleways along Observer Way.

Public Transport Network

Local bus stops are provided on Eversley Road and are served by routes 135 and 3 leopard. Route 135 operates twice-daily on Tuesdays only whilst the 3 leopard service operates every 30 minutes between Wokingham and Reading. In addition, the 93 bus service serves Arborfield Green and provides a twice-daily school service connecting between the new secondary school and Shinfield.

Further to the above, it is understood that WBC has secured monies from the Arborfield Green SDL that will enhance the frequency of local bus services. On the basis of the information that is provided within the s106 Agreement that was signed with respect to application O/2014/2280, it would suggest that frequencies to Reading will increase to operating every 15 minutes (4 buses per hour).

The local bus services provide key onward connections to local stations with Reading station able to be accessed via a 20 minute journey on the 3 leopard service. Following the introduction of Crossrail in 2020, trains depart on average every 4 minutes to London with further direct trains also running to Bristol, Cardiff, Manchester, Newbury and Plymouth.

Summary

The above review demonstrates the site is readily accessible by a variety of modes of transport that have the potential to reduce reliance upon the private car. In addition to this it has been established that the site is well located to a range of key local amenities. Finally, it has been confirmed that the design of the local highway network is not such that leads to a poor road safety record.

Development Proposals

Full planning consent is sought for the change of use of agricultural land to provide an area of Suitable Alternative Natural Greenspace (SANG).

In addition to the above outline planning consent, with all matters reserved except access, is sought for a residential development of up to 135 dwellings with access taken via the Eversley Road / Langley Common Road / Baird Road roundabout and Observer Way.

Development Parameters

This application is based on development parameters rather than a fixed masterplan. That is why the text refers throughout to an Illustrative Masterplan which shows one way of illustrating the development but not the only way that the development can come forward in accordance with the development parameters.

The proposed development of up to 135 homes will be built over a number of years and using development parameters builds in flexibility to respond to changing circumstances over time but within defined limits.

The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be.

The development approved pursuant to this outline planning application, and subsequent Reserved Matters Applications, shall comply with the Development Parameter Plan.

Key information within the parameters includes:

- The total amount of residential development within Class C3 (residential) shall not exceed 135 dwellings.
- The range of residential accommodation within the development may extend from one bedroom apartments to five bedroomed detached houses, and all formats in between
- Building heights are up to 10 metres (2.5 storeys)
- Average density across the site is 33 dwellings per hectare
- Vehicular and pedestrian access shall be provided to the Site via a new arm on the Eversley Road Roundabout
- Pedestrian and cycle footpath links will be provided in the broad locations marked on the Parameter Plan. These linkages make use of the existing linear green route to create permeability with Arborfield Green. If we're committed to delivering the third pedestrian access adjacent to the Observer Way roundabout
- Car and cycle parking for the development will be provided in accordance with Wokingham's standards
- Our open space proposals will meet the requirements of the Wokingham Borough Council Open Space, Sports and Recreation Strategy (November 2013)
- 10.5 Ha of the proposals is SANG land. The details of the SANG can be found in the accompanying Management Plan/Report and are subject to a detailed application.

More information on the Parameter Plan can be found in the accompanying Scope of Outline Planning Application.



Application boundary



Residential (C3) to consist of predominantly 2 storey development with occasional 2.5 storey (up to 10m). To include areas of multi-functional open space, play, SuDS (including permeable paving, swales and attenuation basins), infrastructure and access

Note: Heights are measured from finished ground level to the ridge of the building. In residential areas incidental elements such as chimneys may exceed the ridge by up to 1.5 metres. Some re-modelling of the existing ground levels will be necessary to achieve appropriate development platforms. Finished floor levels may vary by +/-2 metres



Multi-functional green space. To include SuDS (basins and swales), paths, play spaces, community growing spaces, hedge/buffer/tree planting.



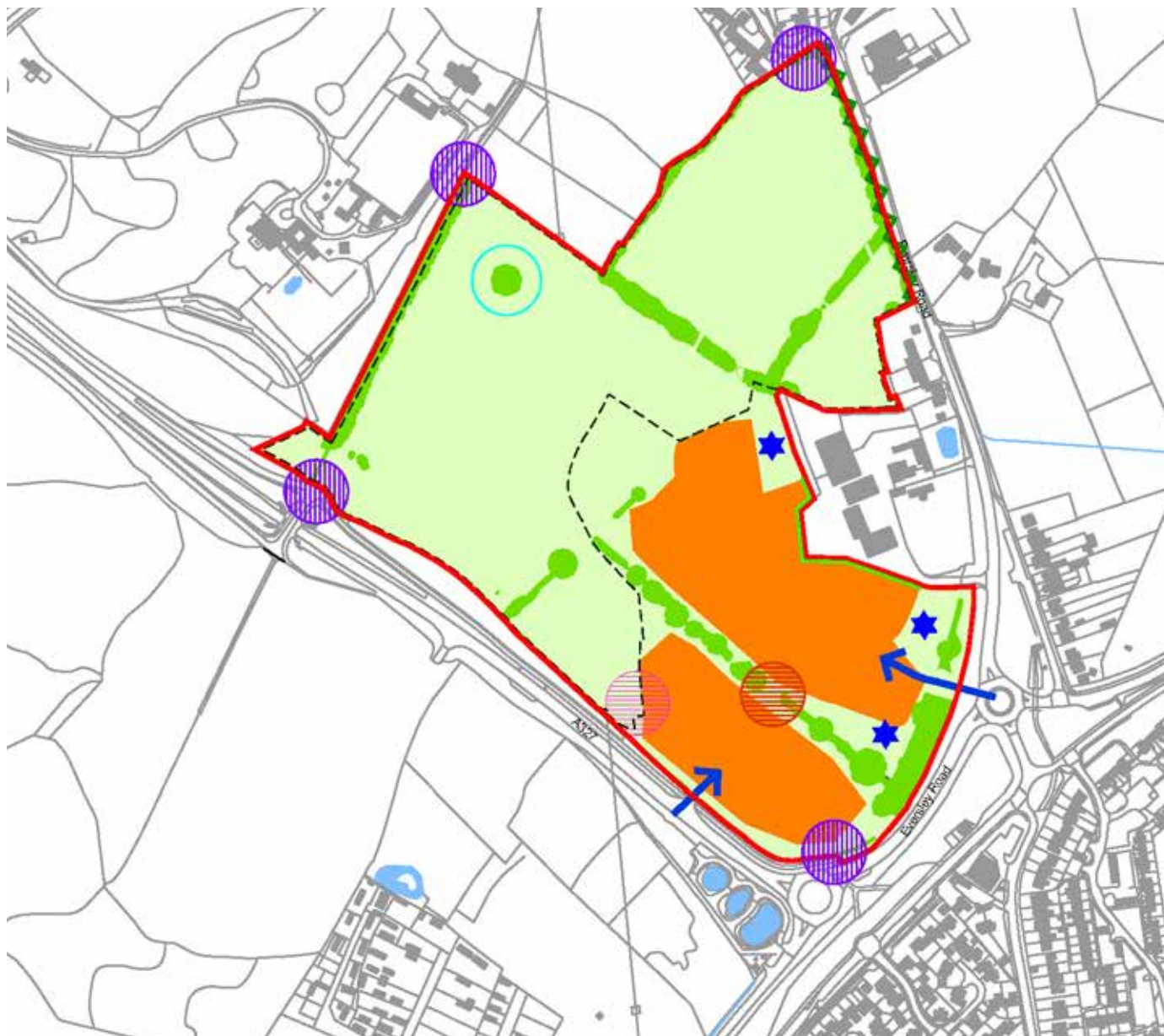
Retained vegetation



Veteran tree/ancient woodland buffer zone



Enhancement of existing vegetation in line with Policy CC03 (area is identified as a Green Route Enhancement Area)



Development Parameter Plan

- | | | | |
|---|--|---|--|
|  | SANG boundary subject to full application |  | Vehicular access to SANG car park |
|  | Indicative location of attenuation basin |  | Emergency vehicular access, pedestrian and cycle connection zone |
|  | Vehicular, pedestrian and cycle access point |  | Pedestrian connection zone |
| | |  | Landscape strip |

Secured By Design - Homes 2023

Designing in crime prevention from the outset is key to creating a new socially sustainable development at Land at Ducks Nest.

Introduction

Secured by Design achieves a reduction of crime risk by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space.

The design of Land at Ducks Nest has incorporated the key elements of safe and sustainable design appropriate to the outline planning application stage to create a successful community where people will enjoy living and visiting. Reference has been made to Secured by Design, Homes 2019 and its principles have been integrated into the project masterplanning and urban design approach. Moving forward, we will continue to work with Berkshire's Secured by Design crime prevention officers through the detailed design stages.

Design Consideration of Secured by Design principles

Layout of vehicular/pedestrian routes

Features will be designed to identify routes through the development and clearly define areas of public and private space. This will be further explored during the preparation of the outline and reserved matters applications.

Communal areas

Communal areas such as public spaces and playgrounds will be designed throughout the development to allow natural surveillance from nearby dwellings and with safe and accessible routes to come and go. Public and private space will be clearly defined. Public spaces, SuDS and woodlands will be overlooked to ensure safety and create a vibrant setting for homes. This is explored in the illustrative masterplan and will be further illustrated in future reserved matters applications.

Dwelling boundaries

The proposals are made with public and private areas clearly identified. To the front of homes, walls, fences and hedges will be kept low to ensure an open view to housing. This will be explored in more detailed plans and artworks and will be further developed through reserved matters planning applications.

Layout and orientation of dwellings

The proposal provides 'active frontages' of overlooked streets. The development has been arranged to provide activity and natural surveillance and will avoid, where possible, the creation of blank walls adjacent to public spaces.

Rear access paths

Back gardens will be secure and any access to the rear of properties will be gated. However, this will be further developed through reserved matters planning applications.

Climbing aids

Boundaries will be designed so as not to provide climbing aids to gain access into properties. It is not possible to explore this level of detail given the outline nature of the planning application and supporting material. However, this will be further developed through reserved matters planning applications.

Parking

The development has been designed to provide for vehicle parking in either garages or hard standing areas within the dwelling boundary. If communal parking areas are needed, these will be in small groups near homes with natural surveillance or in parking courts. This will be explored in more detailed plans in reserved matters planning applications. Adequate space for cycle parking will be designed in accordance with the advice given by Secured by Design Berkshire County Council guidance.

Landscape planting

The proposals include planting to create attractive and safe new environments without impeding natural surveillance. A detailed design and management plan for the open space will be agreed with Berkshire County Council. The detailed design for landscape will be further developed through reserved matters planning applications.

Lighting

Street lighting will be designed according to Secured by Design principles to ensure public spaces are appropriately lit. Where possible, environmentally friendly light source will be used. The development will provide lighting of external doors, car parking and garage areas. The detailed design for lighting will be further developed through reserved matters planning applications.

Dwelling entrances

The development will be designed with front doors that are visible from the public realm and promote natural surveillance. The detailed design for dwelling entrances will be further developed through reserved matters planning applications and will seek to locate communal entrance doors centrally and that they are visible from the public realm.

Windows

It is not possible to explore issues associated with windows given the outline nature of the planning application and supporting material. However, the general principles for windows will be further developed through reserved matters planning applications having regard to Secured by Design principles. We acknowledge that proposals should ensure that ground floor, basement and easily accessible windows are secured.

Conclusion and Benefits

Land at Ducks Nest is a new neighbourhood for Arborfield Green and follows the principles of the 20-minute neighbourhood, a model for sustainable placemaking whilst promoting connectivity, health and wellbeing and providing high quality homes for all overlooking green space.



A vision of what our green corridors could look like

The opportunity and benefits:

We propose to design a community that meets the required design standards of the WBDG and other local and national design guidance.

Whilst enhancing local character, Land at Ducks Nest will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land at Ducks Nest strives to be a valuable addition to the local community.

The benefits for bringing the development forward are:



Up to 40% affordable homes



Up to 135 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.



10.5 ha of SANG and 2.31 km of SANG path



Improving pedestrian and cycle connectivity to Arborfield Green and Arborfield by making use of existing, and creating new, green linear routes.



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all-important friend and family networks.



Our proposals provide a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including play areas, SANG, ecological rich meadow areas, SuDS and productive landscapes.



Re-wilding areas allowing habitats to develop naturally over time.



Connecting people to nature and natural systems by providing growing space and orchards and an opportunity to promote on-site biodiversity by maintaining and enhancing existing green infrastructure.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



A development that complements the character of Arborfield through the identification of its unique characteristics.



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline.



New homes will be designed in accordance with the Energy Hierarchy to meet the requirements of the Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented.

