Newlands Farm, Loddon Valley Garden Village

North of Mole Road & Church Lane and East of Carter's Hill Lane

Design & Access Statement | October 2025

thrive.

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GLEE250321-SW Newlands Farm, Loddon Valley Garden Village - Design & Access Statement

Document Status	Revision	Issue Date
PLANNING	A	06.11.2025

Introduction

Scope & Purpose of the Document

This Design and Access Statement (DAS) has been prepared by Thrive Architects on behalf of Gleeson Land Limitin support of an Outline Planning Application for the comprehensive development of land at Newlands Farm as part of Loddon Valley Garden Village.

This document sets out the principles of design and access for the proposed development, demonstrating how the design fits within the context of the Site.

The proposals have been prepared having regard to the planning context for the Site, and in consultation with key stakeholders in accordance with the guidance and policy contained within the following documents:

- National Design Guide (MoH CLG,2019)
- National Planning Policy Framework December 2024
- Wokingham Local Plan Update (Submission Draft 2024)

The DAS forms part of the outline planning application and has been informed by a suite of environmental surveys and technical assessments. The plans presented in this document are indicative and detailed plans for the development will be provided at the reserved mattes stage.

The vision for Newlands Farm, Loddon Valley Garden Village is to deliver a high-quality, sustainable development where people will want to live and which delivers on the aims and aspirations of the Local Plan Update, policy SS13 which allocates Loddon Valley Garden Village for development. The proposed development will provide an important opportunity to deliver much needed new homes for the area and will seamlessly integrate with the surrounding development which is planned for the area.

This scheme can deliver up to 430 new homes with a mix of housing types, sizes and tenures, including the provision of 40% affordable housing, catering for varied needs.

Summary of Proposals

Up to 430 new high-quality homes in mix of sizes and tenures, with a 40% affordable housing provision

Safeguarding nearby heritage assets

New children's play areas promoting outdoor activity

High quality, sustainable design Supports physical, social and environmental infrastructure as part of the Loddon Valley Garden Village development, both through on-site delivery and off-site contribution

New multi-functional open spaces such as areas for food production, green corridors and enhanced boundary planting to aid biodiversity net gain

Contributions to local infrastructure improvements

Sustainable surface water management including swales and attenuation basins with wildlife friendly features for enhanced biodiversity and the protection of existing ecological habitats

the site

Site Context

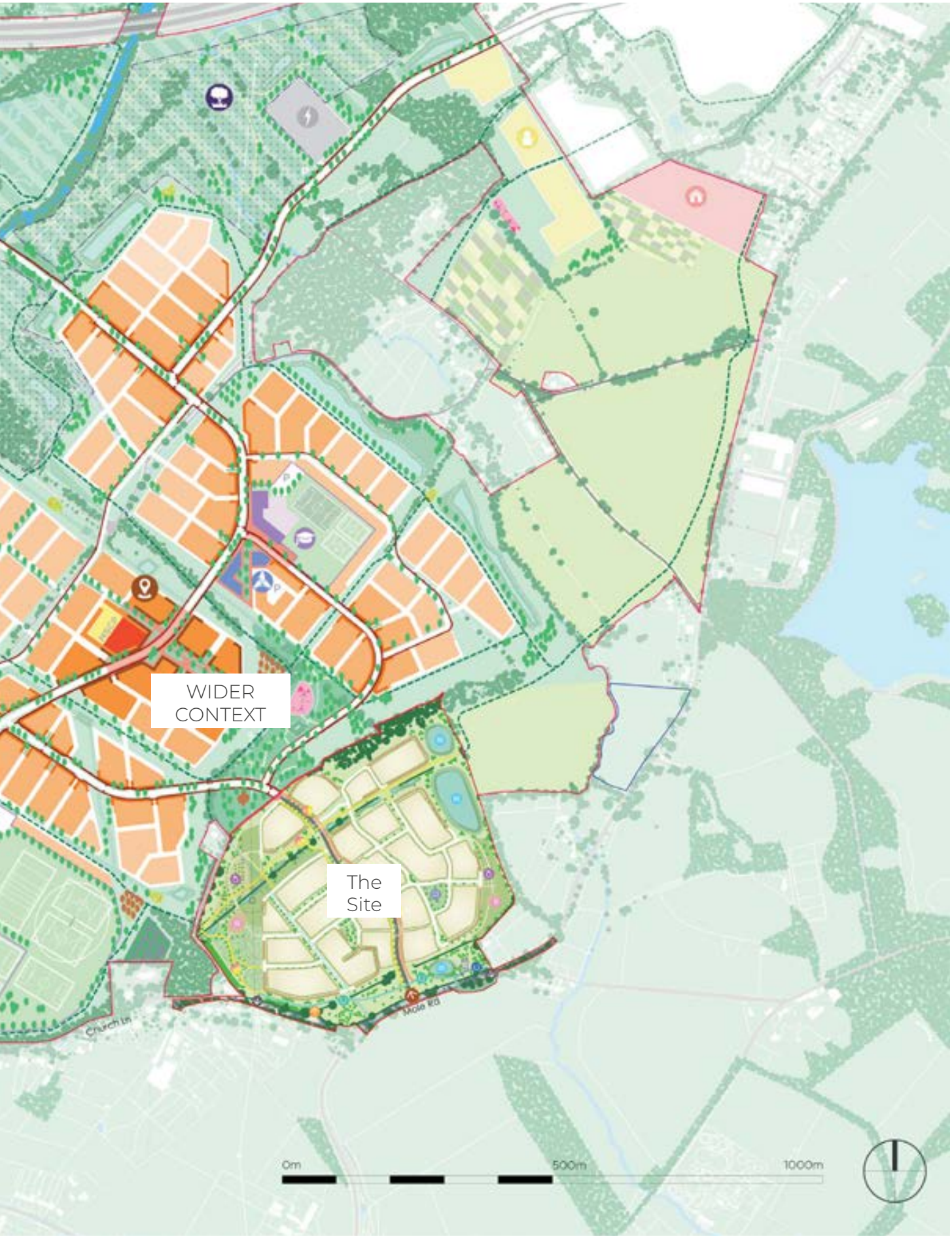
Loddon Valley Garden Village

This outline planning application forms part of a wider strategic development allocation within Wokingham Borough Council's emerging Local Plan Update, Policy SS13: Loddon Valley Garden Village. It is the largest single proposal in the plan which comprises housing, employment, local centres, schools and other community facilities. The principal land owner is the University of Reading, who are working in collaboration with Hatch Farm Land Ltd (HFLL) and the applicant, Gleeson Land Limited to bring forward this sustainable garden community.

Gleeson Land Limited have worked closely with WBC, the University and Hatch Farm Land Limited over recent years who have made significant progress in defining the concept of the Garden Village, to ensure that it will bring significant social, economic and environmental gains including:

- The delivery of around **3,930 new homes** in total. These would be of a wide variety of types, sizes and tenures including affordable housing to ensure that needs are met;
- Creating the largest **Country Park** in the Borough and one of the largest in southern England, with abundant opportunities for leisure and recreation, and delivery of significant habitat enhancement;
- The expansion of the **Thames Valley Science Park (TVSP)** to create a significant new employment area of around 100,000m2, which will create new jobs and make a significant contribution to the local economy.

This design proposal will demonstrate how land within the control of Gleeson Land Limited will integrate with the wider allocation and be sensitive to the setting of'Arborfield Village in the delivery of up to 430 new residential dwellings.


WIDER CONTEXT
The Site
Church Ln
Mole Rd
0m
500m
1000m

Site Context

Site Location

The site is located a short distance to the northeast of the village of Arborfield, which is around five miles southeast of Reading and four miles west of Wokingham. It is set within the Borough of Wokingham and parish of Arborfield and Newland.

Mole Lane, (B43030) runs along the southern boundary of the site and Church Lane runs immediately southwest.

Further to the south is Arborfield Green, a Strategic Development Location (SDL) of 3,500 homes allocated in the Core Strategy (2010), comprising the redevelopment of the former Garrison site. This is well advanced with building having commenced in 2016 and has now delivered over 1,600 homes . To the west of the Site is the South of the M4 SDL again allocated by the Core Strategy and comprising of some 2,500 homes and is also now substantially complete.

The Coombes C Of E Primary School is located around 0.7 miles to the south, with Farley Hill Primary School around 1.5 miles to the southeast within Arborfield Green. The nearest secondary school is currently Bohunt School, located around 2 miles to the south. Arborfield Village Montessori Nursery is approximately 0.5 miles from the site along Sindlesham Road.

Just a short walk from the junction of Church Lane and Mole Road lies the Arborfield Recreation Ground. Co-op food store, located on Bramshill Close, is the primary retail outlet currently serving residents whilst Arborfield Cross offers a village shop, a garage (with car wash services), the Bull Inn pub, and the Henry Street Garden Centre.

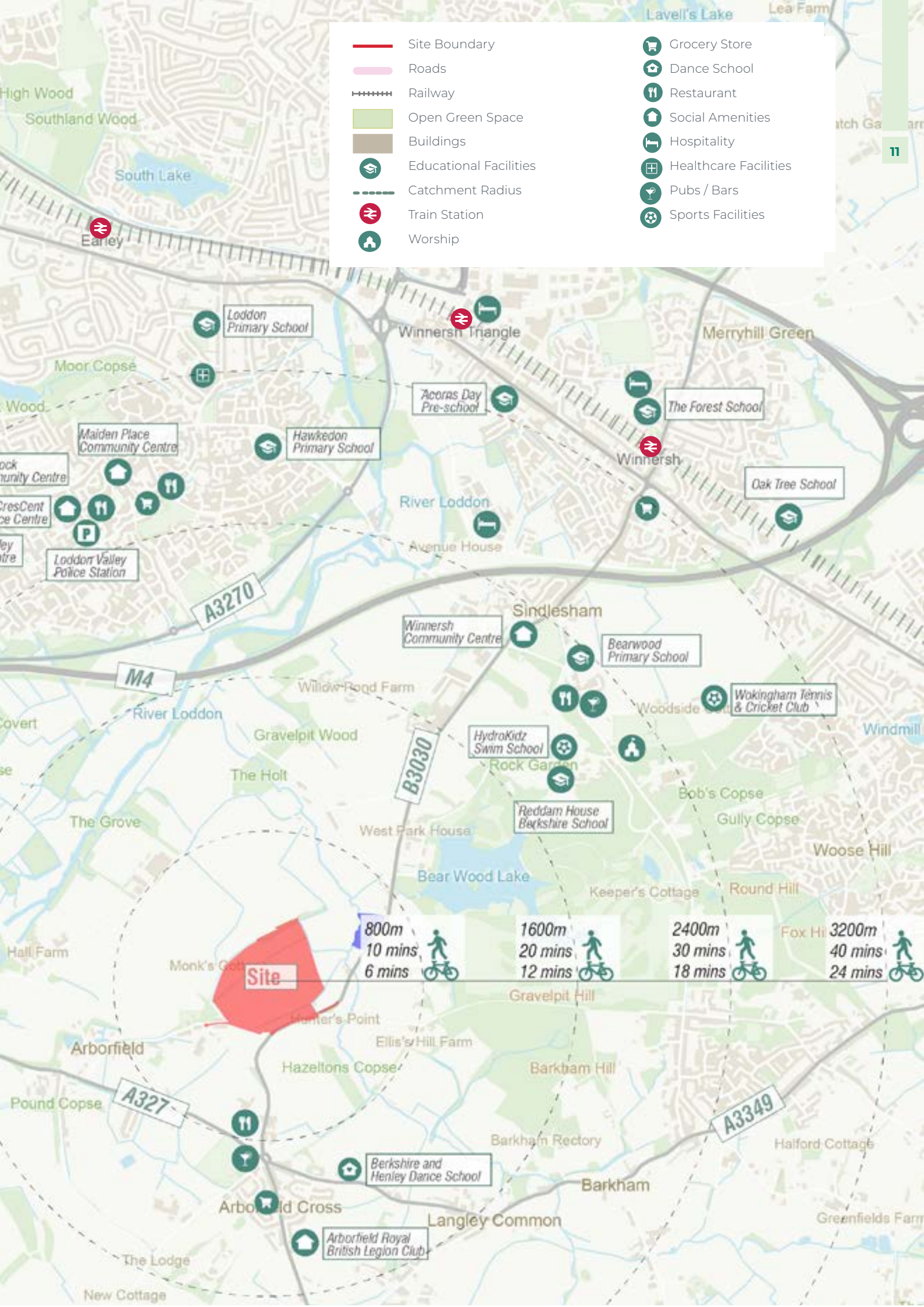
Arborfield Green provides a range of local facilities such as schools, shops, a doctors' surgery, a library, community and leisure centre.

- Shinfield, a village to the south of Reading that has been extended over recent years.
- Arborfield, Arborfield cross & Arborfield Green, the first two a collection of smaller villages and Arborfield Green a former army garrison which is currently under redevelopment as a new village.
- Barkham, a small village located towards the east of the site
- Sindlesham, an estate village located towards the northeast of the Site where there are several recreational and sports facilities
- Proposed Loddon Valley Garden Village to the north

WBC Local Plan SDL
UoR property area – **122.94Ha**
NIRD Trust Land – **270.90Ha**
TVSP area – **91.92Ha**
HFLL property area – **28.89Ha**
Gleeson Land Ltd property area – **24.43Ha**
Dance property area – **1.63Ha**
Seal property area – **3.25Ha**
Brazil property area – **1.54Ha**
Robertson property area – 1.72Ha

LVGV - Land Ownership Plan (2025) (Savills)

Wider Site Context


Site Boundary
Roads
Railway
Open Green Space
Buildings
Educational Facilities
Catchment Radius
Train Station
Worship
Grocery Store
Dance School
Restaurant
Social Amenities
Hospitality
Healthcare Facilities
Pubs / Bars
Sports Facilities
Lavell's Lake
Lea Farm
High Wood
Southland Wood
South Lake
Earley
Loddon Primary School
Winnersh Triangle
Merryhill Green
Moor Copse
Acorns Day Pre-school
The Forest School
Maiden Place Community Centre
Hawkedon Primary School
Winnersh
Oak Tree School
River Loddon
Avenue House
Loddon Valley Police Station
A3270
Sindlesham
Winnersh Community Centre
Bearwood Primary School
M4
Willow Road Farm
Wokingham Tennis & Cricket Club
River Loddon
Gravelpit Wood
HydroKidz Swim School
B3030
Rock Garden
The Holt
Windmill
Bob's Copse
Reddam House Berkshire School
The Grove
Gully Copse
West Park House
Woose Hill
Bear Wood Lake
Keeper's Cottage
Round Hill
800m
10 mins
6 mins
1600m
20 mins
12 mins
2400m
30 mins
18 mins
3200m
40 mins
24 mins
Site
Gravelpit Hill
Hall Farm
Monk's Gotten
Hunter's Point
Ellis's Hill Farm
Arborfield
Hazeltons Copse
Barkham Hill
Pound Copse
A327
A3349
Barkham Rectory
Halford Cottage
Berkshire and Henley Dance School
Barkham
Arborfield Cross
Langley Common
Arborfield Royal British Legion Club
Greenfields Farm
The Lodge
New Cottage

Site Context

Site Description

The 23.35 hectare application site is located to the north of the A327, Reading Road and immediately north of B3030, Mole Road which intersect both Arborfield and Arborfield Green.

The site is currently used for agricultural purposes and comprises four separate fields defined by mature hedgerows. There are several points of access, these are from Mole Road to the south, Church Lane to the west and Cartershill Lane to the north west. However the proposed main access for the development will be from Mole Road.

Mole Road is an evolving rural lane that is becoming a vital connector - connecting through to the north / north west as part of the proposed Spine Road facilitating access for garden-village parcels and reinforcing transition between village character and new suburban form.

In terms of landscaping, the lanes surrounding the Site are framed by strong green infrastructure - Church Lane via deep gardens and mature planting; Mole Road via hedgerows, watercourse continuity, and open fields - creating ecological and visual cohesion across the rural fringe.

A copse of trees define the wider landscape to the west at Cartershill Lane, and to the north eastern boundary of Site is an ancient woodland, Brickyard Plantation. A strong landscaped buffer defines the eastern boundary, whilst mature oak trees are dispersed amongst mature hedgerows within and to the edges of the Site.

There is a strong blue network surrounding the Site; River Loddon is to the north, Barkham Brook to the east, to the southeast is Bearwood Lake and several large ponds within private estates are to the west. An onsite ditch also aligns with the hedgerow that runs east to west, providing an opportunity to strengthen ecological corridors that integrate with the wider landscape.

There are no Public footpaths that cross the application site, however a well used byway is to the northern and western boundary at Cartershill Lane which will need to be carefully considered as part of the design proposals.

Bearwood Lakes

River Loddon

Copse at Cartershill Lane to the west.


CHURCH LANE
B3030 MOLE ROAD

Planning Context

Policy Compliance

This is an outline planning application for 430 dwellings at Newlands Farm on land proposed to be designated as a Strategic Development Location (SDL) in the emerging Wokingham Borough Local Plan Update (LPU) under Policy SS13. The applicant, Gleeson Land Limited, is working in close co-operation with the University of Reading (UoR) and Hatch Farm Land Limited (HFLL), which control and are promoting other parts of the allocation site.

Planning Policy Context

The adopted statutory Development Plan for Wokingham Borough Council (WBC) comprises the following:

- Adopted Core Strategy, January 2010;
- Adopted Managing Development Delivery Local Plan, February 2014;
- The South East Plan 2009 – Saved Policy NRM6 only; and
- Central and Eastern Berkshire Joint Minerals & Waste Plan 2019.

Wokingham Borough Managing Development Delivery Document (MDD)

The Wokingham Borough MDD (adopted February 2014) took forward and developed the objectives laid down in the Core Strategy. This includes providing additional detailed policies to use when considering development proposals.

Wokingham Borough Core Strategy DPD

The Wokingham Borough Core Strategy DPD (adopted January 2010) set out a vision for how the Borough would develop in the period to 2026. The approach of the Core Strategy included delivering housing in locations that meet the needs of the community and supporting new mixed use development locations based primarily on larger scale (Strategic Development Locations (SDLs)) consisting of accessible, high quality, well designed development.

The four SDLs allocated in the Core Strategy were as follows:

- Arborfield Garrison (3,500 dwellings);
- South of the M4 (2,500 dwellings);
- North Wokingham (1,500 dwellings); and
- South Wokingham (2,500 dwellings).

Design Policy Context

The development proposals reflect current government guidance and WBC's policies and guidance on creating high quality sustainable development. The proposed layout and design proposals draw upon guidance within the following documentsNational Design Guide (NDG)

- WBC Local Plan Updates 2023-2040 - (Appendix C)
- WBC Borough Design Guide SPD
- WBC Highways Design Guide for Developers
- Secured by Design Guidance
- Building for a Healthy Life
- Manual for Streets 1 and 2
- Streets for a Healthy Life
- Building for Life Guidelines
- The Marmot Principles

National Design Guide

The National Design Guide (NDG) sets out 10 characteristics of well-designed places, which together deliver the character of the place, nurture and sustain a sense of community and work positively to address environmental issues affecting climate. The 10 characteristics outlined within this document have been used to check that all aspects of the proposals have been considered, and that the proposals represent the best design possible in this location.

WBC Borough Design Guide (June 2012)

The Borough Design Guide is set out to encourage developers to bring forward well designed developments which complement and build upon the character of the immediate area.

LVGV Strategic Design Code (Emerging)

As part of the Loddon Valley Garden Village, design proposals, The University of Reading are working in partnership with the local authorities in the production of a strategic design code that will inform character areas within this new settlement - anticipated publication, 2026.

The Marmot Principles

Key to the success of Loddon Valley Garden Village as a sustainable new settlement will be the integration of health considerations, and facilitating healthy lifestyles. This is relevant both at the strategic planning scale, in terms of devising an overall masterplan and configuration of land uses, and at the detailed level in terms of how individual people will live on a day-to-day basis.

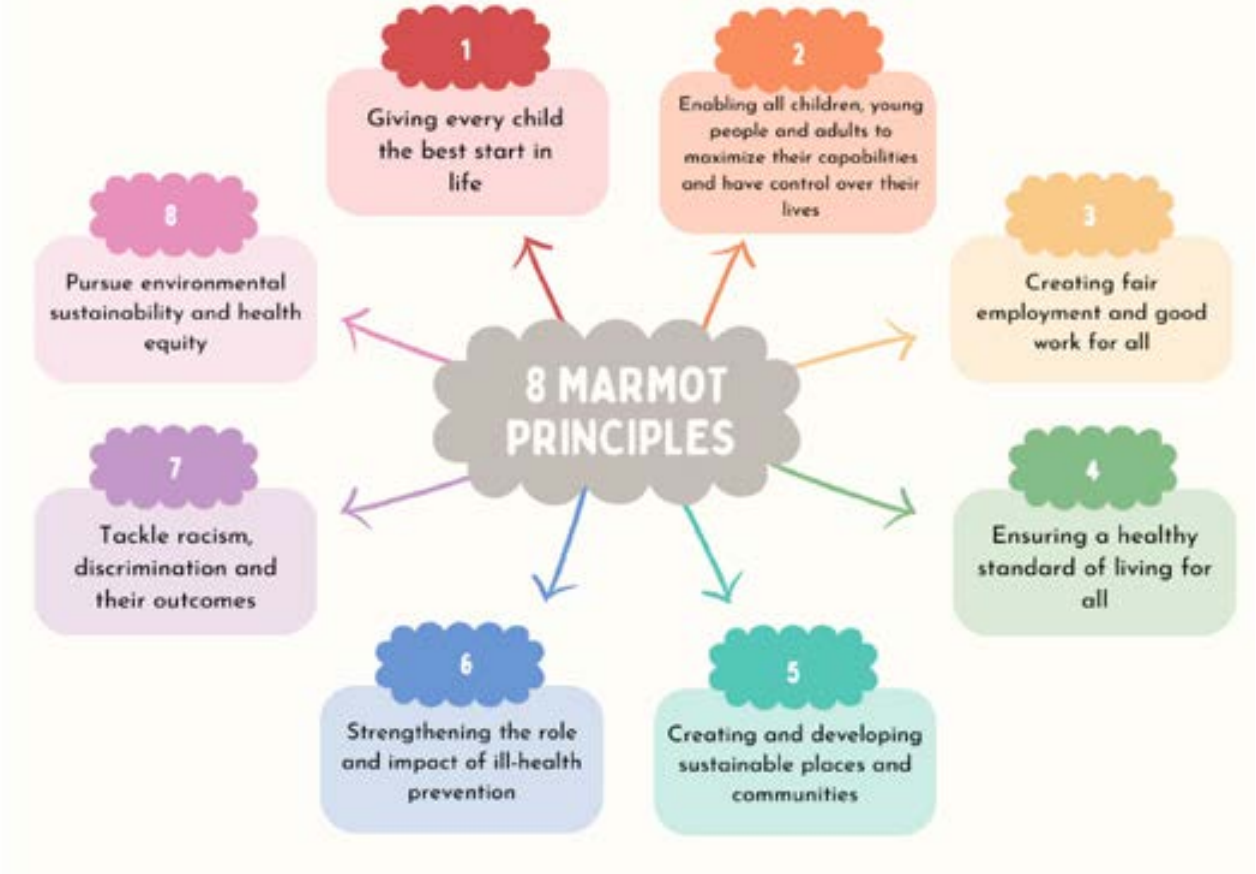
One of WBC's aims in the emerging LPU is not only to improve health in overall terms, but to reduce health inequality (paragraph 2.26 of the LPU). A leading source of guidance on this topic is the 'Marmot principles', deriving from an independent review by Professor Sir Michael Marmot on behalf of a previous Secretary of State for Health. The final report, 'Fair Society, Healthy Lives' (2010) concluded that reducing health inequalities would require action on eight policy objectives:

- Giving every child the best start in life;
- Enabling all children, young people and adults to maximise their capabilities and have control over their lives;
- Creating fair employment and good work for all;
- Ensuring healthy standard of living for all;
- Creating and develop healthy and sustainable places and communities;
- Strengthening the role and impact of ill-health prevention;
- Tackle racism, discrimination and their outcomes;
- Pursue environmental sustainability and health equality.

These principles are being taken forward by WBC not only through the Local Plan Update, but more generally through its Health and Wellbeing Board in order to become a 'Marmot Borough' across all corporate activities.

Each of the eight Marmot considerations has been considered in the preparation of this application. The proposed strategy for the site contributes directly through the provision of extensive community and social infrastructure on the site including health facilities, schools, sport, and public open space, and sustainable access to high-quality employment. As a result, Loddon Garden Village and this associated development will become an exemplar of Marmot principles.

The Marmot Approach to tackling inequalities



Planning Context

Wokingham Local Plan Update (LPU)

For around 9 years, WBC has been working to replace the extant Development Plan with the LPU. The LPU is currently at Examination Stage.

The Council's overall vision is to achieve a Borough that:

- Focuses on the needs of local communities;
- Will be sustainable for generations to come;
- Is a place where people choose to live, learn and work because both the places built and the places protected are valued and enriching.

Sustainability is therefore the main focus. In simple terms, this means meeting social, economic and environmental needs whilst providing a high quality of life for existing and future generations. Through overarching Policy SS1 (Sustainable development principles), the LPU will enhance the distinctive quality of the Borough, create strong communities, and respond to challenges such as climate change.

Complementing this, the spatial strategy and settlement hierarchy (Policy SS2) distribute growth to locations that are already, or are capable of becoming sustainable locations for development and most able to support a high quality of life. LVGV has been selected to play an important role in the settlement hierarchy, as it will evolve into one of the Borough's key settlements, with an array of opportunities to access jobs, services and facilities.

Policy SS13: Loddon Valley Garden Village provides a clear set of aims and objectives for the development in terms of delivering around 3,930 dwellings, 100,000m2 of employment floorspace, schools, local centres, infrastructure and a large country park. Of equal importance, however, are the place-shaping and delivery principles contained within Policy SS13, which describe and define how this development should take place. These relate to many key topics including:

- siting, layout and form of development and landscaping - requiring a sensitive approach which responds to and integrates with the locality;
- ensuring that a comprehensive package of infrastructure is delivered;
- bringing development forward under a single agreed vision and masterplan;
- comprehensive strategies for landscape and blue and green infrastructure, drainage and flood alleviation, and biodiversity;
- providing a mix of housing types and tenures to reflect up-to-date evidence on housing need;
- contributing towards a wide range and mix of employment;
- ensuring sustainable design and construction through an energy and sustainability strategy;
- implementing a comprehensive sustainable transport strategy which promotes active and public transport measures in particular;
- delivering comprehensive utility and digital infrastructure strategy;
- proceeding under an agreed strategy for governance and stewardship of community assets including the country park

Policy SS13 is also supported by an illustrative concept plan (Figure 8 to the LPU) which our Masterplan aligns closely with. Pg.58 highlights how the Framework Plan seamlessly integrates into the wider Strategic Framework.

Appendix C to the Local LPU provides further explanation and detail on these and other topics affecting the delivery of LVGV, complementing and amplifying Policy SS13, particularly in relation to place-making, access and movement and open space.

Wokingham Local Plan - Wokingham Vision

SS13: Strategic Masterplan

Planning Context

Policy Compliance

Wokingham Borough Council Borough Design Guide SPD

Wokingham Borough Council have published a Design Guide to encourage developers to bring forward well designed developments which complement and build upon the character of the immediate area.

The document emphasises the importance of understanding the local context of a Site, including the topography and orientation, existing natural and landscape features, heritage assets and their settings, the local settlement pattern and route network.

Arborfield is a settlement that has been identified as a 'Loose (rural) village' that was constructed over a period of time, with landscape noted as the key consistency in local character. Common characteristics listed include the following:

- Typically developed over time from a scattered settlement pattern, often with a variety of development character throughout the settlements;
- Buildings are loosely arranged and tend to be detached;
- Generally few established building lines;
- Some buildings are set back from the highway and some are set close to it; and
- Planting tends to dominate the front gardens and boundary treatments.

Wokingham Borough Council's design guide promotes development that is high-quality, well-designed, and preserves the area's character. Key objectives include creating attractive and sustainable places by protecting the natural environment, integrating good design into all aspects of development, and providing access to excellent services and amenities for residents. The guidance seeks to ensure new residential development is sensitive to the local context, addresses landscape and ecology, and contributes to a vibrant and functional community.

Core design principles include the following:

1. Context & Character

- Development must respond positively to existing context.
- It should retain or enhance local built and natural heritage, and fit the character and identity of the area.
- Proposals should relate well to neighbouring properties.

2. Connections & Accessibility

- Encourage walking, cycling, and public transport.
- Locate development to minimise travel needs and improve integration and accessibility.

3. Vibrant & Sustainable Communities

- Schemes should be functional, safe, accessible, adaptable, and able to endure over time.
- Promote high-quality design, help create a sense of place, and meet users' needs while minimizing negative impacts.

4. Environmental Sustainability

- Maximise site potential, minimize/mitigate environmental impacts, and support zero-carbon goals.
- Address flood risk and biodiversity enhancement.

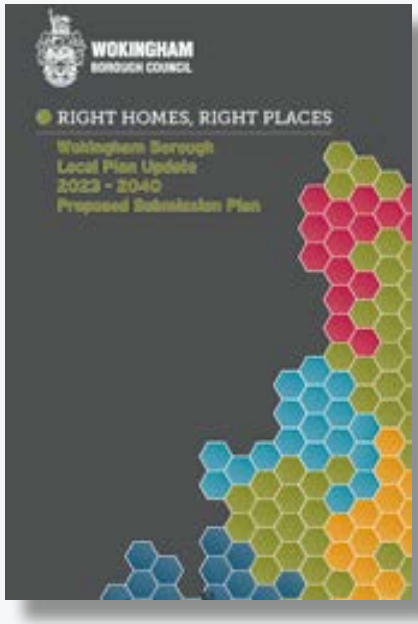
5. Inclusive Processes

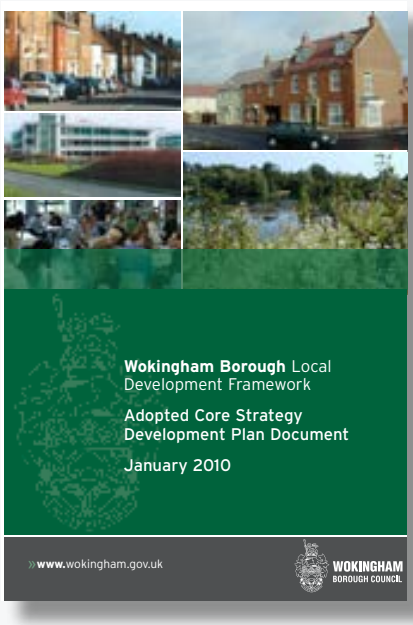
- Encourage community involvement throughout design and development

As such, the design proposals have been established following in depth analysis of the Site and its existing local context, alongside the future development of Loddon Valley Garden Village. Both the rural village to the West of the Site and what will be the core of the new Loddon Valley Garden Village to the north will inform character areas across the development at Newlands Farm, Loddon Valley Garden Village. Wokingham Borough Council Borough Design Guide SPD

The development framework will promote core design principles established in WBC's Design Guide which are in accordance with the key values of good urban design practice. This is to create functional, inclusive, and aesthetically pleasing spaces that balance social, environmental, and economic needs while fostering community well-being.

For any future detailed design of this development, the forthcoming Loddon Valley Garden Village Strategic Design Code will also play an important role in creating a sense of place and character identity that successfully integrates with this proposed new community.





Local Context

Existing Local Amenities

The closest amenities to the site are found in the nearby settlements of Arborfield Cross, Barkham and Sindlesham. Reading is also a short drive north where a wide range of amenities are available.

Most amenities are located in Arborfield Cross, such as The Bull Inn, Local Co-Op and garage. In summary, the following can be easily accessed from the Site:

Education

Coombes Primary School is within easy reach which is located next to Coombes Woods. Other nearby primary schools serve the cluster of local villages just a mile or two away. Bohunt School Wokingham provides modern secondary education close by, with additional secondary and independent school options within a short driving distance. The area also benefits from pre-school and nursery provision for younger children

Sports & Recreation

Just a short walk from the junction of Church Lane and Mole Road lies the Arborfield Recreation Ground, a family-filled park with generous open space. For indoor sports, fitness, or classes, Arborfield Green Leisure Centre provides options for all ages—gym, badminton, football, tennis, studio classes, and family activities like Active Play.

Hazebrouck Meadows and California Country Park offer accessible local walking trials, which are soon to be enhanced following the delivery of a 200-hectare country park along the River Loddon which form part of the Loddon Valley Garden Village place making strategy.

Commercial

The Co-op food store, located on Bramshill Close, is the primary retail outlet currently serving residents. In addition, Arborfield Cross Village offers a charming village shop, a garage (with car wash services), the Bull Inn pub, and the Henry Street Garden Centre.

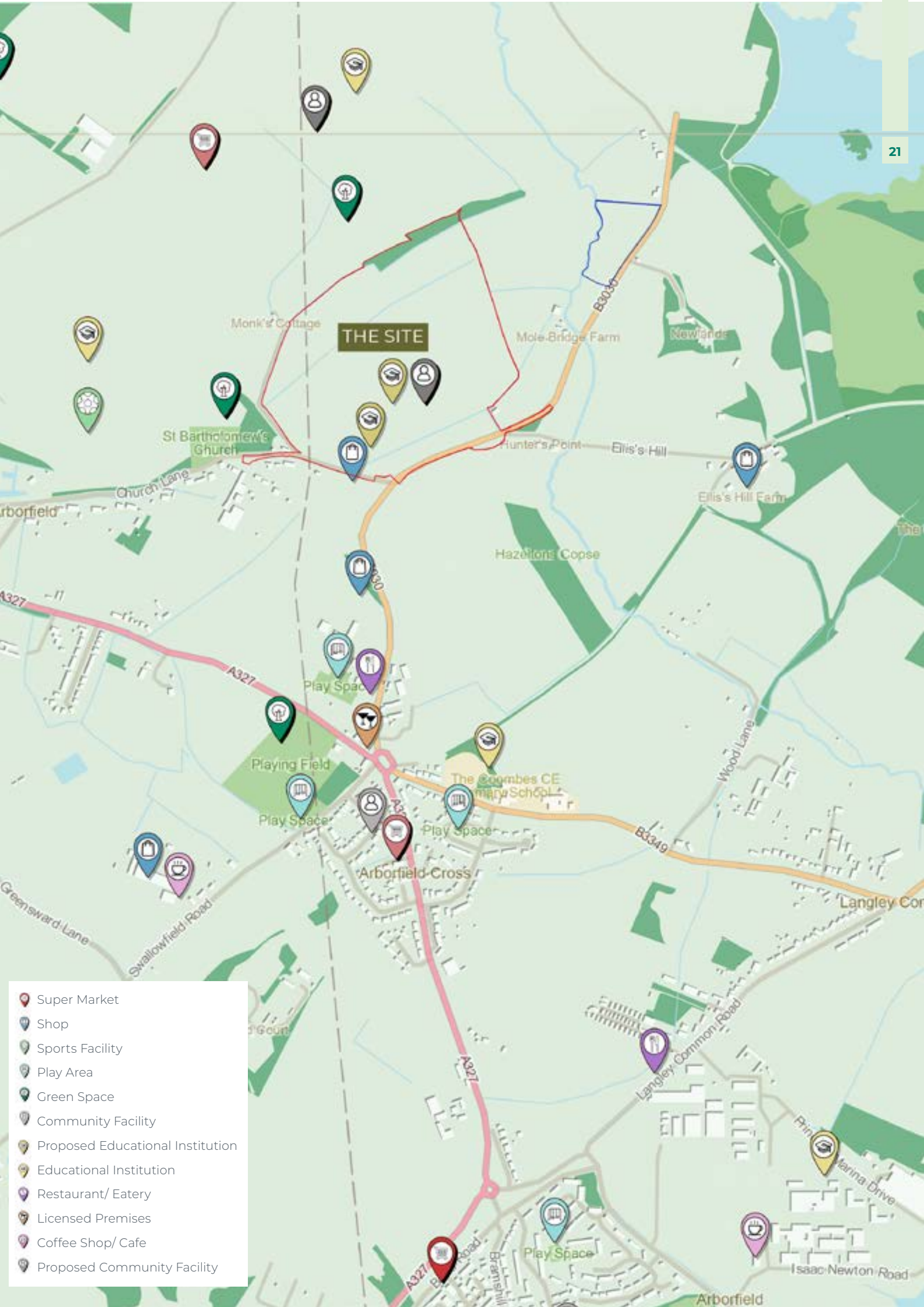
Communal

There are community centres available in Arborfield Green and Sindlesham where community events and gatherings regularly take place.

The Bull Inn, Arborfield

Arborfield Village Hill

Arborfield Co-Op


THE SITE
Monk's Cottage
Mole Bridge Farm
Newlands
B3030
St Bartholomew's Church
Church Lane
Hunter's Point
Ellis's Hill
Ellis's Hill Farm
Hazelions Copse
A327
Play Space
Playing Field
Play Space
Play Space
The Coombes CE Primary School
Arborfield Cross
Wood Lane
B3349
Greensward Lane
Swallowfield Road
Langley Common Road
Marina Drive
Play Space
Isaac Newton Road
Arborfield
Super Market
Shop
Sports Facility
Play Area
Green Space
Community Facility
Proposed Educational Institution
Educational Institution
Restaurant/ Eatery
Licensed Premises
Coffee Shop/ Cafe
Proposed Community Facility

Local Context

Planned Local Amenities

Nearby, Arborfield Green is evolving into a vibrant, well-integrated Garden Village—blending modern homes with green spaces, education, and community facilities, all thoughtfully designed to foster sustainable living and connectivity in the Berkshire countryside.

Over recent years the following facilities have been approved or proposed:

A major new district centre is currently under development off Nine Mile Ride Extension. Spanning roughly 10.6 hectares, the design includes:

- A new Sainsbury's **'neighbourhood hub',** featuring in-store bakery, fresh produce, Argos, TU clothing and Habitat as recently opened.
- A pedestrianised high street with **18 commercial units** which could accommodate a pub, pre-school, day nursery, community centre, and green public spaces including a square and allotments.

The district centre, tied to Crest Nicholson's housing development, is intended to ease access to day-to-day services and reduce reliance on cars - progress update show the access road nearing completion and the Sainsbury's entrance in place.

Loddon Valley Garden Village

The village (which this application forms part of), is envisioned to encompass around 3,930 homes by its full build-out, with approximately 2,700 homes completed by 2040. As such, there are vast range of new facilities that will be provided within walking and cycling distance to local residents over the next 15 years.

Education

New education facilities are proposed - these will be delivered in a timely manner to ensure local need is meet for both new residents and those within surrounding areas.

Employment

The scheme proposes an **expansion of the Thames Valley Science Park**, delivering a business hub oriented towards research-based industries and increasing employment opportunities connected to the University of Reading.

Retail, Healthcare & Leisure Facilities

Three neighbourhood centres are planned, each to include retail (e.g., food stores), community, cultural, leisure, indoor/outdoor sports, and healthcare facilities.

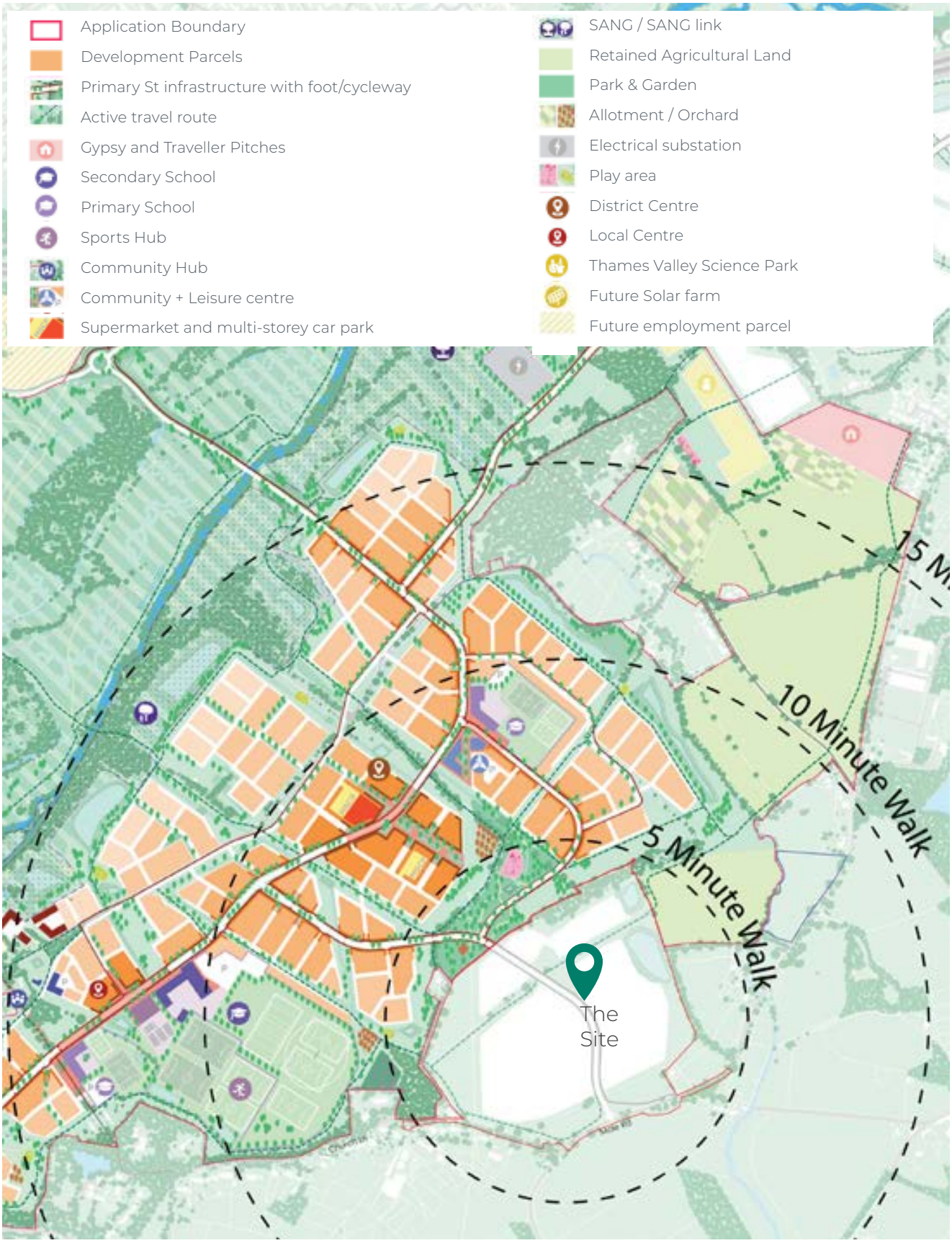
Green & Recreational Space

A 200-hectare Eco Valley will be established along the River Loddon—potentially the largest in the borough—featuring green corridors, footpaths, and restored habitats. Additional play areas, food-growing spaces, and sports zones are also integrated into the layout.

Transport & Connectivity Enhancements

The development features significant transport upgrades:

- A new road link over the M4, enhancing access to Lower Earley Way.
- An additional lane on Lower Earley Way
- Connections to Hatch Farm Way.
- A bus service running every half-hour to Wokingham and Reading centres.
- A network of pedestrian and cycle routes.


Application Boundary
Development Parcels
Primary St infrastructure with foot/cycleway
Active travel route
Gypsy and Traveller Pitches
Secondary School
Primary School
Sports Hub
Community Hub
Community + Leisure centre
Supermarket and multi-storey car park
SANG / SANG link
Retained Agricultural Land
Park & Garden
Allotment / Orchard
Electrical substation
Play area
District Centre
Local Centre
Thames Valley Science Park
Future Solar farm
Future employment parcel
15 M
10 Minute Walk
5 Minute Walk
The Site

Local Context

Heritage

Arborfield has a rich history stretching back over 1000 years. The area has seen continued development across history with the settlement continuing to grow today.

Early History

The name Arborfield likely comes from the Old English 'Eorforfeld', meaning 'Boar Field' suggesting the settlement started as a hunting grounds, the produce of which was likely used for sustenance and local trade.

In 1086 the village was recorded as 'Epleford' in the Domesday Book indicating that the settlement was established by the Norman Conquest.

Medieval to Early Modern Period

Following its early history the settlement was primarily a rural farming community, the land of which was managed by various lords.

St Bartholomew's Church dates back to the 13th century but was then replaced in the 19th century.

20th Century

The Arborfield Garrison was established to house the Army Remount Depot in WW1 and would later evolve into the Royal Electrical and Mechanical Engineers (REME) during and after WW2. The development of which led to significant population growth and modernization of the village infrastructure.

21st Century

In 2015 the Arborfield Garrison closed and has since been under a major residential transformation known as Arborfield Green. The new development includes housing, new schools and various other amenities.

Significant development has since taken place across the wider areas, signalling the settlement will continue to grow into the future.

Heritage Report

The Site has been the subject of a Cultural Heritage assessment, produced by archaeology and built heritage consultancy, RPS. The assessment identified potential for the presence of possible Prehistoric and Romano-British activity on the Site. This potential is attributed on the basis of the recovery of artefacts during a previous fieldwalking survey. Medieval and Post Medieval agricultural activity is considered likely to have truncated any archaeological remains which may have been present on the Site and, at this stage, it is considered likely that any archaeological features that may be present will not be of more than local-regional interest.

A site visit identified that the Site is considered to form a small part of the setting of a number of Listed Buildings. However, the contribution the Site makes to the setting of these assets is very low and development on the Site is not considered to materially impact their overall significance.

Reading Room Cottage

St. Bartholomew's Church

Former Pub 'The Swan'

Character Assessment

Church Lane

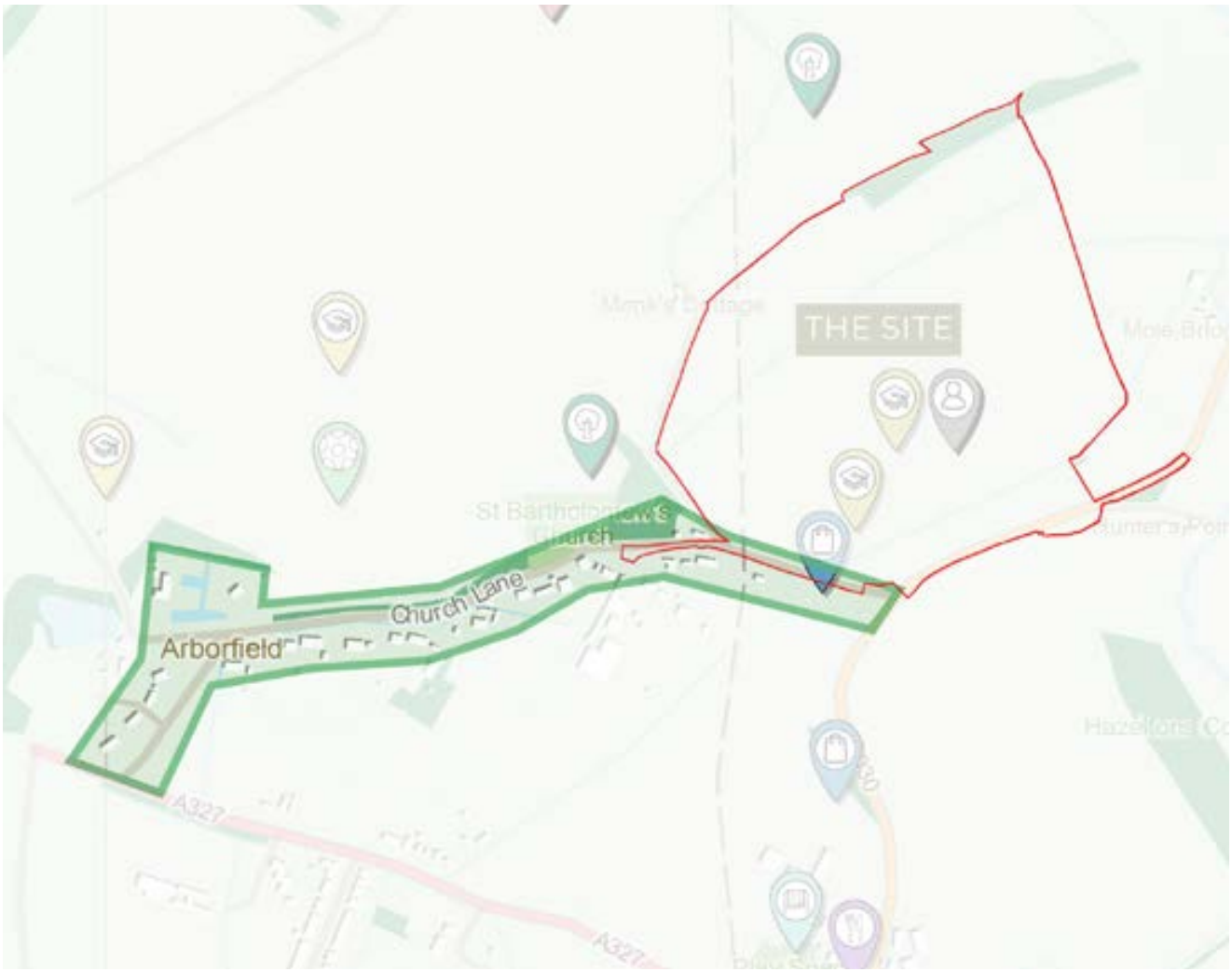
Church Lane to the south west of the Site is a semi-rural suburban fringe characterized by a transitional interface between established village fabric and emerging residential developments. The lane acts as a connective spine that links the historic core of Arborfield village with newer housing estates, contributing to both local permeability and legibility.

The immediate streetscape along Church Lane exhibits a low to medium density residential pattern, predominantly comprising detached and semi-detached dwellings set within generous plots, which reinforce a spacious, verdant character. This spatial arrangement supports a human-scale environment, fostering visual permeability and a strong sense of place through a consistent architectural language and mature landscaping.

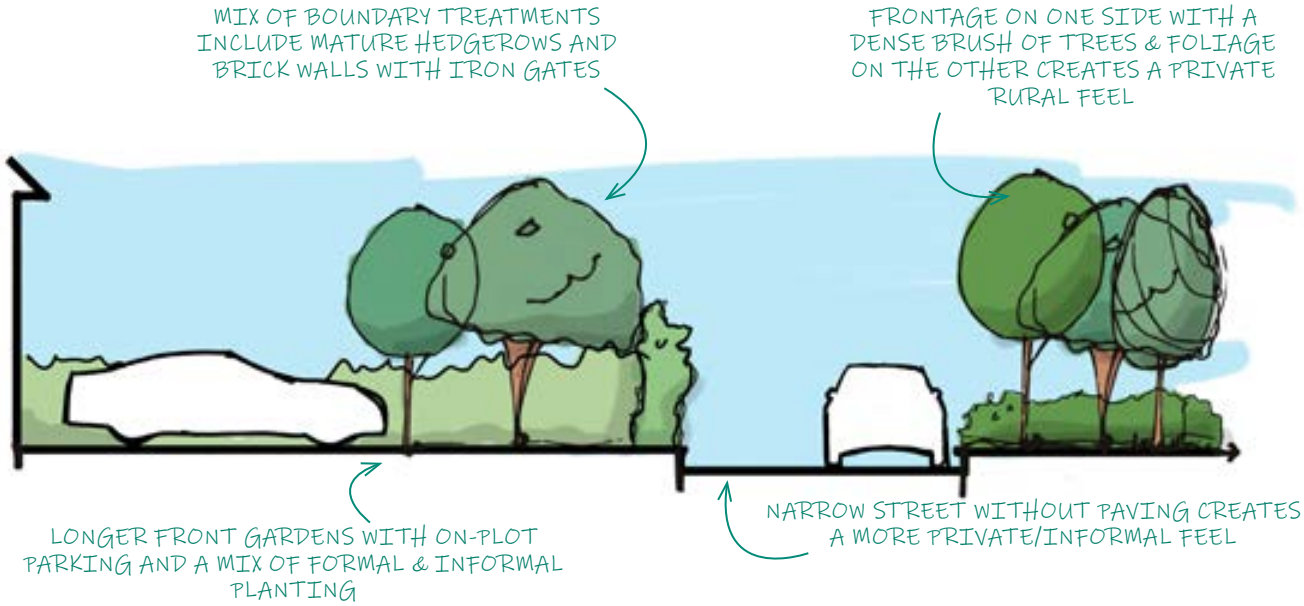
In terms of contextual morphology, Church Lane's linear alignment and relatively narrow carriageway promote traffic calming and support a pedestrian-friendly environment. The lane's integration within the wider settlement pattern reflects principles of connectivity and sustainability, aligning with contemporary garden village frameworks emphasizing walkability, mixed-use adjacency, and green infrastructure.

Architecturally, this coarse grain residential lane presents a mix of façade materials - white render is common alongside brown and orange brick.

Roofs are a mix of hipped and gabled with some feature dormer windows. Materials include slate and brown tiles , fascias vary between natural timber and white painted timber.



Illustrative Street Section



Character Assessment

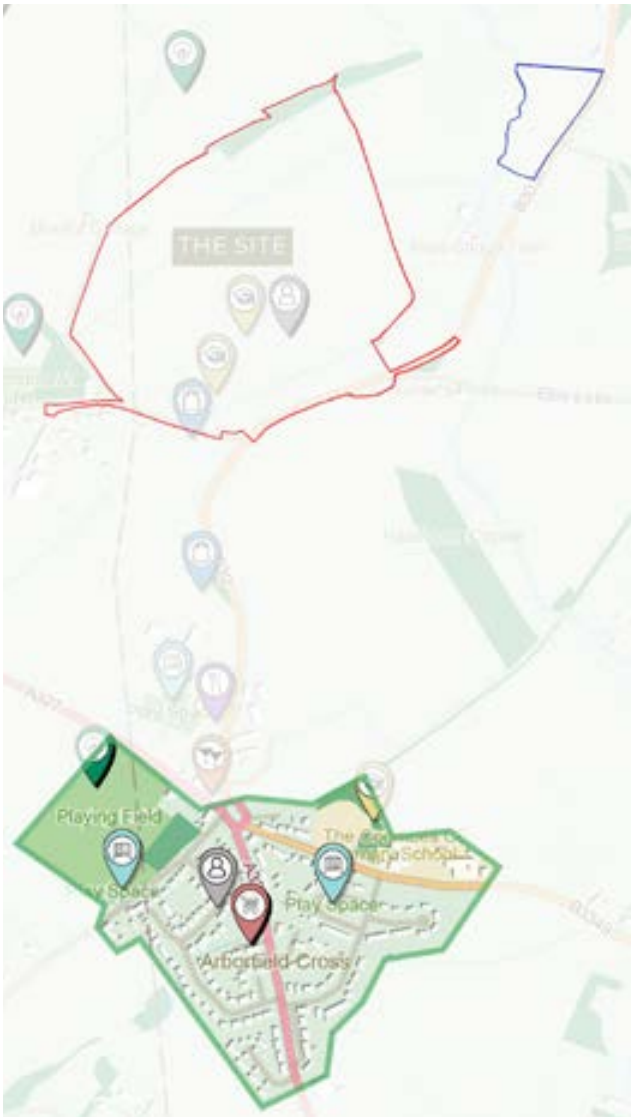
Arborfield Cross

Arborfield Cross is a compact, historic village centre with a fine grain street pattern that encourages walkability and community interaction. Its built form features vernacular architecture closely aligned along narrow streets, creating a human-scale public realm. Modern housing contrasts historical landmark buildings such as the former Swan public house and traditional cottages that front Eversley Road. Green spaces and mature trees soften the streetscape, enhancing environmental quality.

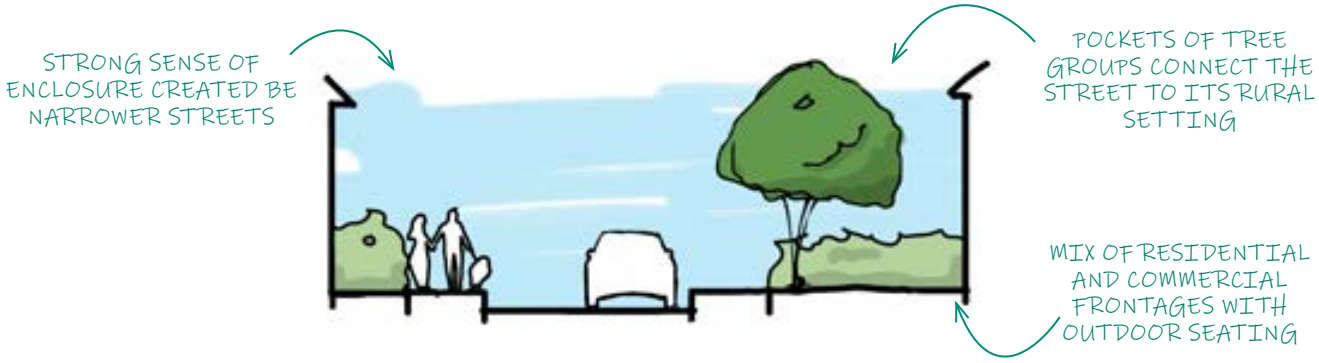
Functionally, it serves as a local mixed-use node, blending traditional village fabric with adjacent suburban growth, fostering a strong sense of place and sustainable urban living.

Architecturally, façade materials include red brick, red-multi brick, white render and some pastel tones.

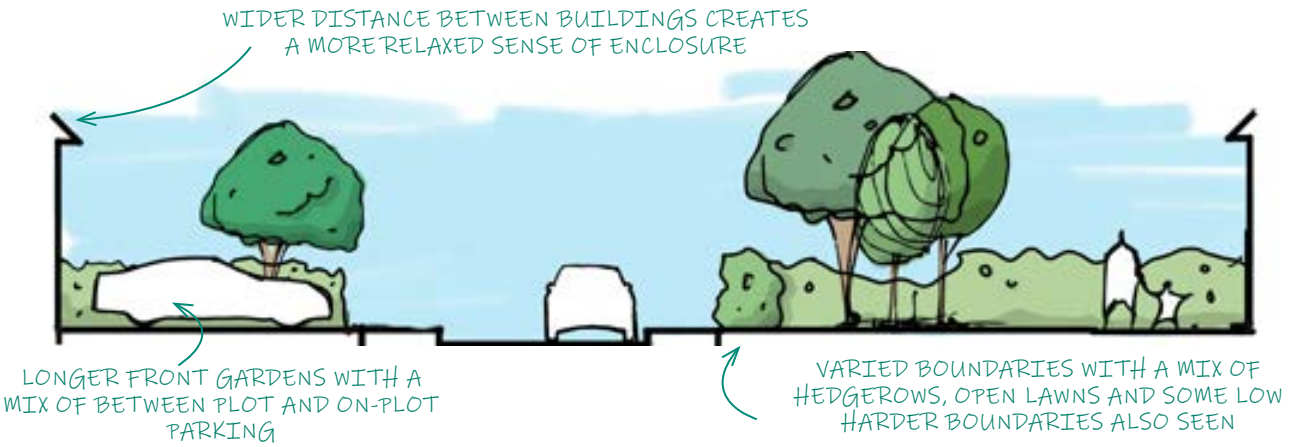
Noticeable façade detailing include tile hanging, flint decals and black/brown timber framing.



Illustrative Central Street



Illustrative Residential Street



Character Assessment

Barkham

Barkham is a village located just two miles southwest of Wokingham and dates back to 951 when a Saxon thane gave the settlement to the monks of Abingdon Abbey.

The semi-rural village exhibits a coarse grain settlement pattern characterized by low-density residential clusters interspersed with open green spaces and agricultural land. The village layout is defined by curvilinear roads and lanes that follow historic routes, promoting a sense of organic growth and landscape integration.

The built environment consists mainly of detached dwellings with generous plot sizes, reflecting a suburban-rural hybrid typology that emphasizes privacy, greenery, and a spacious streetscape.

Public realm elements, such as hedgerows, mature trees, and informal green buffers, create soft edges between private properties and surrounding countryside, reinforcing Barkham's semi-rural character. The limited presence of commercial or civic facilities contributes to a quiet, residential atmosphere.

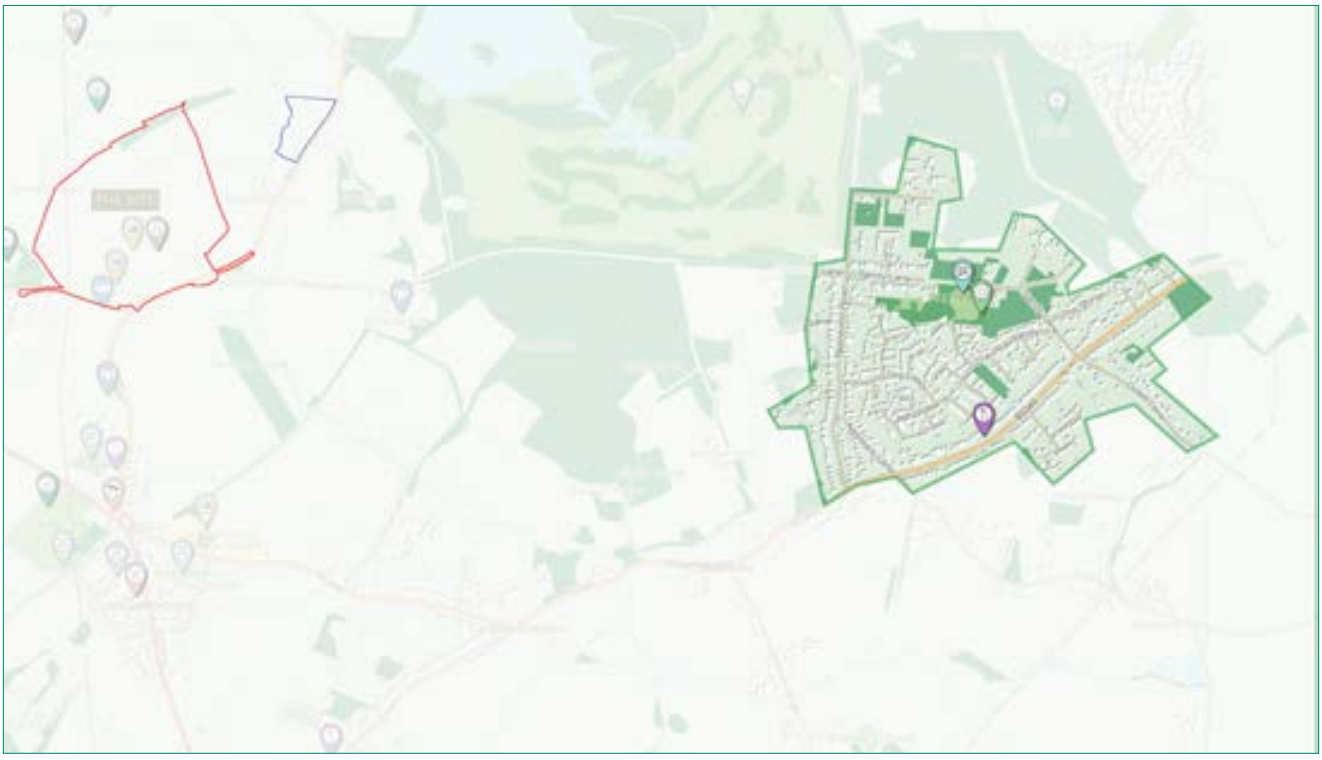
Connectivity is primarily car-dependent, though footpaths and bridleways provide recreational and local access routes, supporting a degree of permeability.

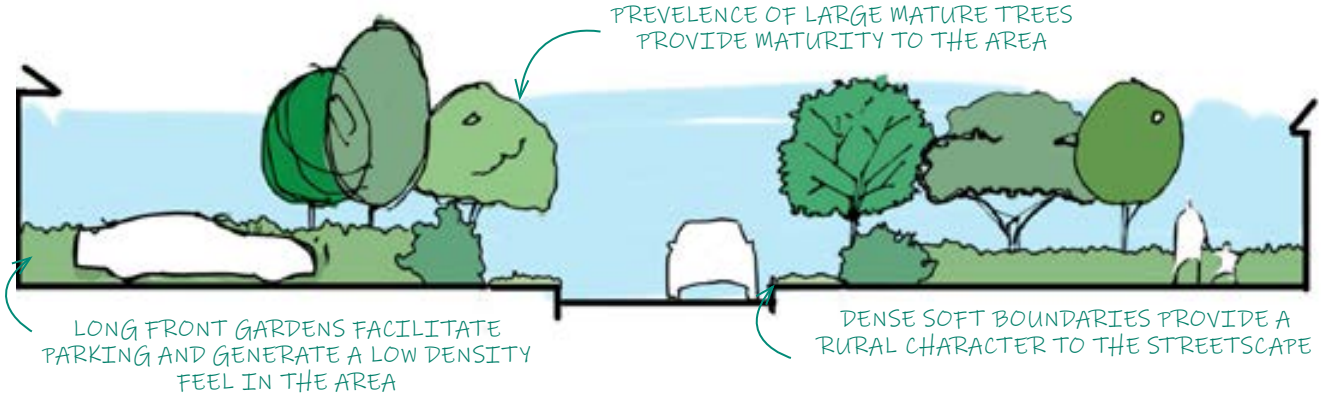
Barkham's character is defined by its balance of rural tranquillity and suburban comfort, situated within a landscape that preserves natural features and maintains a strong visual and spatial relationship with the surrounding environment

Architectural styles vary but often feature traditional materials that maintain local vernacular continuity. Common materials include white render, red brick, red-multi brick, and buff brick. Noticeable details include timber cladding, tile hanging and black/ brown painted timber frames.

Roofs are predominantly gabled with brown or slate tiled roofs, however some hipped and dormer roofs are also present throughout the settlement.

Parking varies based on the area of the settlement with a mix of frontage on-plot parking, garage parking and between-plot parking.




PREVELENCE OF LARGE MATURE TREES PROVIDE MATURITY TO THE AREA
LONG FRONT GARDENS FACILITATE PARKING AND GENERATE A LOW DENSITY FEEL IN THE AREA
DENSE SOFT BOUNDARIES PROVIDE A RURAL CHARACTER TO THE STREETSCAPE

Local Context

Landscape and Visual Context

The site lies on the northern edge of the village of Arborfield, a small village typified by leafy native hedgerow boundaries with mature oak trees. This surrounding landscape to the north, west and south of the site is typical of the wider 'Arborfield and Barkham Settled and Farmed Clay' landscape character in which the site is located (Wokingham Borough Landscape Character Assessment, 2019. This is an undulating landscape with large arable fields and smaller pasture fields. To the east, the landscape is typical of the southern part of the 'Bearwood Wooded Sand and Gravel Hills' character area, with coombe woodland valleys and grazed pasture and little settlement.

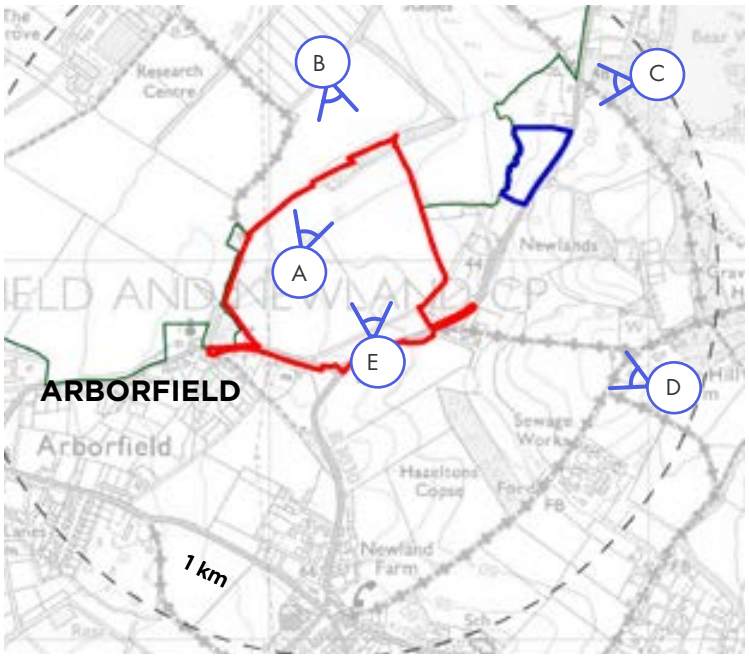
In the immediate vicinity of the site, an area of ancient woodland, Brickyard Plantation, lies to the west of the site and this woodland, together with mature oaks along the site's boundaries provides visual enclosure from the wider area to the west (see View A).

To the north of the site there is a further hedgerow with mature oak trees on each side, together with a linear woodland, Dog Kennel Copse, which also includes ancient woodland and provides a degree of visual enclosure to views from the north (see View B). The separate planning application by the University of Reading on land here may ultimately result in this area becoming a large neighbourhood park, with housing and a local centre beyond.

To the east, there are glimpsed views from a short stretch of Mole Road, however mature hedgerows around Mole Bridge Farmhouse provides further screening (see View C).

Further to the east, there is an area of pasture farmland leading up Ellis's Hill towards an area of woodland called 'The Coombs'. This area benefits from a further network of byways, but foreground hedgerows, trees and woodland provide some good screening to views (see View D). This landscape to the north-east and south-east of the site, including Dog Kennel Copse is within the draft 'Barkham and Bearwood' Valued Landscape.

To the south of the site, there views into the site from a short stretch of Mole Road (see View E), however this boundary also benefits from native hedgerow with occasional mature trees providing a degree of screening.



Type A: River Valley

A2 - Loddon River Valley

Type C: River Terrace

C1 - Arborfield River Terrace

Type J: Settled and Farmed Clay

J1 - Wokingham - Winnersh Settled and Farmed Clay

J2 - Aborfield and Barkham Settled and Farmed Clay

J3 - Spencers Wood Settled and Farmed Clay

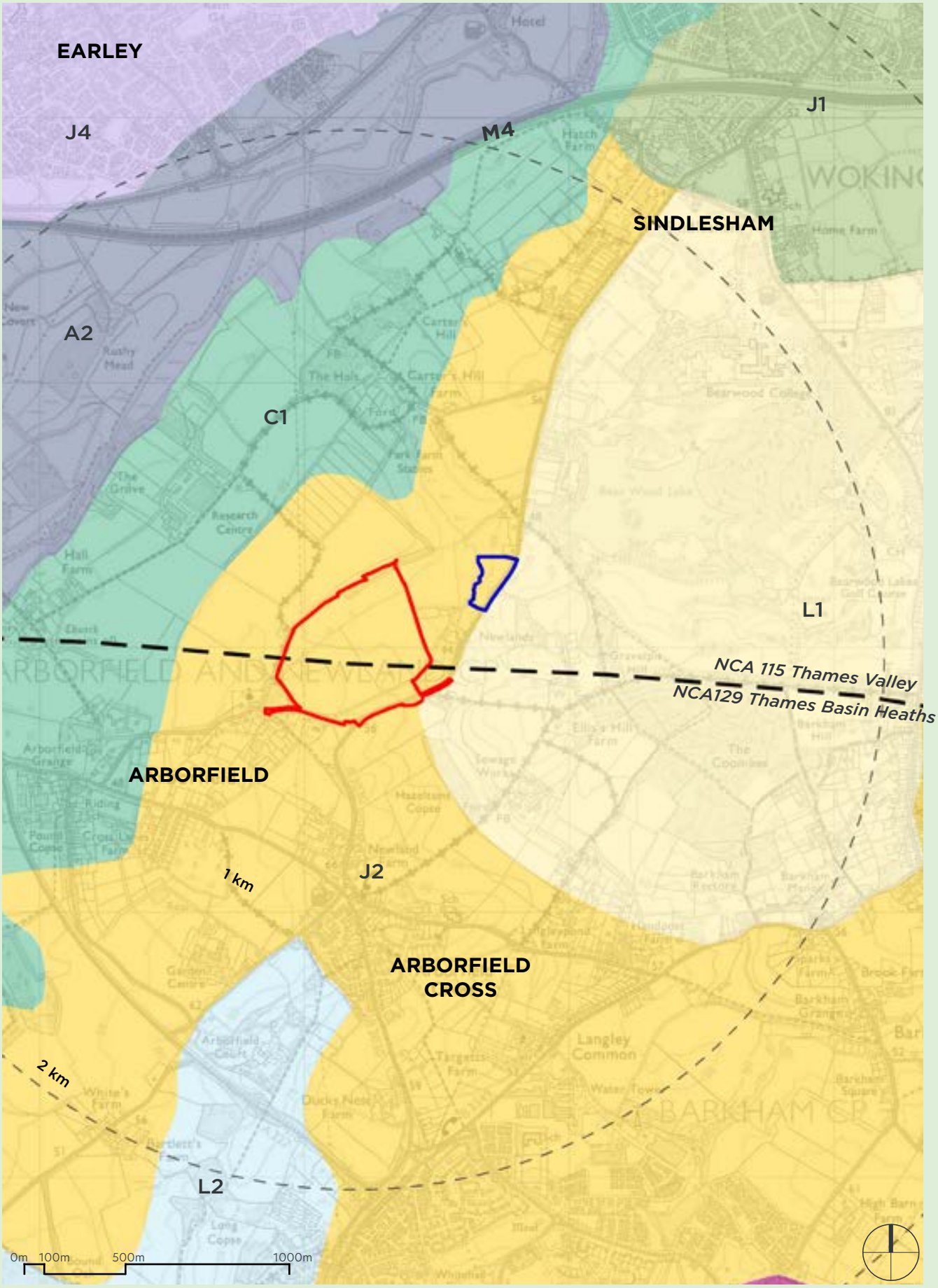
J4 - Woodley - Earley Settled and Farmed Clay

Type L: Wooded Sand and Gravel Hills

L1 - Bearwood Wooded Sand and Gravel Hills

L2 - Farley Hill Wooded Sand and Gravel Hills

Viewpoint Locations (Savills)



Wokingham Borough Landscape Character Assessment (2019) (Savills)

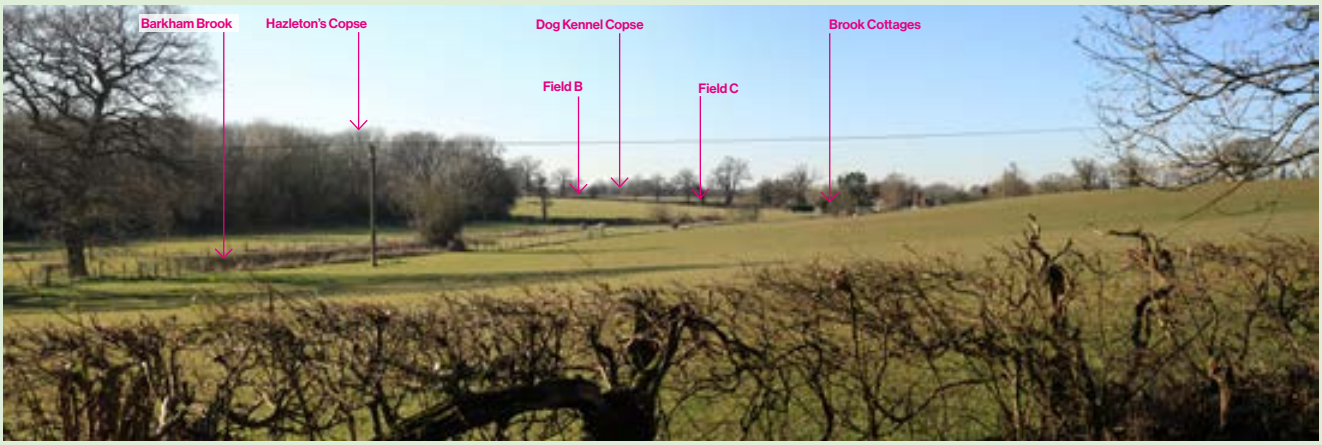
Local Context

View A (i): From Church Lane, adjacent to Reading Room Cottage, looking north-east along ARB03 byway. The CEDAR facility can be glimpsed in the distance. The northern part of the Site (Fields A and B) can be glimpsed beyond the clipped hedgerow in the foreground.

View A (ii): From Church Lane, adjacent to Reading Room Cottage, looking south-east along ARB03 byway. The CEDAR facility can be glimpsed in the distance. The northern part of the Site (Fields A and B) can be glimpsed beyond the clipped hedgerow in the foreground.

View B: View from the north: From PRoW ARB03, looking south. The site is visible beyond a field in the foreground although is screened by foreground hedgerow in places.

View C: From Mole Road, looking north-west. The two fields in the foreground lies outside of the red-line boundary. Beyond this, the northern part of the site is glimpsed visible in the middle-distance.

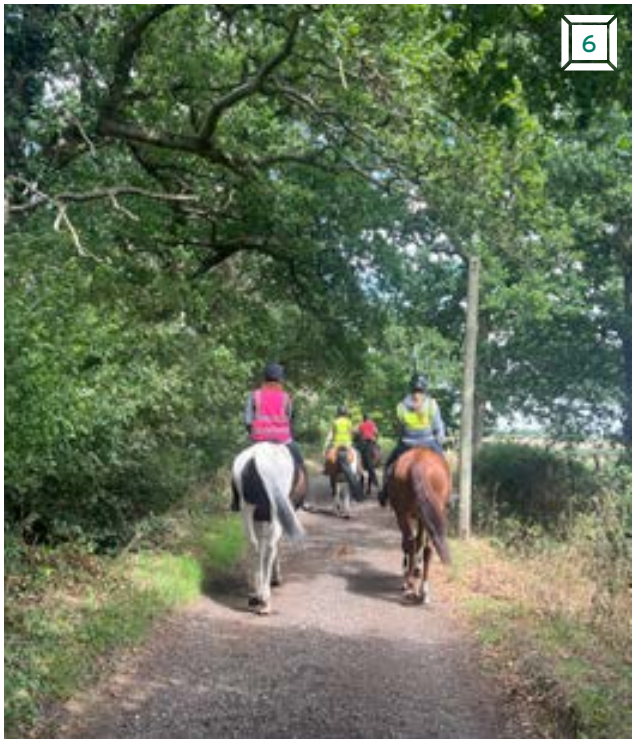


View D: From PRoW ARBO9 adjacent the sewage works looking north-west. The eastern part of the Site can be seen in the distance .

View E: From B303 Mole Road, looking north-east. Mature hedgerows and trees screen much of the site however the southern part of the Site can be seen in middle distance.

site analysis

Site Analysis



Viewpoint Locations A, B, C, D, E refers to the images on the pg. No. 34-35

Site Analysis

Landscape

Vegetation

The site comprises three modified grassland fields and a single arable field. These are subdivided by two native hedgerows with trees and a fence-line. All of the site's external boundaries also comprise native hedgerows. These are all clipped and allow views into the site. Large mature oak and ash trees can also be found within the hedgerows.

The Site includes a small linear woodland adjacent to its northern boundary, Dog Kennel Copse. Part of this is ancient woodland. The Arboricultural Assessment categorises the majority of Dog kennel Copse as category 'A' trees.

Dog Kennel Copse also covered by the draft Barkham and Bearwood Valued Landscape. The remainder of the site is undesignated. To the east of the site there is a further area of ancient woodland, Brick Kiln Coppice.

A 15m minimum undeveloped offset from both ancient woodlands has been incorporated within the proposed masterplan layout.

There are no veteran trees within the site, or trees covered by Tree Preservation Orders.

Site with Church Lane and Brick Kiln Coppice beyond

Landform & Water Features

The site occupies part of a gently undulating terrace, formed by the River Loddon which is situated to the west. The Site rises to 56m Above Ordnance Datum (AOD) at its southern boundary, near the junction of Mole Road and Church Lane and slopes down to 45m AOD adjacent to its northern-eastern boundary

Whilst the surrounding landscape has been sculpted by the River Loddon and Barkham Brook, the site itself has no natural water features. It has drainage ditches running adjacent to hedgerows within the Site and also to the south of Dog Kennel Copse.

Access

There is currently no public access to the Site. A byway that connects Arborfield with Carter's Hill, ARBO3, runs adjacent to the site's western boundary.

- Application Boundary
- Water courses
- Ancient Woodland
- Woodlands (Non-ancient)
- Existing site trees
- Existing hedgerows
- Arable land
- Pasture land
- Listed Buildings
- Non-designated heritage assets
- Public Rights of Way
- Trees covered by Tree Preservation Orders
- Areas covered by Tree Preservation Orders
- Existing ditches on and around the site
- Pylons and overhead electric lines
- (A) Viewpoints

Site Landscape Context

Site Analysis

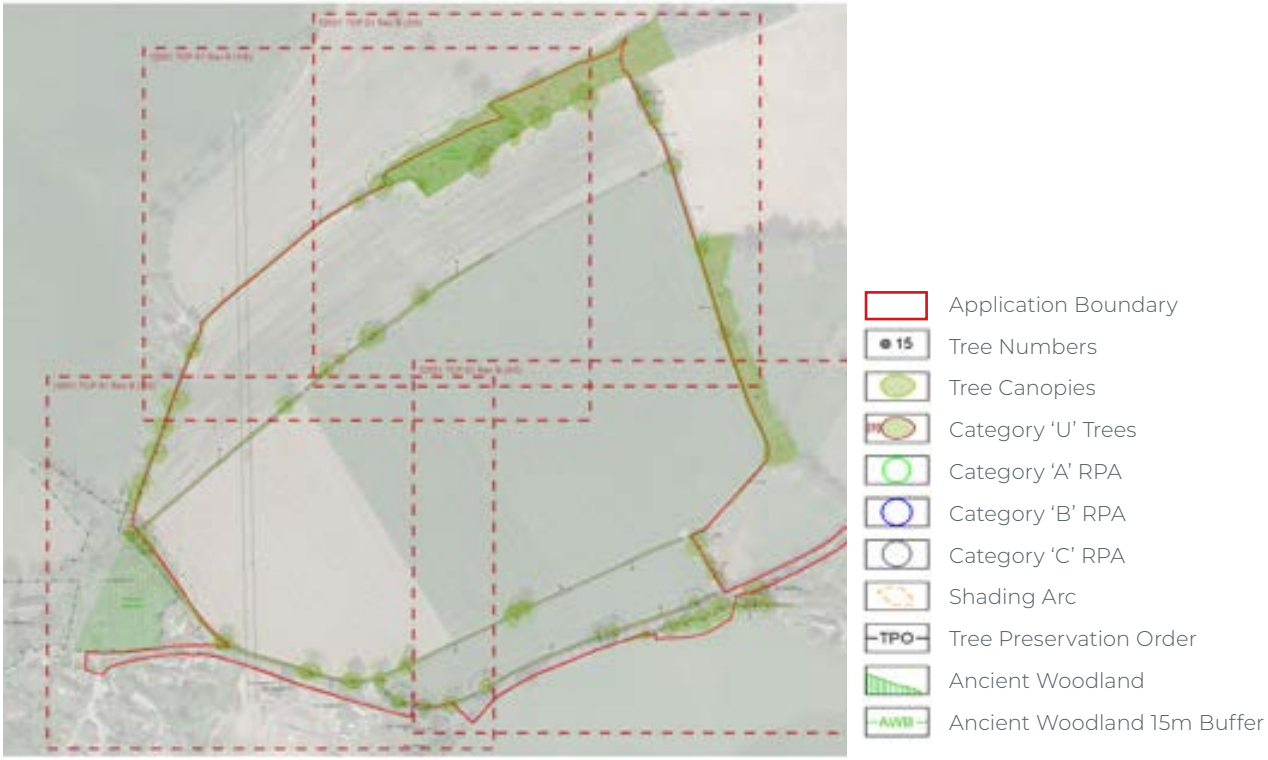
Arboriculture

All trees within the influence of the proposed development have been objectively assessed by Aspect Arboriculture in accordance with the guidance set out in BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. The survey identifies and categorises the existing tree cover, comprising:

62 individual trees of significance, 2 groups of trees, offsite secondary woodland of collective merit; an offsite Ancient Woodland parcel and eight field boundary hedgerows. Notably, there are no veteran trees are present however the assemblage is predominantly characterised by mature hedgerow-origin Oak, which contributes significantly to the site's arboricultural value. A number of detailed decay investigation within this cohort are ongoing.

Together with Natural England's Standing Advice, the surveys provide a robust baseline for evaluating both the direct and indirect impacts of the proposed development. They also inform the wider Biodiversity Net Gain (BNG) and Landscape Strategy responses. From the outset, the proposal has been designed with a presumption in favour of tree retention, in line with BS5837:2012. As a guiding principle, the proposals retain all category A and B tress and ancient woodland (including ancient woodland buffer), third-party trees and preserves the function and integrity of the site boundaries. The distribution of open space, attenuation features, private gardens, and built form has been informed by the hierarchy of arboricultural constraints, including future pressure scenarios. The role of existing trees in facilitating the proposal's integration into the surrounding landscape is therefore safeguarded, along with their inherent contributions to amenity and biodiversity.

While the overarching strategy prioritises the retention and integration of existing trees, a small number of exceptions have emerged through the iterative design process. These exceptions are limited in scope and have been carefully evaluated to ensure that any potential arboricultural impacts are minimised and appropriately mitigated. All exceptions have been assessed in the context of the wider landscape and biodiversity strategy, with compensatory planting and enhancement measures proposed where appropriate. Details of relationship and exceptions are set out in the narrative of the Arboricultural Impact Assessment submitted as part of the application.



Site Analysis

Ecology

Newlands Farm consists mainly of large arable fields bounded by native hedgerows. At the north of the Site there is an area of lowland mixed deciduous woodland, a section of which is listed on the Provisional Ancient Woodland Inventory. There is a small parcel of grassland to the south of the main arable fields. The grasslands are species poor and along with the arable fields are of little ecological importance. The hedgerows are in themselves of limited ecological importance mainly being species poor and heavily managed. A species rich native hedge on the eastern boundary has a ditch and bank associated with it. They do play a role in providing habitat for other protected species.

A series of baseline surveys including, bats, Badger, birds, reptiles, Dormice, Water Vole, Otter and invertebrates were undertaken by ecologist's EPR which confirmed that the Site supports: an assemblage of mainly common bat species which are associated with the periphery of the Site, a very low number of Grass Snakes, common and widespread farmland and woodland bird species, and forms part of the territory of the local Badger population although no setts or evidence of foraging was observed. The invertebrate survey identified the woodland as being the most important habitat for this assemblage of species. The other surveys returned no evidence of the presence of the species on Site (Water Vole, Otter and Dormouse).

The proposals will protect and enhance the woodland and minimise loss of hedgerows while ensuring the retained hedgerows are managed to enhance their biodiversity value. The woodland and retained hedgerows will be buffered from development with semi-natural habitat and any loss of hedgerow will be compensated for through the creation of new species rich hedgerows. A sensitive lighting strategy will be developed to retain dark corridors along the periphery of the site for nocturnal species such as bats and Badgers. Additional habitat features will be incorporated within the development such as bat and bird boxes and retained and newly created habitats will be managed on site to enhance their biodiversity value to ensure that the proposal will deliver the 20% biodiversity net gain required by policy.

- Application Boundary
- Lines of trees
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Native Hedgerow with Trees
- Species-rich Native Hedgerow
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- Vegetated garden
- Central Crops
- Temporary Grass and Clover Leys
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved

Site Analysis

Flood Risk & Drainage

The site comprises a number of ordinary watercourses including a central ditch running from west to east through the site, a ditch running west to east along the northern boundary, a ditch running west to east towards the southern boundary, and a further small ditch along the eastern boundary as well as a highway ditch adjacent to the southern boundary. These local ditches intercept run off from the site and convey it towards the Barkham Brook which is located to the east of the site. The Barkham Brook flows northwards ultimately joining the River Loddon.

EA mapping shows some areas of the site, along the central ditch to be at high risk from surface water flooding. Flood risk to the site from all other sources is considered low.

In its current form, all surface water run off from the site discharges to ditches or infiltrates. There are no existing surface water sewers, and no evidence of run off leaving the site and flooding adjacent properties or roads.

There are no foul drainage connections with the site.

Application Boundary

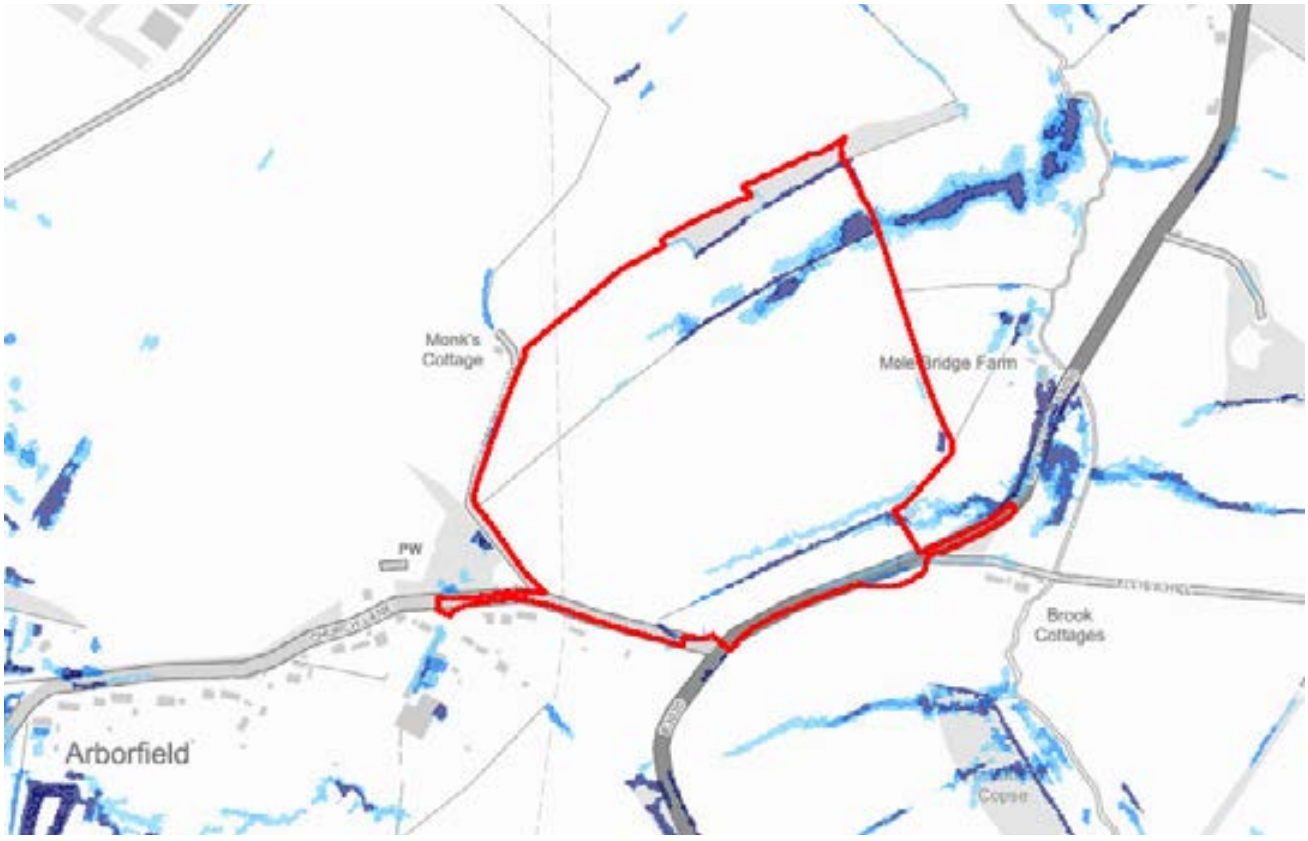
Risk of Flooding From Surface Water

High

Medium

Low

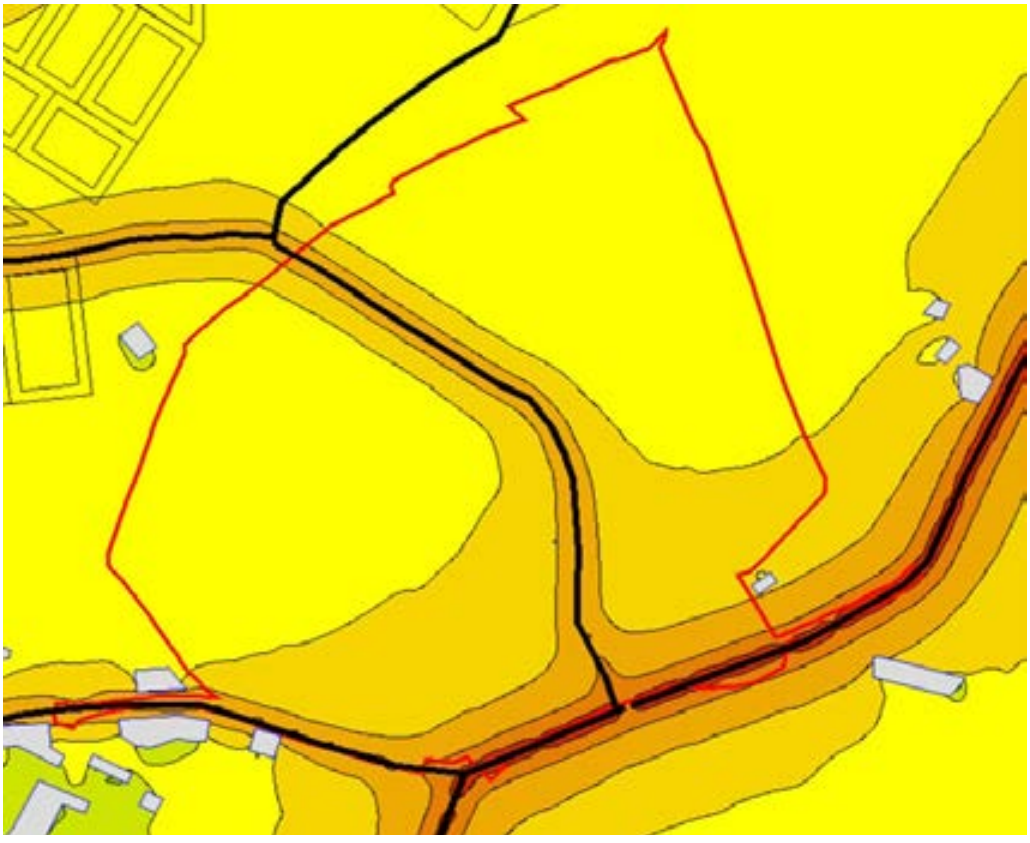
Very Low



Noise

A noise assessment has been undertaken of the site by RPS/Tetra Tech, which identifies generally low noise levels other than along Mole Road to the south of the site

As shown on the attached figure, the majority of the site can achieve the 55 dB(A) upper guideline noise level for external amenity space such as gardens and balconies, with levels typically between 50 and 55 dB LAeq, 16 hour. The remainder of the proposed built area can achieve satisfactory levels by locating gardens on the screened side of the dwellings away, from the road, and localised application of close-boarded fencing to act as acoustic barriers.



Site Analysis

Access & Movement

Walking and cycling

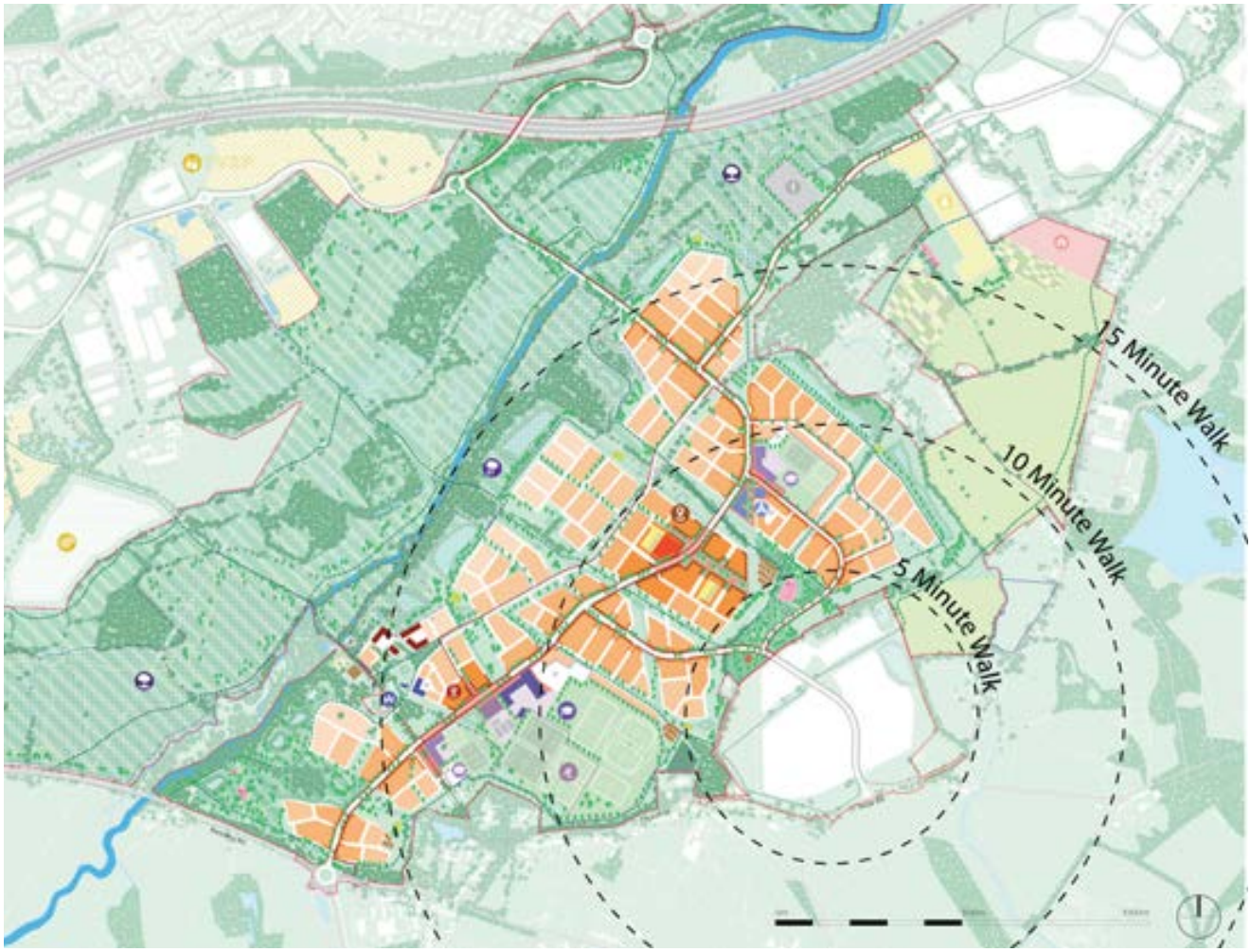
The existing active travel network is shown in the Figure below:

Public rights of way

The site benefits from good connectivity to the Public Rights of Way (PRoW) network. A 'Byway open to all traffic' (BOAT) (Route ID – ARBO3) routes along the western edge of the site, connecting with the wider network, in the form of footpaths and BOATs, to the north towards Sindlesham and Arborfield / Arborfield Cross to the south.

A BOAT (Route ID – ARBO8) is also located on Ellis's Hill which heads eastbound, before connecting with Barkham Road towards Wokingham.

WBC's proposed Greenways Network aims to create a network of predominantly traffic-free routes that link the major site allocations within the borough with existing communities. A Greenway (Route A) is proposed on Mole Road to the south of the site. This Greenway will extend west via Church Lane and connect to the north of Shinfield. To the east, the Greenway will route via Ellis's Hill, linking onto the wider Greenway network, providing access to Arborfield Cross and Woosehill.

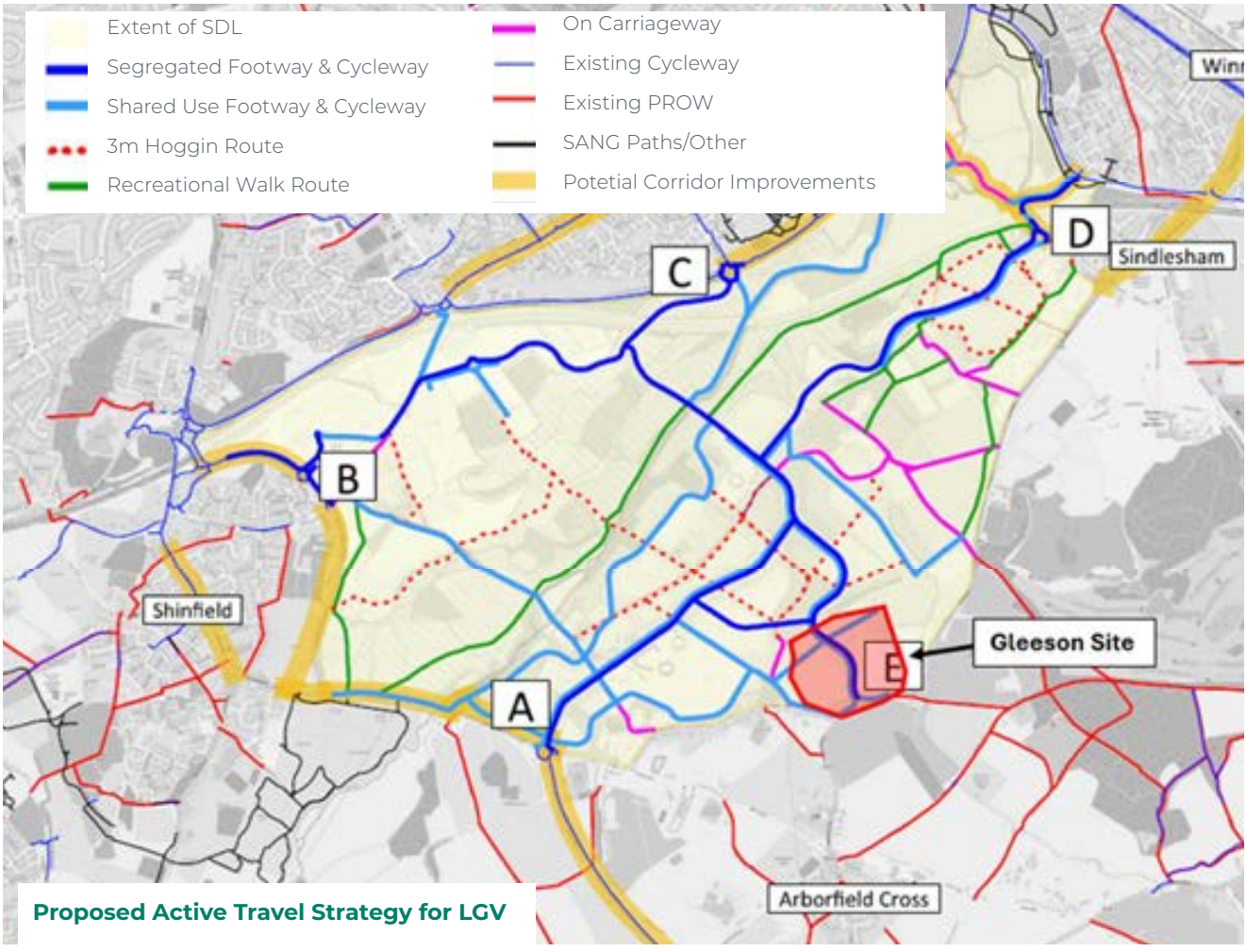


Public transport

The Leopard 3 bus service routes along the A327 Arborfield Road corridor. Buses operate at a 20-minute frequency throughout the day between Reading and Arborfield, serving key destinations within Reading, including the railway station, town centre, Royal Berkshire Hospital and the Whiteknights campus associated with the University of Reading. The nearest bus stops to the site served by this route are the Church Lane stops located on Reading Road, which are just over 1.0km (a 17-minute walk) away.

The major bus routes are supplemented by a series of minor services which operate at a lesser frequency. This includes the daily 244 service which runs along the A327 Arborfield Road at the southern frontage of the LVGV, as well as the weekly 145 service which runs along Mole Road to the south. The introduction of new regular bus services to deliver connections to other neighbouring areas is also proposed.

The closest stations are Winnersh (3.4km) and Wokingham (4.3km), providing services to Reading and London Waterloo. Reading Station is 7.7km from the site and can be reached by the Leopard 3 bus service.



Proposed Active Travel Strategy for LGV

Constraints & Opportunities

The adjacent Constraints & Opportunities Plan has been prepared following desk-based and on-the-grounds research into the existing conditions present on-site and the surrounding context.

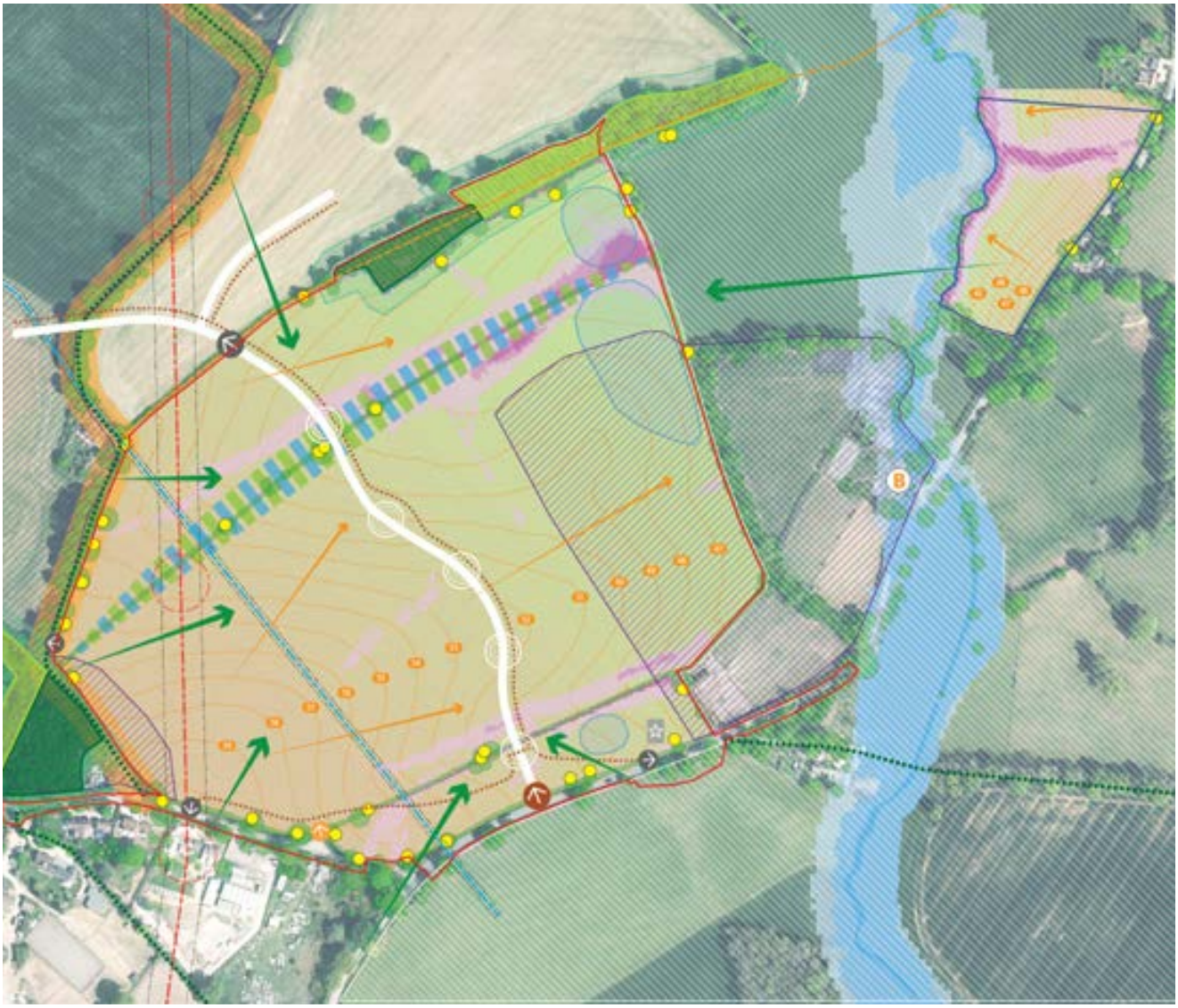
The plan also includes the information available in the various specialist reports which accompany this application. This Constraints & Opportunities plan will be used to act as a base for the design process, ensuring the design response responds to the existing context and maximises the potential of the site by capitalising on opportunities and minimising the impact of potential constraints. This will result in a sustainable design which maximises the site's capacity to provide utility to the area.

Constraints

- **Existing Woodland & Ancient Woodlands** - The existing woodland will require appropriate offsets
- **Existing Trees & Hedgerows** - The site has a number of trees and hedgerows of ecological significance present which will require design consideration to minimise the need for removal and ensure appropriate offsets are provided.
- **Flood Risk** - Some flood risk is present on-site and in the surrounding area which will require design intervention to help mitigate.
- **Spine Road** - The proposed Spine Road planned through the site will require appropriate design to successfully integrate
- **Topography** - The site gently slopes from west to east which may require some design intervention to ensure roads are adequately flat and will influence the possible locations for sustainable urban drainage solutions (SuDS).

Opportunities

- **Ecological Networks** - The presence of existing trees, hedgerows and woodlands presents the opportunity to retain, improve and expand the green networks through the site through the implementation of new trees, habitat planting and green spaces.
- **Landscape Character** - The existing trees and hedgerows provide a sense of maturity to the site which could contribute to the character of the proposed development.
- **Topography** - The site is relatively flat and has a predictable topography which will minimise constraints to accessibility and movement.
- **Blue/Green Networks** - The flood risk is largely concentrated along an existing hedgerow, presenting an opportunity to provide a blue-green corridor through the site which will act as an integrated green space, ecological corridor and attenuation feature which will help mitigate the flood risk in the site and surrounding area.
- **Site Access** - The proposed spine road will enable a flexible approach when designing the route hierarchy and access, enabling the design to promote connectivity and permeability.
- **Active Travel Networks** - The proposed pedestrian and cycle network associated with this development can help reduce car dependency and promote sustainable travel.
- **Wider Strategic Plan -** Ensuring development proposals successfully integrate with new build development to the north;
- **New Housing -** Create new housing patterns which respect the existing rural setting by applying appropriate densities to make efficient use of land; and create a balanced, sustainable residential development which offers a range of house types, sizes and tenures.



- Site boundary
- Contours
- Fall of land
- Key views towards the site
- Proposed spine road
- Opportunity for narrowing at crossing point
- Proposed segregated cycleway/footway
- Proposed primary access
- Proposed connection to wider active travel routes
- Emergency access
- Potential pumping station location
- Opportunity to enhance exiting blue/green feature
- Existing trees
- Existing hedgerow
- Trees of ecological interest
- Ancient woodland
- Existing woodland
- 15m woodland buffer
- Water course
- Flood zone 2
- Flood zone 3
- Surface water 1 in 30
- Surface water 1 in 100
- Surface water 1 in 1000
- Indicative drainage basin location
- Gas main and easement
- HV overhead wires and easement
- Public Right of Way (PRoW)
- Proposed 15m Public Right of Way buffer
- Prosed bridleway
- A Church of St Bartholomew - Grade II listed
- B Mole Bridge Farm House - Grade II listed
- High archaeological priority land
- Valued landscape

design evolution

Design Vision

Land at Newlands Farm, Loddon Valley Garden Village is an integral part of the 'Loddon Valley Garden Village' development. As such the design vision for this Site will align with that of the wider allocation in that it will positively contribute to the creation of Wokingham's exemplar resilient and sustainable Garden Community. It will promote wellbeing by integrating contemporary living, heritage, active travel and community facilities, with landscape and green-blue infrastructure at the heart of this development. It will create opportunities for work, innovation, education and play on the doorstep, to attract investment and provide a thriving local economy for residents and wider communities.

Inclusive

An inclusive development that not only provides housing for all age groups, personal circumstance and affordability but also promotes an inclusive society. Recreational spaces and informal paths throughout the Site will be accessible to all and will encourage play, fitness and communal activities regardless of age, gender or social status.

Green

Designed to work with nature and respect the wider landscape setting with a generous network of open spaces and green corridors that conserve and enhance biodiversity, and a quality, varied and accessible landscape environment to enjoy.

Heritage

To respect the village of Arborfield by taking positive cues from the historical morphology and landscape, whilst introducing new sustainable housing for today's modern community.

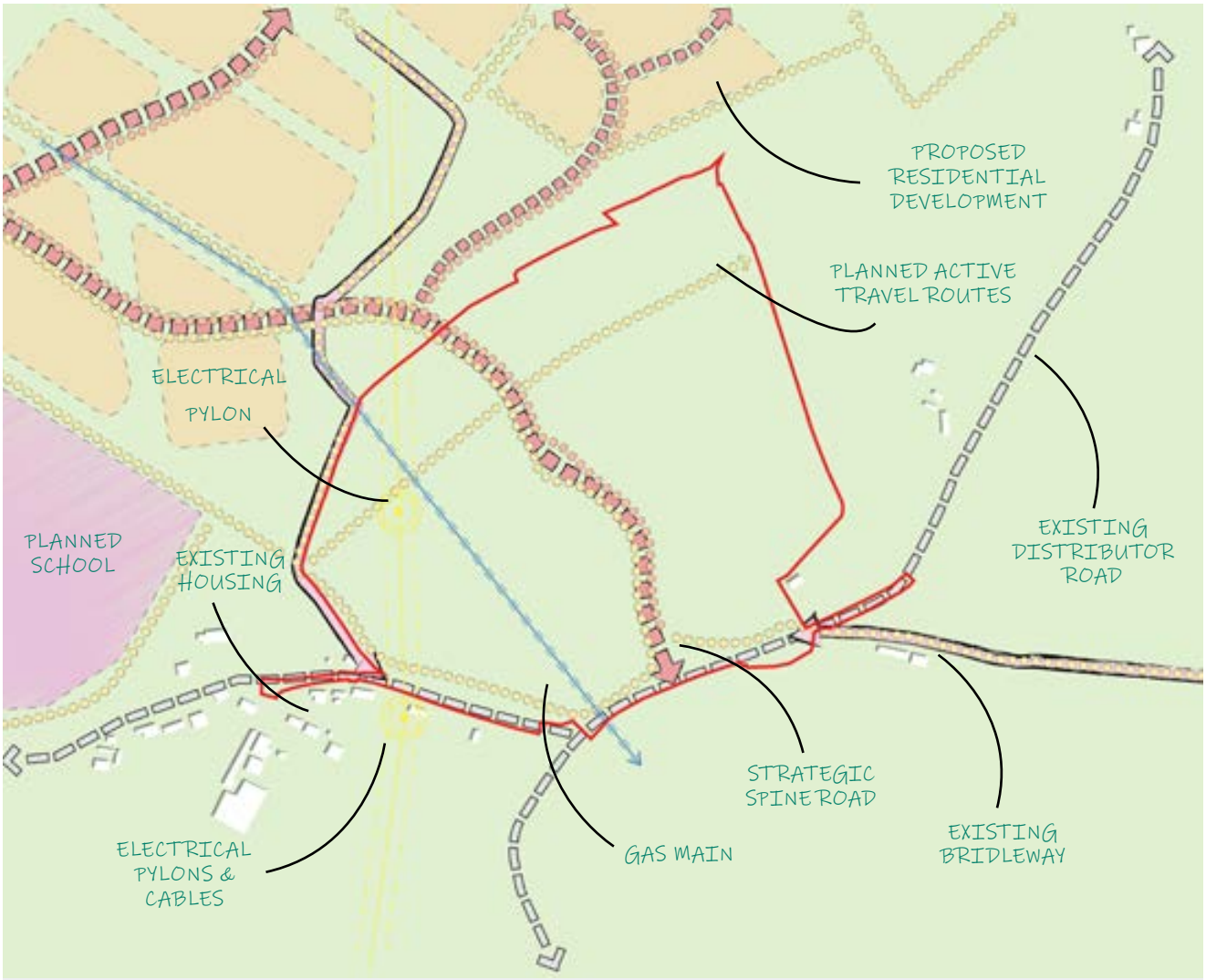
Distinctive

An attractive setting with a distinct sense of place designed to be landscape led, allowing space for nature and residential activity. A permeable layout that introduces distinctive streets within defined character areas for energy efficient homes, in the creation of a varied and accessible landscape environment that residents will enjoy.

"Loddon Valley Garden Village will be Wokingham's exemplar sustainable Garden Community. It will promote wellbeing by contemporary living, heritage, active travel and community facilities, with landscape and green-blue infrastructure the heart of this place. It will create opportunities work, innovation, education and play on the doorstep, to attract investment and provide a thriving local economy for residents and wider communities."

– Loddon Garden Village Vision, Vision Document

Framework Principles

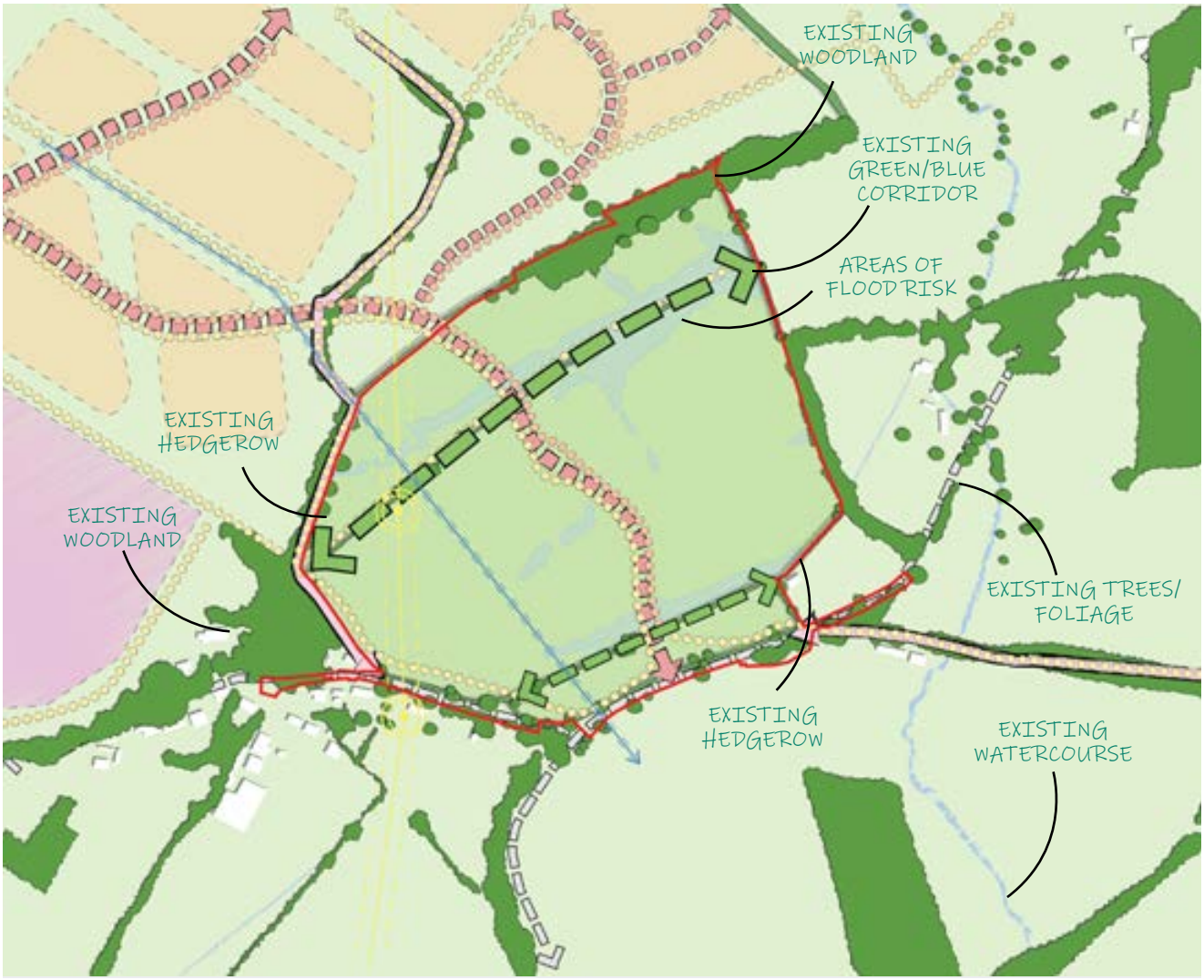


Strategic Context

It is important to firstly consider the immediate surrounding context of Newlands Farm and the role that it plays within the wider strategic allocation. The proposed development to north and the existing properties to the West will require careful consideration when defining parameters and associated character areas.

Key features such as the strategic spine road, on-site utilities easements and points of connectivity begin to form the base of the framework around existing landscape features.

Further the proposed school towards the west of the site will be a key consideration within the design process - active travel will be promoted throughout the site to ensure the facility is easily accessible via safe and legible pedestrian and cycle routes.



Existing Blue & Green Infrastructure

Existing landscape features such as trees and hedgerows will be retained and enhanced within an extensive network of public open spaces. These formal and informal spaces will be evenly distributed alongside designated areas for productive landscaping and children's play.

The landscape strategy integrates a well-considered network of blue infrastructure in the form of rain gardens, planted swales and drainage SuDS features, ensuring these accessible areas are both attractive and technically sound. A key landscape feature of the Site will be the enhancement of the existing hedgerow to the northern field and its associated deep, linear ditch. The proposals seek to enhance existing vegetation here and create an accessible blue corridor for both ecological and local community benefit. This attractive landscaped focal point will help define the transition between rural settlement edge and the proposed formal suburban settlement that will be Loddon Valley Garden Village.

Overall the Site lends an exciting opportunity to create a strong green framework that will contribute to the overarching design vision to create a sustainable garden village.

Framework Principles

Establishing Development Parameters

A comprehensive landscape strategy has been developed to ensure existing ecological networks have been both retained and improved through the provision of substantial development offsets, alongside the proposal of improved habitat planting.

Enhanced landscaping is proposed to the development edges, alongside multifunctional spaces -bringing residents closer to nature whilst also providing opportunities for recreation, play, exercise, food production and relaxation. The development will also accommodate a network of formal landscaped green corridors alongside the aforementioned blue and green landscape feature, that will seamlessly integrate with the wider landscape. Sustainable drainage basins are proposed to the south and east of the Site, which will help mitigate flood risk and positively contribute to the natural open space in these areas.

This landscape lead approach has informed the development framework and opportunities for central green spaces have been explored to ensure public open space is easily accessible to all.

Emerging Framework

The framework has been developed in accordance with on-site constraints, landscape features and the wider context and will positively respond to the rural village context outlined in WBC's design code.

As such, perimeter blocks have been designed to be legible with integrated green streets, green squares and organic forms to create interest. The key distributor route that weaves through the centre of the site lends an opportunity for a car free primary route that will form a gateway into the wider strategic allocation to the north.

Areas of low density housing will frame the development perimeter to ensure a sensitive integration with the Site's immediate surroundings. Community facilities will be evenly distributed across the development to ensure they are inclusive and accessible to both new and existing residents of Arborfield.

Development Framework

The structure of the framework plan has a functional rationale, which continues to be informed by contextual observations and Site constraints. The development will comprise of all key urban design elements, such as defining the development edge, development nodes and the creation of landmark buildings at key vistas. All of which ensure there is a strong sense of place that will promote a safe, and legible environment to new and existing residents.

There is a substantial amount of open space and green infrastructure proposed throughout the scheme that seeks to mitigate any negative impact to the wider landscape and to safeguard natural open space that can be enjoyed by local residents in this location, and beyond. The proposed masterplan fulfils green infrastructure policy requirements, and will provide a minimum 20% biodiversity net gain.

Key Development Features

- Up to 430 dwellings comprising indicatively a mix of 1 bed, 2 bed, 3 bed and 4 bed dwellings;
- 40% provision of affordable housing;
- Formulation of an access road that integrates with the existing village infrastructure;
- A generous provision of children's play facilities that will cater for all age groups;
- New tree planting;
- Retention of existing trees and hedgerows;
- New formal cycle and footpath links;
- A circular recreational route around the Site's landscaped edge;
- Community allotments;
- Sustainable urban drainage systems;
- Wild-flower planting;
- A feature blue & green corridor that will provide opportunities for play and recreation;
- A network of green corridors across the Site that integrate with the wider landscape
- An informal mown path to provide connection from the Mole Road to proposed Greeenway Route

y/Cycleway

edestrian/cycle/

s

Play Area (Locally Equipped Area for Play)

SuDS Basins

Proposed Tree Planting

Amenity Green

Parks and Gardens

Natural Green Spaces

Existing Undergrowth, Vegetation and Large Trees

Indicative Pumping Station Location (20m x 14m)

Opportunity for Narrowing at Crossing Point/ Traffic Calming

HV Overhead Wires and Easement

Gas Main and Easement

External Active Travel Routes

Existing Byway Open to All Traffic (BOAT)

site proposals

Illustrative Masterplan

This Site at Newlands Farm provides an opportunity to create an exciting and forward thinking development of ecological and landscape merit. It will positively contribute to the overarching design vision of Loddon Valley Garden Village, forming a sensitive landscaped gateway through to the wider allocation to the north.

An Illustrative masterplan has been prepared to demonstrate how a sustainable addition to the settlement can deliver approximately 430 new homes, with a mix of housing sizes and tenures, including affordable housing.

This design concept seeks to create a strong sense of place through a landscape-led design approach,. the provision of community uses, alongside a well considered movement network.

Key Features

- New Dwellings with a Mix of Types & Tenures
- Equipped Play Spaces Distributed Across the Site
- Trim Trails Following Key Routes & Corridors
- An Improved Accessible Blue/Green Corridor that Integrates with the Public Realm
- Informal Recreational Landscaped Routes
- Areas for Communal Food Production
- Central Green Spaces
- An attractive central connector route that promotes traffic calming and legibility
- Improved Pedestrian & Cycle Connectivity to Local Amenities
- Integrated SuDS features that will Mitigate Flood Risk & Promote Biodiversity
- Enhanced Habitat Planting
- New Formal and Informal Tree Planting


MOLE ROAD
Proposed Orchards
SuDS
LEAPs
Indicative Pumping Station Location
Informal Play Spaces

Masterplan Strategy

The Illustrative Masterplan demonstrates how a sustainable development can deliver up to 430 new homes, with a mix of housing sizes and tenures, including affordable housing.

Existing green and blue infrastructure on the Site has been protected and enhanced, to deliver a rich landscape comprising opportunities for new tree and hedgerow planting, recreation facilities and informal areas of open space. Detention basins will also assist with the creation of an attractive landscape that delivers ecological benefits.

Primary access is proposed from Mole Road with the enhancement of pedestrian and cycle links to ensure the successful integration of the development with the existing and proposed infrastructure.

Housing Strategy

Dwellings will be designed to reflect the character and aesthetic qualities of the surrounding area. High quality, vernacular materials for homes will aid the integration of this development within the settlement.

The illustrative masterplan proposes a variety of house types, providing a range of sizes catering for the needs of different people. The internal layouts will consider market preference and modern ways of living. Houses will be designed to allow for flexibility and adaptation to encourage residents to stay for longer depending on life circumstances, for example first time buyers, young families, growing families and downsizers. The scheme will ensure there is a wide range of choice.

It is proposed that the dwellings located towards the edges of the development should be lower density development to create a soft edge and transition to areas of public open space.

Refuse Strategy

Adequate provision for refuse storage will be made in either garages or back gardens of all properties. This will ensure that bins are not left on the streets.

All roads will be designed to adequate widths and turning to accommodate refuse collection vehicles. Homes should be designed with adequate storage space to encourage recycling and composting to minimise overall waste.

Open Space Strategy

The open space strategy has been devised in consideration to both the opportunity presented by the existing green & blue infrastructure. The result is a future proofed approach which brings residents closer to nature and heritage, whilst promoting biodiversity net gain and connectivity between habitats.

A network of green spaces will span across the site and will integrate into the existing green/blue infrastructure present to produce an inviting space which positively contributes to local biodiversity.

Parking Strategy

It is proposed that the majority of vehicular parking spaces will be provided on plot – either in garages or on driveways. In some instances, it may be necessary to provide some on street allocated parking spaces or rear parking courts to facilitate car free pedestrianised zones. It such instances will be in close proximity to dwellings for ease of access.

Visitor spaces, predominantly along roads, will also be provided. These will be scattered around the development to ensure an even distribution. Larger, detached properties are likely to be able to accommodate visitor parking on plot.

Overall parking provision will be in accordance with the Local Planning Authority guidance. This will be resolved at the detailed design stage. Adequate provision for cycle storage will be made for all properties to encourage the use of alternative modes of transport to the car.

The proposals can deliver:

- A distinctive and walkable place to live with safe pedestrianised access to local facilities;
- An increase in local housing choice providing a mix of dwelling types, tenures and sizes which cater for a variety of households;
- Extensive new green spaces, including a choice of recreational routes that will encourage physical activity, social interaction and well being;
- New equipped play spaces that will cater for all age groups;
- Diverse and characterful new streets that respect the local character of Arborfield Green;
- Green corridors that will retain existing ecological habitats;
- Creation of a biodiversity rich habitat that will meet planning policy requirement

Design Parameters

Land Use

This Land Use and Landscape plan has been developed to highlight the strategy undertaken to ensure the existing landscape is integrated into the masterplan. The plan highlights residential development areas, open spaces and play areas, as well as additional uses such as attenuation, buffer planting and community use.

The indicative masterplan identifies a series of alternative use green spaces which include amenity green space, semi natural open space with equipped and natural play spaces. As well as provision of green/blue corridors that enable pedestrian movement around the development and beyond.

Access & Movement

Vehicular

The Site will be accessed from proposed central spinal road which will run north-south through the centre of the site, alongside a dedicated cycle path which will facilitate active travel routes in this direction. From the central spinal road, a simple structure of secondary routes either form loops through the development or terminate with tertiary routes in the form of private drives.

Pedestrian

A series of pedestrian routes will run through and around the development, linking up to existing routes, such as the registered PRoW's where possible. All routes will be designed to be legible and permeable.

- Application Boundary
- Primary Access
- Connections with Wider Active Travel Routes
- Vehicle & Active Travel Connection
- Emergency Access
- Residential Development Blocks
- Distributor Route
- Bus Gate
- Primary Street
- Secondary Street
- Tertiary Street
- Footpath
- Greenway Route
- Segregated Footway / Cycleway
- Shared Use Path
- Potential Route Subject to Agreement
- Modal Filter
- Traffic Calming & Potential Pedestrian Crossing
- Proposed External Active Travel Links (LGV)
- Informal Mown Path

Design Parameters

Density

The indicative density strategy has been developed in conjunction with the wider strategic framework and local context. In particular density has been designed to be sympathetic to the rural south whilst maintaining the higher density which runs along the spine road, consistent with the strategic framework.

A higher density consisting of terraced forms and continual frontages would be well positioned to the centre of the development defining the spine road, with any proposed apartment buildings located at key vistas or junctions.

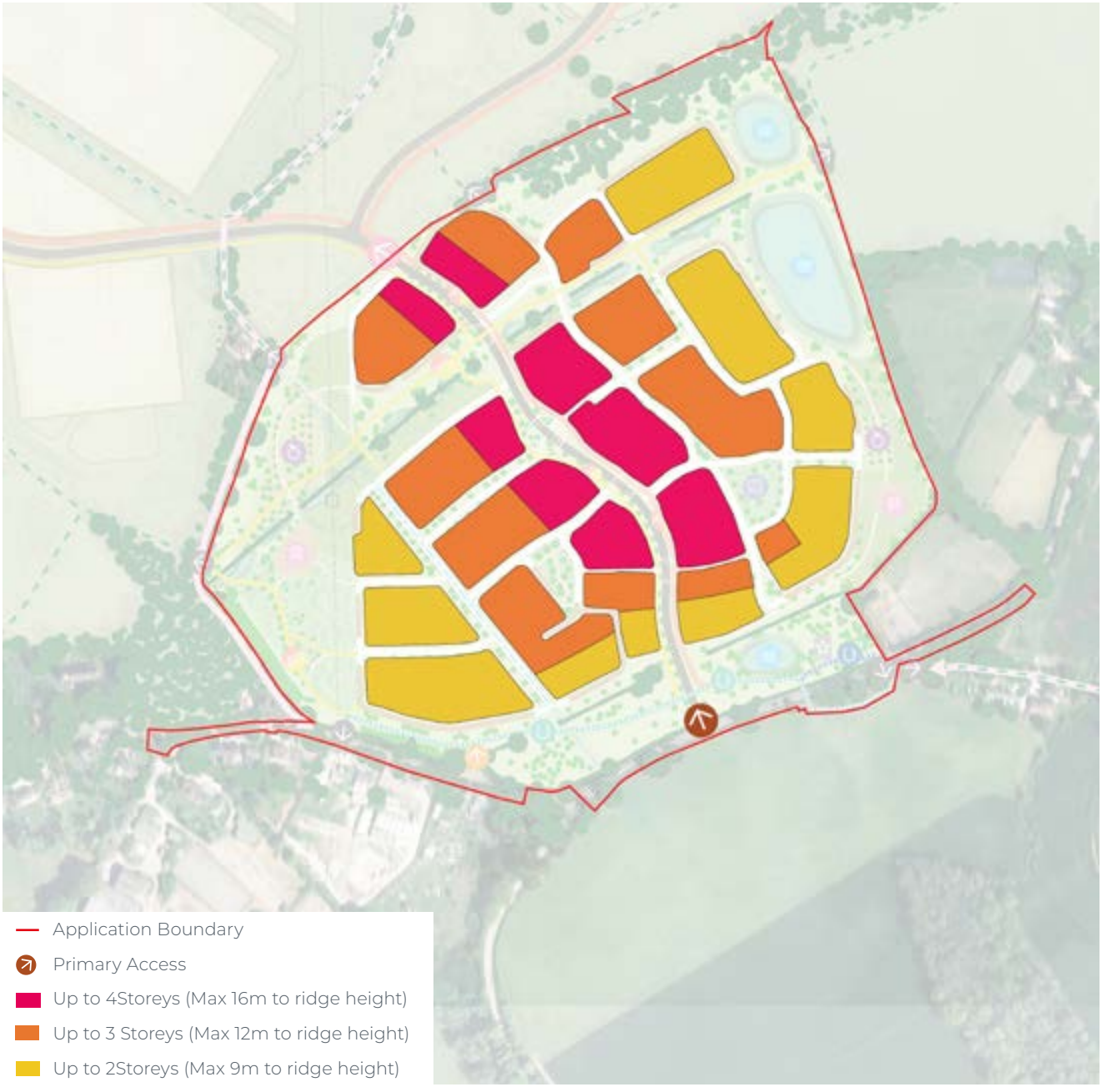
A lower density is proposed to the Site perimeters in the creation of a softer, more organic development edge. These areas will be primarily made up of detached units which will be sympathetic to their countryside setting.

Building Heights

A character area study has established that Arborfield and Arborfield Cross consists of predominantly 2 storey dwellings. However, Loddon Valley Garden Village proposes a higher density development which provides an opportunity to sensitively increase this at primary routes within this development.

With this in mind, the development proposals will allow for up to 4 storey buildings within the indicated high density area and reduce in accordance with the density strategy.

Towards the landscaped edges of the development the building heights will be limited to 2 storeys to complement the rural landscape and positively contribute to the perceived tranquillity of these areas.



Placemaking Strategy

The masterplan demonstrates robust urban design and placemaking principles, delivering a place that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets.

Legibility

The integration of a network of routes throughout the proposal ensures maximum accessibility to the existing active travel movement network, providing access to facilities, green spaces and surrounding residential areas, promoting good placemaking, health and well-being.

The developable area has been based around a perimeter block structure. Residential blocks and frontages respond to their surrounding context to provide a permeable and legible form of development. All block dimensions have been designed to allow for flexibility with regard to housing types and parking arrangements whilst adhering to local spacing and amenity standards. Ensuring build form addresses the primary street as well as green spaces and corridors.

Focal Points

Green focal points are designed to provide both formal and informal spaces in the form of landscaped green corridors, alongside vast areas of wildflower and new tree planting. Such spaces can facilitate communal gatherings and activities in a safe environment.

Various play facilities located around the Site will provide vibrant spaces for social interaction.

Gateways

The access point into the Site will introduce a landscaped gateway that continues through the development. With enhanced planting and clearly defined routes. At key nodes throughout the development, there will be a transition of character to add interest and variety. Different characters could be achieved through the use of different architectural styles, different densities or use of different materials.

Landmarks

Landmark buildings and landscapes provide opportunities for streets and spaces to be framed with key, landmark architecture, helping to create identity and interest.

Landmark buildings can be distinguished by being taller than those surrounding or through architectural materiality and design. To create an exciting and interesting development, and to aid in wayfinding, a number of landmark buildings should be placed across the masterplan at key points that are in accordance with density and building heights strategies.

Community Uses

Community uses have been integrated into the landscape of the development and located in accessible locations via informal recreational paths and are well overlooked by nearby dwellings.

The provision of community facilities such as play areas, community allotments and open spaces will provide opportunities for residents to meet and relax with intentionally designed informal routes encouraging chance encounters between residents and strengthening the sense of community.

A plethora of public open spaces will also facilitate informal meeting, events and play, encouraging potential residents to engage with one another.

Community Uses

- Communal Food Production
- Public Open Green Space
- Equipped Play Space
- Central Green Public Open Spaces
- Private Amenity Space

Active Travel Network

- Dedicated Cycle Path
- Nodes
- Pedestrian Paths
- Pedestrian & Cycle routes (not shared)
- Shared Pedestrian/Cycle Paths

Blue/Green Network

- Blue/Green Networks
- Green Network
- Central Green Spaces
- Central Green Boulevard
- Tree-lined Streets

Gateways & Focal/Landmark Buildings

- Site Level Gateways
- Neighbourhood Level Gateways
- Key/Focal Buildings

Placemaking Strategy

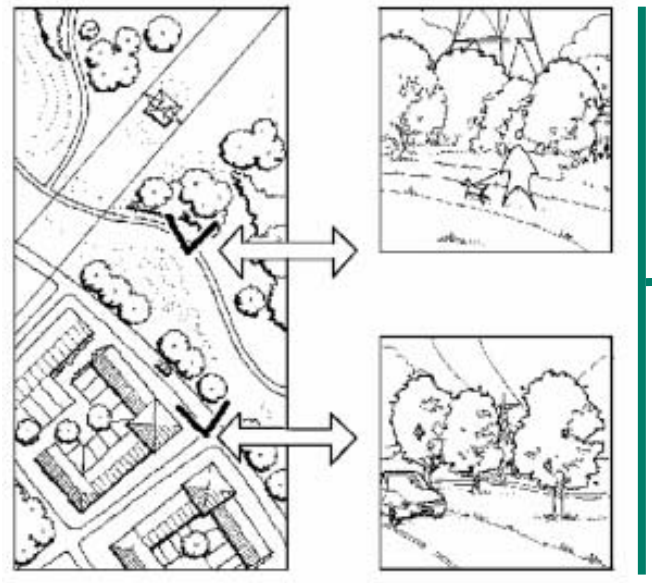
Designing Around Pylons

Consideration has been given to designing around the existing pylons which run through the site. The Creating a sense of place: design guidelines have been used to inform the layout and public realm.

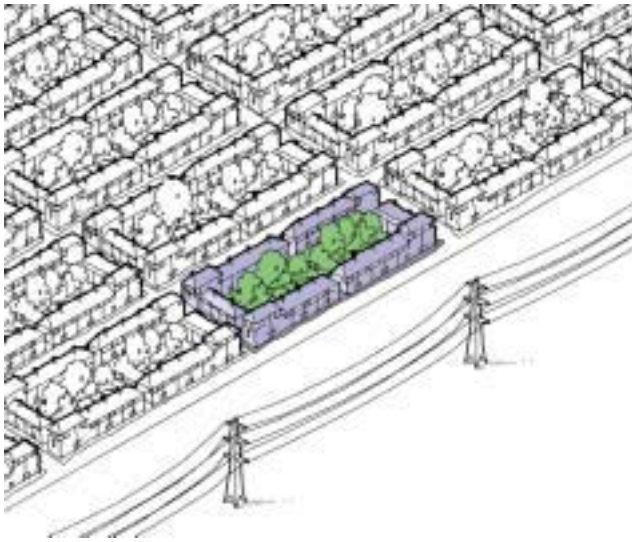
The design responses can be summarised as follows:

- **Paths & streets** have been **aligned** to avoid direct views of the pylon where possible.
- **Residential blocks** have been **arranged** to screen the pylons from the public realm, with views from the windows of doors orientated to **avoid direct views of the pylons**.
- **Limiting the uses** within **public open space** underneath the pylons to those which are appropriate, such as space for **biodiversity** and **passive landscaping**.
- Actively considering **street widths** and **building heights** to **screen** the pylons from longer distances.
- Utilization of **landscape techniques** such as **layering** to make the pylons appear further away and the planting of **tree groups** to effectively **screen the pylons**.

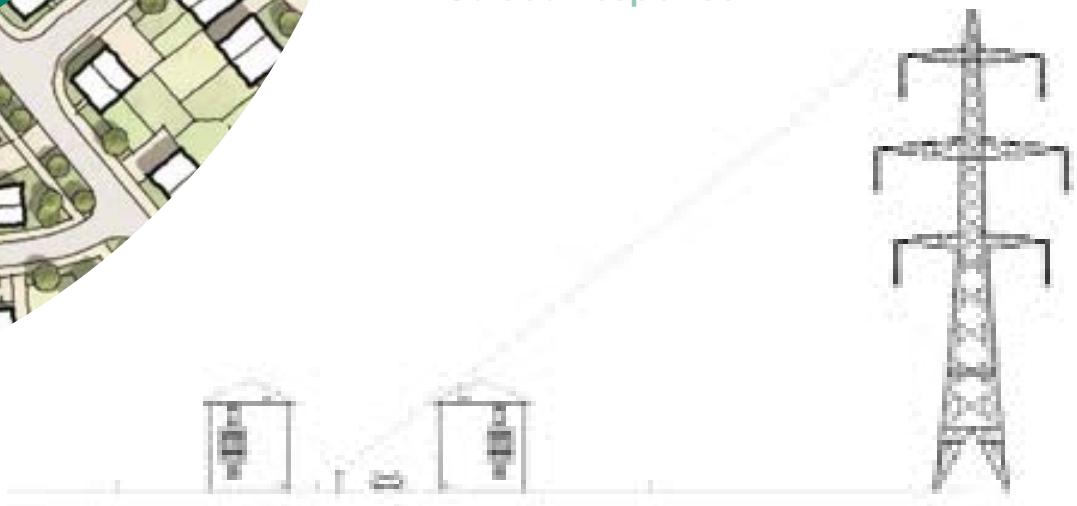
Landscaping Response



Layout Response



Street Response



Placemaking Strategy

Integration of Green & Blue Networks

The existing green & blue networks running through the site have been integrated into the development through landscaped corridors which combine existing green/blue infrastructure with new habitat planting, SuDS, public open space and trim trails.

The design of these corridors will actively consider physical infrastructure such as lighting, hardscaping and recreational routes to ensure and how they can be designed in ways which complement ecological corridors whilst also delivering a high-quality public realm.

Key Features Include:

- Linear public open green spaces which follow the enhanced existing stream, providing an educational environment when natural processes can be observed.
- A network of simple trim trials which will run along the corridor, providing stimulation to younger children when travelling.
- Ecological enhancements using native planting along the existing stream with areas of brush dedicated for biodiversity, ensuring a net biodiversity net gain.
- Seating areas located to ensure rest for older, or movement impaired individuals have ample opportunity for rest whilst enjoying the tranquillity.
- A network of public footpaths which will meander through the landscape which will provide a mix of direct routes and longer recreational walks.

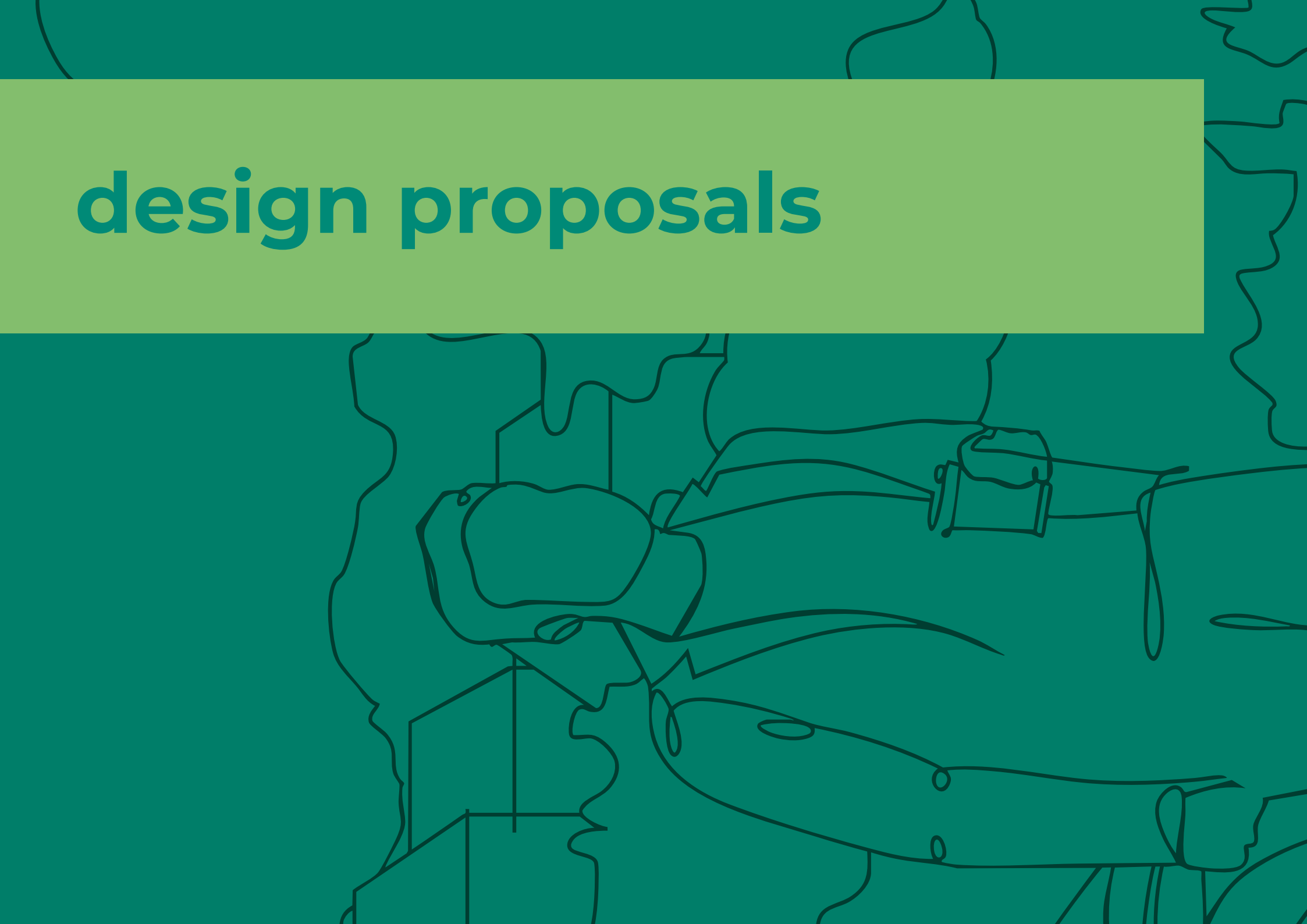
RECREATIONAL ROUTES CONNECT TO THE WIDER DEVELOPMENT THROUGH A MIX OF DIRECT & INDIRECT ROUTES

EXISTING DITCH INTEGRATED
INTO NATURAL OPEN SPACE

RESIDENTIAL FRONTAGES
PROVIDE NATURAL SURVEILENCE
TO THE SPACE

PUBLIC OPEN SPACES FOR
REST AND PLAY

design proposals



Proposals

Access & Movement

Vehicular access is proposed via a Ghost Island to Mole Road, the design of which has been agreed with WBC following an extensive optioneering process. Based on speed survey data, visibility splays of 2.4m x 125m to the left and 2.4m x 112m to the right are proposed and are achievable within the public highway.

In line with WBC's Greenway proposals, the access incorporates a new Greenway connection providing for pedestrians, cyclists and equestrians, following the southern site boundary and including a controlled Pegasus crossing of Mole Road to Ellis' Hill to the south-east and connecting to Church Lane and the public right of way (ARB03) to the west.

To the north, the central spine road will connect through the site from the Mole Road access up to the northern boundary with the UoR land to the north, where the Site will connect into the pedestrian, cycle and highway network of the wider LVGV and provide access to key facilities and services.

Emergency access is proposed to Church Lane incorporating a pedestrian and cycle access.

The access strategy seeks to achieve convenient and direct pedestrian and cycle access across the site, fitting with the active travel strategy for the wider LVGV site. Further pedestrian and cycle accesses are proposed as follows:

- To the wider LVGV at the northern end of the spine road
- To the wider LVGV on the western site boundary (two points of access).

The proposed spine road has a 6.5m width and a 25mph design speed, with a segregated footway/ cycleway provided on the eastern side and a shared use route on the western side. The design of the spine road incorporates healthy streets principles, including crossing points on appropriate desire lines, and consideration of overlooking, streetlighting, benches and points of interest Speed control measures are included in the form of a central chicane feature; highway narrowings and crossing points; and soft and hard landscaping to control vehicular speeds.

The proposed access and spine road arrangements have been subject to a Stage One Road Safety Audit, the recommendations of which have been incorporated into the design.

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INDICATIVE ALIGNMENT OF CARRIAGEWAY WITHIN LAND CONTROLLED BY THE UNIVERSITY OF READING
2.4m x 25m VISIBILITY SPLAY
VEHICLE CROSSOVER ARRANGEMENT
COPENHAGEN STYLE PRIORITY JUNCTION ARRANGEMENT
2.4m x 25m VISIBILITY SPLAY
2.4m x 25m VISIBILITY SPLAY
COPENHAGEN STYLE PRIORITY JUNCTION ARRANGEMENT
2.4m x 25m VISIBILITY SPLAY
VEHICLE CROSSOVER ARRANGEMENT
2.4m x 25m VISIBILITY SPLAY
4.8m WIDE NARROWING - TO PROVIDE UNCONTROLLED CROSSING
5.0m WIDE SEGREGATED FOOTWAY/CYCLEWAY
2.4m x 25m VISIBILITY SPLAY
FULL SET BACK, MARKED PRIORITY JUNCTION ARRANGEMENT
3.7m WIDE CHICANE TRAFFIC CALMING - UNCONTROLLED CROSSING PROVIDED
2.4m x 25m VISIBILITY SPLAY
3.0m SHARED USE FOOTWAY / CYCLEWAY
2.4m x 25m VISIBILITY SPLAY
2.4m x 25m VISIBILITY SPLAY
FULL SET BACK, MARKED PRIORITY JUNCTION ARRANGEMENT
FULL SET BACK, MARKED PRIORITY JUNCTION ARRANGEMENT
2.4m x 25m VISIBILITY SPLAY
2.4m x 25m VISIBILITY SPLAY
4.8m WIDE NARROWING - TO PROVIDE UNCONTROLLED CROSSING
5.0m WIDE SEGREGATED FOOTWAY/CYCLEWAY
3.0m SHARED USE FOOTWAY / CYCLEWAY
4.8m WIDE NARROWING - TO PROVIDE UNCONTROLLED CROSSING
ACCESS TO MOLE ROAD AS SHOWN ON DRAWING ITB17371-GA-010

Proposals

Access & Movement

Access to public transport

The emerging LVGV public transport strategy includes introduction of a new service from the outset to cater for the development.

The first phase of the development includes a new 30-minute frequency service which would route from the site via Mole Road to Winnersh Railway Station, before continuing along the A329 Reading Road towards Wokingham Town Centre. During this phase, a bus stop will be provided on Mole Road with buses turning at the Arborfield Cross roundabout.

Once the spine road for the wider LVGV site is built out, the bus service will route through the centre of the site, directly north of the Gleeson land Limited parcel, with the service connecting the site with both Wokingham and Reading at a 30 minute frequency. The bus stop will be located directly north of the site and within a 400m walking distance of all dwellings. Cycle parking would be provided at the bus stops to support sustainable multimodal travel.

Access to Local Facilities and services

The wider LVGV will provide a range of essential facilities and services, including primary and secondary schools, local centres, a sports hub and a supermarket. A comprehensive network of walking and cycling routes is planned providing direct and convenient routes to these facilities, which fall within an appropriate 800m. The design seeks to maximise the opportunities to walk and cycle for local journeys.

Reference should be made to the Access & Movement Plan identified on page 69 in relation to movement hierarchy. This includes provision for an equestrian crossing on Mole Lane.

These facilities will provide transport options for all and contribute to achieving the Marmot principles as set out earlier in this document.


Plot
17
For sale

Proposals

Water & Waste Management

Surface Water Drainage

Green blue infrastructure is an integral part of the proposals with the surface water drainage strategy working to mimic the current situation by collecting and attenuating run off before discharging it a greenfield rates to the existing ditch network and subsequently the Barkham Brook.

Infiltration is not considered a viable method of disposing of surface water due to the underlying clay soils so SUDS features are proposed. These include conveyance swales adjacent to the central spine road, to capture run off from the road and provide treatment to improve water quality as it is conveyed towards the existing central ditch and attenuation basins on the eastern side of the site. The central ditch is proposed to be enhanced with local widenings to move away from the current straight edges.

The attenuation basins are located within the semi-natural green space typologies and so will be designed to maximise the wildlife and biodiversity potential of the site. Features will include – gentle side slope of a maximum 1 in 5 with variations in gradient and localised flatter areas for planting. Permanently wet areas can be incorporated to enhance biodiversity.

Within the parcels there are further opportunities to incorporate filter strips to convey run off to the central swale. These will provide some attenuation as well as water quality benefits. This approach demonstrates a comprehensive SUDS train approach to the collection of surface water and its journey through a sries of attenuation features before it reaches outfall.

Foul water drainage

Given the current agricultural nature of the site, there are no existing foul drainage connections and the closest Thames Water sewer is located in Church Lane to the east of the site. The topography is such that it will not be possible to provide a gravity connection to the existing sewer and therefore spatial provision has been made to incorporate a foul pumping station in the south east corner of the site with a rising main to discharge to the Thames Water sewer. Within the development, networks of gravity sewers will convey foul water to the pump station.

Waste Management

The Outline scheme has been planned to account for policies CE4 and HC5 within the emerging Local Plan, which require developments to align with circular economy principles by reducing lifecycle impacts and promoting resource efficiency . The development will achieve this by working within the Borough Design Guide and Sustainable Design and Construction SPD to consider bin stores and facilities early in the master planning process, and where possible, specifying low embodied carbon materials within the design. Further reduction of lifecycle impacts will be achieved by promoting a strong site waste management process during the construction phase and ensuring that operational waste management elements align with the Borough's guidance notes for Waste Management Facilities in New Developments.

Proposals

Landscape Strategy

The proposals for the Newlands Farm masterplan have been developed to provide a range of high quality landscape spaces and features as part of a comprehensive Green Infrastructure (GI) strategy.

The Green and Blue infrastructure forms a key part of the scheme and would deliver a multi-functional resource, providing benefits for new residents through access to greenspace and ecological enhancements.

The Newlands Farm scheme forms part of the wider Loddon Garden Village with the University of Reading (UoR) and Hatch Farm Land submitting separate applications as part of the overall development. This would provide a further network of green spaces, facilities and opportunities which are available and accessible to residents of Newlands Farm.

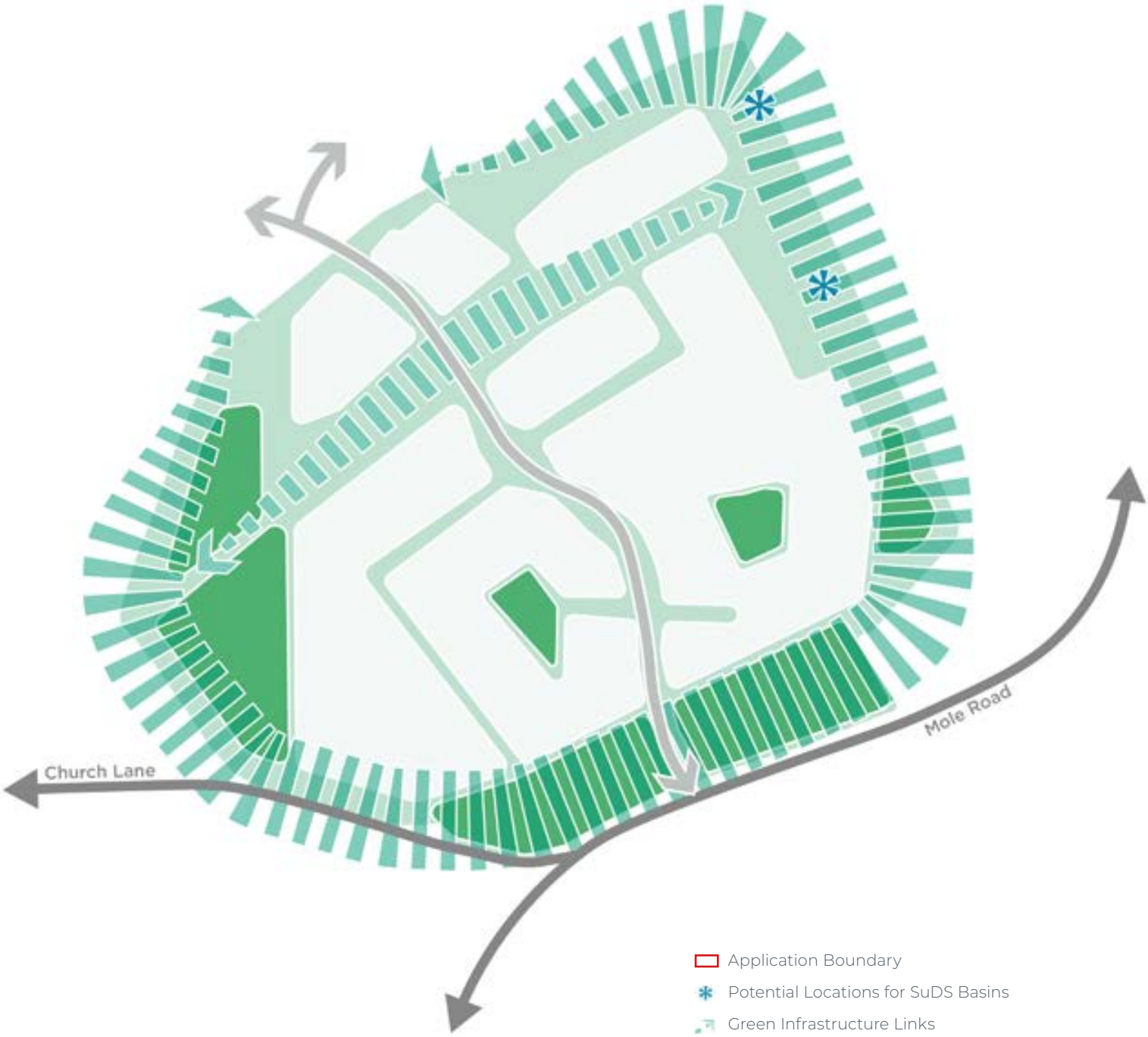
The GI Strategy would meet a series of key objectives:

- Seek to maximise multi-functional uses of open space for a range of benefits relating to biodiversity, climate change, food growing, health, landscape, active transport, recreation and well-being.
- Promote connectivity between the various types of green spaces.
- Stitch the Newlands Farm site into the wider Loodon Garden Village development propsoals.
- Give access to the wider landscape opportunities to be provided as part of the UoR development, such as new areas of SANG and the proposed 'Eco Valley'.

Planting to be used to create variety and interest

New play spaces to be created

Orchards to provide food growing opportunities


Church Lane
Mole Road
Application Boundary
Potential Locations for SuDS Basins
Green Infrastructure Links
Public Open Spaces

Reference has been made to key Wokingham Borough Council (WBC) Local Plan policies, in particular:

- The importance of a landscape led approach (Core Strategy Policy NE5).
- The designation of Valued Landscapes (Core Strategy Policy NE6)
- Provision of open space, sports, recreation and play facilities (Core Strategy Policy HC4)
- Provision of integrated, high quality sustainable urban drainage systems
- Provision for ecological enhancement that delivers a Biodiversity Net Gain of 20%

These have guided the master plan to deliver a landscape-led approach that would create a welcoming place to live set within an attractive landscape setting.

Consideration has also been given to WBC's aim (in the emerging LPU) to improve health generally and reduce health inequality. In this regard, the 'Marmot principles', as identified earlier in this document have been considered through the creation of sustainable places and communities.

The approach to Green Infrastructure design is set out in the following sections of this chapter:

- Landscape Strategy
- Open Space Strategy
- Play Space
- Amenity Space
- Parks and Public Gardens
- Civic Space
- Semi-natural Green Space
- Food Growing
- Planting Strategy
- Landscape Approach to SuDS Features

Landscapes provide access to nature

Use of planting to create attractive streetscapes

Provision of high quality play experiences

Landscape Proposals Plan

An Integrated Approach

The Landscape Strategy to the Newlands Farm development looks to incorporate the important existing landscape structure and features of the site and provide a setting to enhance these. It also responds to the findings arising from the Landscape and Visual Impact Assessment (Savills), in particular the strengthening of boundary planting and the provision of blocks of native vegetation. Key features of the site, such as the boundary vegetation and existing hedgerows running through the site are to be retained within green corridors where possible to give an improved setting to these elements.

The proposals incorporate a range of different types of landscape spaces and treatments to help frame and give a setting to the proposed development. This includes generous 'buffer' planting that would wrap around the development together with a sequence of green spaces which extend into the development and act as focus points within the parcels. In addition a green corridor is to be created associated with the existing ditch, hedge and associated trees which cuts across the northern part of the site. The intention is to widen this in places to create an attractive feature as part of the SuDS strategy for the site.

The development offers a range of opportunities for new biodiversity measures and wildlife habitats to be both created and increased through the landscape proposals. This includes the provision of new areas of planting, creating a varied structure to this and the ongoing management of these spaces for wildlife.

In addition the landscape and open space strategy has been informed by a full biodiversity assessment of the site which is included within the supporting Environmental Statement.

Key features of the landscape strategy include the following:

- Create a strong landscape setting to the development through a series of landscape spaces which form a green buffer wrapping around the development.
- Use the network of green spaces to create movement corridors for pedestrians, cycles and wildlife.
- Provide an integrated drainage scheme which relates to the green space strategy.
- Encourage sustainable methods of transport through a series of pedestrian and cycle routes that run through the open spaces and link to the wider Loddon Garden Village and network of public rights of way.
- Deliver a range of multi-functional green spaces with opportunities for children's play, recreational paths, nature conservation and Sustainable Urban Drainage Systems (SuDS).
- Acknowledge the removal of some trees and vegetation, but retain the overall network of mature trees, hedgerows and supplement and reinforce these with comprehensive areas of new planting.
- Deliver street trees as part of the new Spine Road running through the site to establish a strong character to this route.
- Retain Category A and B trees on the site wherever possible and incorporate them into the open space network.
- Deliver a high quality hard and soft landscape across the proposed development.
- Deliver opportunities to improve the biodiversity assets on the site and create opportunities for new habitat areas.
- Deliver both natural and semi-natural landscapes connected to the SuDS and biodiversity strategies.
- Provide new attenuation basin features as part of the SuDS strategy, comprising a range of design approaches, including 'dry' basins and swales.

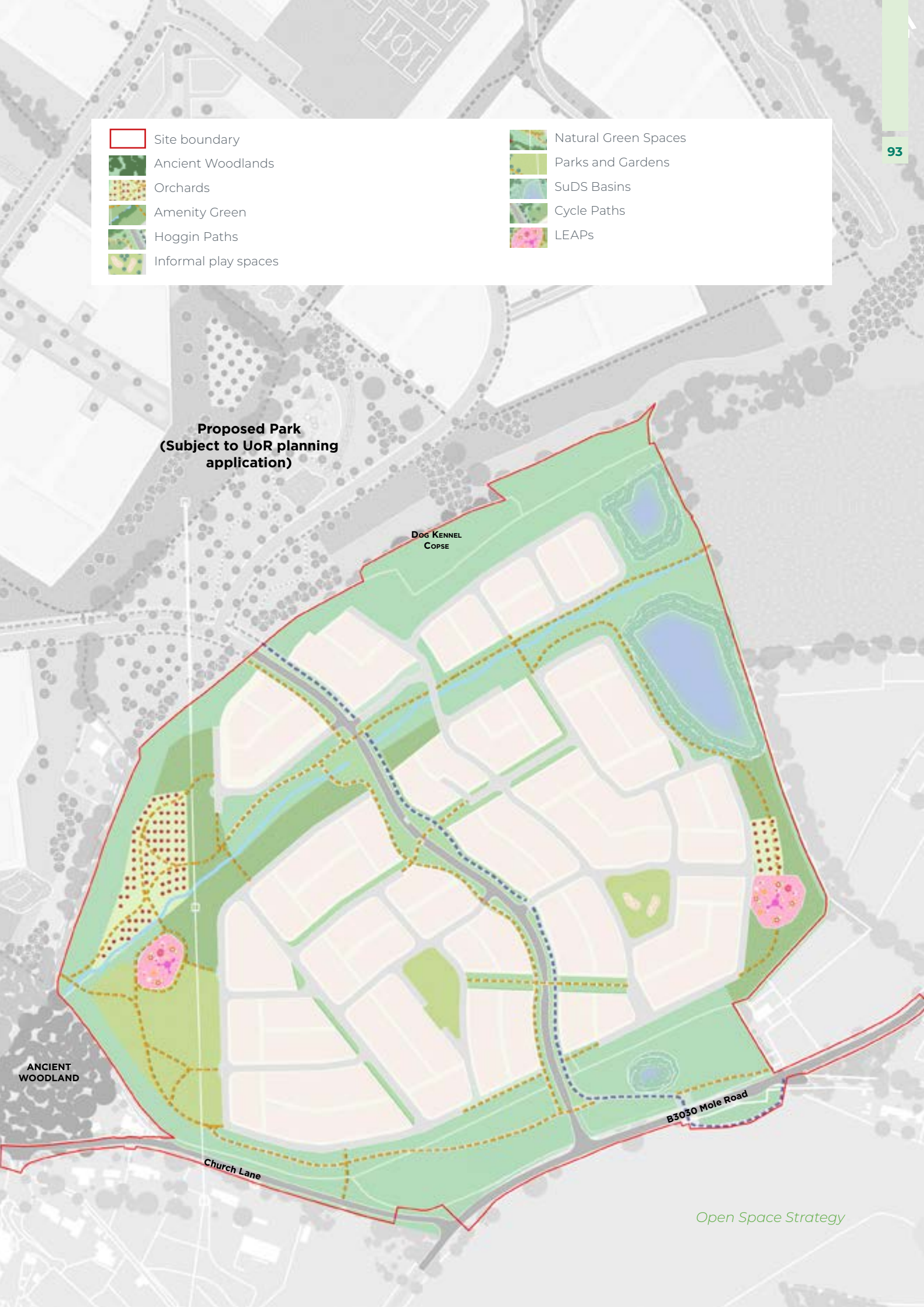
Illustrative masterplan

Open Space Strategy

The approach to the development allows for the creation of an extensive network of open spaces offering a range of different outdoor opportunities and experiences within easy access of home. The types and extents of the open spaces proposed have been informed by the WBC Open Space, Sports and Recreation Strategy (November 2013). WBC's aim in the emerging LPU to embrace the 'Marmot principles' has also been considered in the provision of open space. This document sets out the various open space typologies and minimum areas which a new development needs to provide based on the proposed population. This is accordance with emerging LPU policy HC4.

This includes Parks and Public Gardens, Amenity Greenspace, Natural and Semi-natural Greenspace, Allotments/ Community Orchards and Outdoor Sports Provision as well as play provision for children and young people. The Table below describes these typologies in more detail.

OPEN SPACE TYPOLOGIES	
Typology	**Definition**
Amenity Green Space	These areas consist of informal recreation spaces with the main provision to the eastern and western edges of the site. A further area of amenity space is to be provided adjacent to the retained ditch and hedgerow with runs through the northern part of the site. These spaces would predominantly consist of regularly mown amenity grass with standard trees, together with areas of planting.
Natural / Semi-natural Green Space	These areas have recreational value for walking and informal play, but are intended to maximise biodiversity enhancement opportunities. They are to include woodlands, scrub planting, meadows, wetlands and ponds.
Children and young people	Two new play areas would provide dedicated spaces for children and young people offering a range of activities at varying scales, these are to be located to the eastern and western edges of the development to provide ease of access and catering for a wide range of age groups.
Food-growing	Two orchard areas are to be provided as part of the network of open spaces to the eastern and western edges of the development. Two large allotment sites are to be provided as part of the UoR development.
Parks and Gardens	The green spaces to be created to the eastern and western edges of the site would comprise a range of spaces and uses, including the provision of Park and Garden areas. These would be supplemented by two additional green spaces located within the development itself which would act a focal point for these and provide a space for community activities. The distribution of these spaces provides ease of access for residents across the development.
Cemeteries and burial grounds	A burial area is proposed as part of the UoR development and is to be located adjacent to the existing graveyard associated with St Bartholomew's Church, Arborfield.
Gypsy and Traveller Sites	An area of land has been allocated for the provision of new pitches, this includes an allowance for internal circulation routes and associated infrastructure with the details of this area to form part of a future stage of design development.
Outdoor Sports Facilities	Sports provision is to be provided as part of a new "Sports Hub" as part of the adjacent UoR development. Facilities located here would be available to the local community, including residents of Newlands Farm. This would include both grass and all-weather pitches with markings for a range of activities.


Site boundary
Ancient Woodlands
Orchards
Amenity Green
Hoggin Paths
Informal play spaces
Natural Green Spaces
Parks and Gardens
SuDS Basins
Cycle Paths
LEAPs
Proposed Park
(Subject to UoR planning application)
Dog Kennel Copse
ANCIENT WOODLAND
B3030 Mole Road
Church Lane

The table shows the minimum open space requirements for the anticipated population of the new development together with the proposed quantum of provision, based on the areas shown on the Open Space Strategy drawing. This demonstrates that the open spaces to be provided as part of the development either meet and in several instances exceed these requirements.

Some of the proposed open spaces requirement are to be met through the adjacent UoR proposals, including Civic Space, associated with the new District and Local Centres, burial plots and formal outdoor sports facilities. The sports facilities are to form part of a new "Sports Hub" which would deliver community facilities with access to both grass and all-weather pitches.

The over provision of both natural/semi-natural green space and amenity green space means that opportunities for informal recreation are embedded into the scheme with further opportunities for access to nature provided as part of the Suitable Alternative Natural Green Space ('SANG') proposals associated with the UoR development.

OPEN SPACE AREAS in relation to WBC Policy HC4 requirements			
Typology	**WBC Standard**	**Total Required for Newlands Farm**	**Total Provided for Newlands Farm**
Parks and Public Gardens	1.1 ha / 1,000 pop	1.135 Ha	1.149 Ha
Natural / Semi natural Green Space	2.84 ha / 1,000 pop	2.931 Ha	6.900 Ha
Amenity Green Space	0.98 Ha / 1,000 pop	1.011 Ha	1.318 Ha
Children or Young People	0.25 Ha / 1,000 pop	0.258 Ha	0.259 Ha
Civic Space	0.01 Ha / 1,000 pop	Applies to Strategic Development Land (SDL) and Wokingham Town Centre (WTC)	Provided within UoR land
Outdoor Sports Facilities	1.44 Ha / 1,000 pop	Applies to SDL	Provided within UoR land
Cemeteries / Burial Grounds	14.4 plots / 1,000 pop	plots	plots
Allotments	0.39 Ha / 1,000 pop	0.403 Ha	0.560 Ha

1. Existing trees and hedgerow to be retained
2. Footway/cycleway
3. Verge with tree planting
4. Focal green space with potential for SuDS features
5. Crossing points

Illustrative sketch view of the proposed Spine Road

Open Space Typologies

The landscape and open space proposals would provide an attractive setting for the new development, maintaining and enhancing existing habitats through the retention of native vegetation, trees and woodland and the provision of new landscape areas and features.

These typologies, which relate to the WBC open space requirements, are set out in more detail on the following pages.

Play Provision

Play is an essential part of a child's development and well-being, contributing to physical, mental and social skills. It also encourages children to actively and positively engage with their surroundings and the natural environment.

The proposals would provide access to a range of facilities for children and young people to experience and enjoy with planting to be used to create a setting to these spaces and as part of an integrated approach to play.

The types of spaces to be provided relate to WBC guidance ranging from informal and 'natural' play elements as incidental 'play on the way' features through to equipped spaces offering a variety of play opportunities.

Two main play facilities are proposed, with these set to eastern and western extents of the site, ensuring that all residents would be within a 400m walking distance from a play area. This gives ease of access and also allows children to use the facilities unaccompanied as they gain more independence with a range of outdoor opportunities to cater to changing needs as they grow.

A hierarchy of play has been embedded into the layout and is to include the following provision:

- 'Play on the way'
- Local Equipped Areas for Play ('LEAP's)
- Informal sports and activity provision, which would also benefit older children and teenagers as well as adults, such as a trim trail and outdoor gym

PLAY STRATEGY		
Features	**Play on the Way**	**Local Equipped Area for Play**
Activity zone	No defined size, to be a varied mix across the site	WBC preferred size of 600 sq/m
Provision	Provided as an integral part of the open space within or adjacent to the development parcels	2 no. across the development
Function Within Play Strategy	'Play on the way' incidental spaces within the landscape.	Equipped play areas to provide for early school age children
Typical Elements and Features	Informal and 'natural' play elements as part of a wider play trail. Naturalistic features such as stepping posts, beams, boulders and sculptural elements.	Equipped areas offering a range of play experiences with fencing, and safety as required. Use of timber play equipment to relate to the landscape character with planting to create a setting to the spaces.
Planting Approach	Planting incorporated into features, with potential for living willow elements.	Trees and planting to create a setting and provide shade, including 'living' features such as willow tunnels. Sight lines to be maintained to allow for passive surveillance
Other Elements	-	Seating to be incorporated together with bins and cycle parking as part of the overall street furniture provision


Site Boundary
Indicative location for Local Equipped Area for Play (LEAP)
Indicative location for Neighbourhood Equipped Area for Play (NEAP)
400m radius - indicating a 5-minute walking distance from a LEAP and NEAP
1km radius- indicating a 12-minute walking distance from a NEAP
NEAP 02 - with potential for:
• MUGA
• Skate / BMX area
• Space for girls provision
Proposed Park (Subject to UoR planning application)
NEAP 02
Dog Kennel Copse
B3030 Mole Road
Church Lane

A 'play on the way' approach is aimed at younger children with convenient access from new housing, combining natural play elements with carved or informal features. They do not comprise formal areas with the need for fencing for example.

The development does not include any on-site Neighbourhood Equipped Areas for Play ('NEAP's), as a NEAP and associated facilities is to be included in the University land in the proposed park located just to the north of the site. This proximity means that almost all of the development would fall within its 1,000m catchment zone. As a result residents would have access to this larger facility and the broad range of activities it would offer. This would include elements such as Multi-use Games Areas (MUGA), sports walls, skate and scooter facilities and areas focussed on the 'Making Space for Girls' design principles.

Local Equipped Area for Play

Play on the Way Opportunities

Trim trail provision

Space for Girls


welcome to the OTTER PLAYGROUND

Open Space Typologies

Amenity Green Space

Amenity green spaces would provide areas for informal recreation. These spaces would also include natural play features or other 'sculptural' elements, such as carved timber markers or totems, adding to the visual interest and contributing to a distinct character.

Amenity areas are proposed to edges of the development parcels site to provide a green edge and outlook with ease of access to residents. These spaces would also act as a transition from the new built form to the natural green spaces proposed adjacent to the site boundaries. This design approach means that these spaces would be closely related to other landscape areas and typologies to create an interesting and varied sequence of spaces.

Planting would be used to frame the spaces and help define different areas, while still allowing them to retain flexibility in how they can be used. The use of a 'flowering lawn' type grass mixture would allow for a flexible maintenance approach. This type of grass mix can be regularly mown to provide spaces suitable for informal recreation and also allowed to grow taller to create a more diverse sward around trees.

Tree planting would be incorporated into these areas to provide shade, seasonal interest and a vertical component. Adopting a relaxed mowing regime around trees and to the edges of amenity spaces would contribute to biodiversity enhancement and provide a transition between these spaces and adjacent natural and semi-natural green spaces.

Space for informal play

Tree planting to provide shade and interest

Opportunities for informal recreation

1. Local Area for Play
2. Recreational and active travel routes
3. Creation of new orchard
4. Grass recreation areas
5. Existing trees and boundary vegetation to be retained
6. New planting to strengthen boundaries

Illustrative sketch view of the proposed public open space

Open Space Typologies

Parks and Public Gardens

A series of new park and garden spaces are to be incorporated into the layout for the Newlands Farm development. These are to form part of the wider network of green spaces and would be distributed across the scheme to provide ease of access for residents to these key community assets.

The main park area would be located to the eastern edge of the development and would be close to other spaces and facilities such as a new play area and orchard. A further two 'greens' are proposed within the development parcels providing focal points, 'doorstep' park spaces and an attractive outlook to the surrounding housing.

The proposed parks would provide flexible, multi-functional spaces with a range of elements and facilities as appropriate to their size and location.

The main park area would form an important community green space and it's relationship to adjacent amenity green space means that together these areas would provide a range of recreational opportunities for new residents.

The two smaller park and garden spaces are intended to provide a 'village green' type function with new development to be set around these. These would provide important landmark greenspaces within the development and provide a further resource for residents as part of the site wide open space provision.

In addition a further park and garden is proposed immediately to the north of the development as part of the UoR proposals (as part of a separate planning application). This would provide an additional open space that residents can access with a range of facilities, including a NEAP sized play area.

The proposed parks would provide open space for recreation, relaxation and play with the intention that these become key community assets.

Anticipated features include the following:

- Network of paths providing connectivity and recreational routes.
- Areas of amenity grass for informal sports.
- Range of planting approaches including ornamental areas and orchards.
- Creation of habitat areas with planting to promote biodiversity.
- Provision of seating and street furniture.

These features would mean the parks become vibrant and engaging spaces for all ages, including families and young people.

The relationship between these spaces and the adjacent development would provide passive surveillance maintaining a safe and welcoming environment.

Parks provide space for community activities

1. Park entrances with planting and seating
2. Planting used to define the park boundary
3. Paved area with seating
4. Use of planting to create seasonal interest
5. Tree planting to provide a green edge to the space
6. Provision of open grass areas for informal recreation

Illustrative sketch view of proposed 'pocket park' w
the development

Open Space Typologies

Semi-natural Green Space

The inclusion of natural and semi-natural green spaces as part of the landscape approach is a key consideration in providing spaces for wildlife and enhancing biodiversity on the site. A range of landscape spaces and planting typologies are to be used to create a varied mosiac of habitats, including native species scrub and thicket planting, tree planting and a range of grass and meadow mixtures.

Although focussed on biodiversity and habitat creation, these spaces would also provide an attractive outlook and setting for the new development and provide residents with access to natural landscapes.

These spaces would also provide a buffer to the retained features, such as the Dog Kennel Copse ancient woodland to the north-eastern corner of the site as well as the boundary hedgerows and trees. This would help safeguard these elements, provide an enhanced setting and allow for the creation of new habitats.

Some access to these spaces would be provided, through the proposed network of footways and cycle routes. This would help control the use of these areas and maintain their primary function as a place for nature and wildlife.

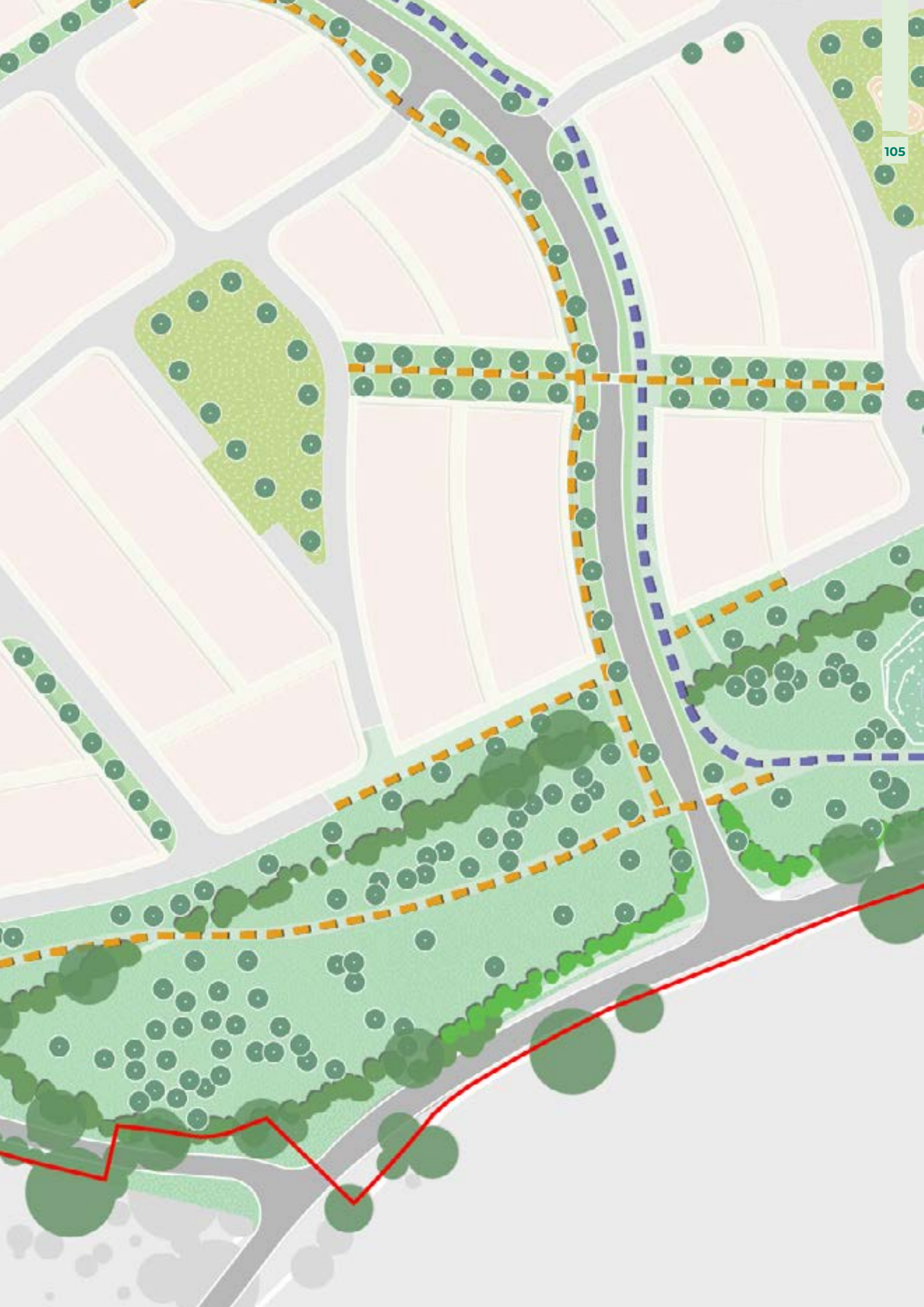
The proposed SuDS basins would be located within this landscape typology enabling the basins to be designed to maximise their habitat potential. Design elements to be incorporated into SuDS features would include the following:

- Variation to the basin edge profile avoiding steep slopes
- Inclusion of 'shelf' areas to allow for a range of planting typologies
- Potential to create permanently wet pond areas to allow for greater biodiversity
- Inclusion of native plant species to create a varied structure and character to the basins
- Provision of associated biodiversity features to relate to specific species such as invertebrates, birds and bats

Use of mixed planting approach

Creation of species rich grass and meadow areas

Planting to focus on habitat creation



Open Space Typologies

Food Growing

Food growing would form a key element of the open space provision, providing space for residents to exercise, meet and engage with productive landscapes. Growing areas can offer numerous benefits, enhancing physical and mental well-being, reducing food miles and allowing for organic food production.

Given the scale of the Newlands Farm development, on-site food growing spaces would focus on community orchards, which are to be located to the eastern and western edges of the site. Formal allotment provision would form part of the UoR scheme (subject to a separate planning consent), with pedestrian and cycle links to be created for residents of Newlands Farm. This approach allows for larger allotment spaces to be created together with the associated infrastructure.

The proposed community orchards can also provide a number of biodiversity benefits and help address the decline of formal orchards, highlighted as a priority habitat in the UK biodiversity action plan requirements. The use of heritage varieties of fruit trees in particular would help maintain these and restore their loss.

The inclusion of productive plant species in the wider planting approach would also help embed the idea of productive landscapes into the overall design and contribute to biodiversity enhancement through the provision of a food source for wildlife as well as people.

The development parcels also have the potential to provide small-scale communal growing spaces easily accessed by residents. This potential inclusion of these spaces could be explored in more detail as part of the next stage of the design development.

Provision of productive landscapes

Orchards give seasonal interest in the landscape

Fruiting trees can contribute to biodiversity

Open Space Typologies

Sports Provision

The amenity space provision would create space for informal sports on site. Formal pitches and sports facilities are to be provided as part of the main UoR development (subject to a separate planning application). These would form part of a new "Sports Hub" and would include a combination of grass and all-weather facilities for community use out of school hours.

These facilities would be easily accessible to residents with footway and cycle links providing opportunities to reduce car dependence.

Civic Space

The proposed civic space to the Garden village is associated with proposed Local and District Centres and key facilities, such as the new schools and Community Facilities. The proposed public realm would be developed through the next stages of the design process, but is intended to incorporate planting, street furniture and a range of surface finishes.

As a result civic space would not be provided as part of the Newlands Farm development, with the focus instead on greenspace provision.

SANG (Suitable Alternative Natural Greenspace)

The development would require the provision of Suitable Alternative Green Space (SANG) in order to help protect and reduce recreational demands on the Thames Basin Heaths Special Protection Area (SPA).

The Newlands Farm scheme would not deliver an on-site SANG with the required provision to be met through the adjacent UoR scheme.

This includes the creation of two new areas of SANG with a SANG link between these which has been designed to meet the Natural England requirements for SANG.

These spaces would be accessible via a combination of existing PRoWs and the proposed footway and cycle network allowing for residents to travel to these facilities without the need for a car.

The UoR scheme would also deliver a new 'Eco Valley', forming part of a wider country park, which would provide a significant area of land, primarily to the north of the River loddon, for recreational use and habitat creation.

Eco Valley would provide a variety of landscapes

Access to the River Loddon corridor would be provided

1. Existing trees and vegetation to be retained
2. New tree planting with focus on native species
3. Proposed scrub planting
4. Seed mixes to be used to create a diverse sward to enhance biodiversity
5. New recreational routes

Illustrative sketch plan of proposed SuDS basins and associated landscape

Planting Strategy

Planting would play a key role in contributing to the character and quality of the proposed streets and spaces. This would include a range of planting approaches from formal tree planting to highway verges through to more informal and structural planting to reinforce boundaries and help frame new green spaces.

Tree Planting

The site includes a number of existing trees, woodland blocks and landscape features which are to be retained, where possible and the associated Root Protection Areas (RPA) protected.

New tree planting would enhance the existing structure and reinforce and strengthen boundary vegetation, contributing to the overall green space network.

Tree planting is to be used across the site to create a distinct character, reinforce the street hierarchy and aid legibility.

There would be a focus on the use of native species as part of the on-site habitat creation and to provide wildlife links through the site.

Where particular attributes are required, such as adjacent to highways, or in constrained locations, native cultivars would be used, but generally new trees would be native species.

To maintain sight-lines and visibility splays clear stem specimens are to be planted in verges and adjacent to highways, with feathered, multi-stem and more interesting specimens to be used in green spaces to create variety and interest.

New hedges and areas of thicket planting would also be introduced throughout the site to enhance the site's biodiversity and to contribute to a varied and layered structure.

The proposed tree planting in particular would respond to and reinforce the mature landscape structure of the site by framing key spaces and defining routes, through the planting of avenues and individual specimen street trees.

Reference is to be made to the technical principles provided by NJUG and NHBC requirements when planting trees in the vicinity of below ground utilities and buildings.

Utility corridors are to be created under footways and hard surfacing, where possible, to retain soft verges for trees and planting.

Suitable soil volumes are to be provided for new trees to allow these to successfully establish and contribute to the long term character and appearance of the development. Soil volumes are to relate to individual species and anticipated mature size.

Trees in soft landscape should be planted with irrigation/aeration pipes and be rootball or container grown stock secured using double short stakes with a suitable webbing or jute straps.

Any trees planted in paved areas should have a suitable soil cell system to provide a root space able to take vehicle/pedestrian loadings as appropriate. Any trees in hard landscape areas are to be secured using a below ground guying system with tree grilles of suitable paved infill surrounds.

This approach would enable trees to make a positive contribution to the development and site overall and introduce the next generation of trees to the site.

Development Plot Planting

Planting is an essential component of any development, helping to soften the built form, providing scale, and through helping to manage the micro-climate. The right planting approach also provides opportunities to enhance ecology, while giving seasonal interest and adding a sensory dimension.

The design of on-plot planting would form part of the detail information for the various development parcels, but is anticipated this would be used to help define frontages and boundaries and reinforce the hierarchy of spaces.

Planting is anticipated to be a combination of ornamental shrub, hedge and herbaceous species with a focus on pollinator plants to contribute to biodiversity enhancements.

Plant selection is to be based on the proposed location and micro-climate and selected to suit the available space while avoiding maintenance issues,


Acer campestre (field maple)


Tilia cordata (small leaved lime)


Carpinus betulus (hornbeam)


Liriodendrum tulipifera (tulip tree)


Acer platanoides (Norway maple)


Crataegus monogyna (hawthorn)


Sorbus aria (whitebeam)


Betula (birch)


Liquidambar (sweet gum)


Ginkgo biloba (maidenhair tree)


Quercus palustris (pin oak)


Pyrus chanticleer (pear)


Fagus sylvatica Dawyck (beech)


Quercus robur (oak)


Salix cinerea (willow)


Prunus avium (Ornamental cherry)

such as obscuring windows or covering footways through excessive growth.

Plant species should also relate to the local micro climate and aspect with the use of appropriate sun and shade tolerant varieties.

Planting can be used to contribute to the character of a street and help give a distinct identity, softening the built environment and providing variety and interest.

Tree species would be chosen to complement those within the public open space, but with consideration for their location in terms of proximity to houses or infrastructure.

Tree species to residential streets and private gardens are to be selected to give the appearance of native varieties, but with the reliability of named cultivars to ensure greater success in establishment with forms more suited to specific conditions and space.

The approach to the soft landscape would also need to relate to the provision of any SuDS features within the development parcels, such as rain gardens and swales with this to be developed through the next stages of the design process.

Planting to provide colour, scent and texture

Planting to provide seasonal interest

Integration of SuDS features in green spaces

PLANTING STRATEGY

Location	Design Strategy	Landscape Treatment	Latin Name	Common Name
Spine Road	Linear tree planting set in soft landscape verges to provide formal character to this primary route. Trees to have narrow or upright canopy to reduce overhanging to the adjacent highway. Species to provide seasonal interest and scale to the route and adjacent development.	Verges to be seeded with grass mix to provide a diverse sward while maintaining sight lines and visibility splays. A variety of mixes are to be used to contribute to the site wide biodiversity.	**Street trees:** *Acer campestre 'Elegant'* *Acer campestre Lirenco* *Acer campestre 'Elsrijk'* *Acer campestre 'Arends'* *Acer campestre 'Louisa Red Shine'* *Acer platanoides 'Olmstead'* *Fagus sylvatica 'Dawyck'* *Tilia cordata 'Greenspire'* *Quercus paulstris 'Green Pillar'*	Field Maple Field Maple Field Maple Field Maple Field Maple Olmstead Norway maple Upright Beech Small Leaved Lime Pin Oak
Secondary and Tertiary Streets	Tree planting to reinforce street character with species to relate to the available space. Species and cultivars with an upright canopy to be used.	Verges to be seeded and planted to relate to the overall street character. Seed mixes to create a diverse sward with planting to include pollinator species to contribute to ecology enhancements.	**Street trees:** *Acer campestre* in variety *Capinus beutuls 'Frans Fontaine'* *Ginkgo biloba* *Pyrus calleryana 'Chanticleer'* *Sorbus aria 'Magnifica'* *Sorbus aria 'Lutescens'*	Field Maple Upright Hornbeam Maidenhair biloba Bradford Pear Whitebeam Whitebeam
Civic Spaces and Public Realm	Trees to be included into areas of public realm to provide shade, scale and seasonal interest. Trees to be planted in verges and as part of rain garden features together with trees in paved areas. Species to be suited to anticipated conditions.	Rain garden planting to be incorporated into SuDS features and to provide interest and variety. Trees to be tolerant of seasonal variation in water levels. Trees in paved areas to be suited to urban environment with below ground 'soil cell' type system to be used to provide space for root growth.	**Civic space trees:** *Liquidambar styraciflua 'Acalycina'* *Liriodendron tulipifera 'Fastigiata'* *Prunus cerasifera 'Crimson Point'* *Prunus 'Sunset Boulevard'*	Sweet Gum Tulip Tree Ornamental Cherry Ornamental Cherry
Open Spaces	Trees to be planted in open spaces to provide interest, scale and shade to these spaces. Trees to be planted in informal groups and as linear feature adjacent to paths. Potential for larger scale trees to be planted relating to available space.	Tree planting to be part of a varied landscape approach to create a diverse structure to include native thicket, ornamental shrubs and a range of grass mixes including close-mown amenity spaces and mixes to provide areas for wildlife.	**Tree planting:** *Acer campestre* *Alnus glutinosa* *Betula pendula* *Betula pubescens* *Crataegus monogyna* *Pinus* in variety *Populus tremula* *Quercus robur* *Salix* in variety *Tilia cordata*	Field Maple Common Alder Silver Birch Downy Birch Hawthorn Pine Quaking Aspen Oak Willow Small Leaved Lime

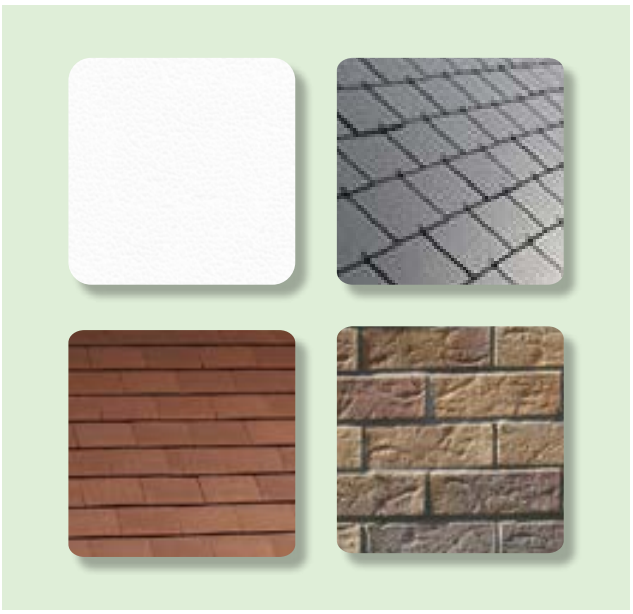
Appearance

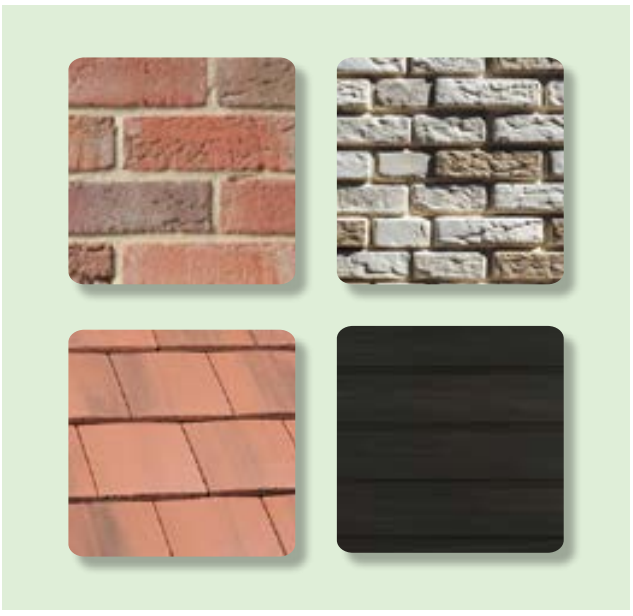
Architecture

A contextual response towards architectural detailing will be undertaken and further defined at reserved matters planning stage. However, it is envisaged that development at Newlands Farm will firstly represent architectural character from the nearby settlements of Arborfield in accordance with WBC's Design Guide.

There will also be opportunity to create a distinct place identity that conforms with the forthcoming garden village to the north, where more contemporary architecture could work in harmony with traditional village typologies.

With this in mind, these conceptual images and materials palette include local materials such as natural tones of render with timber cladding, alongside various brick types and coloured window frames to assist with the creation of different character areas.





Character Areas

The Gateway

The central spine road will serve as a gateway that connects to the centre of Loddon Valley Garden Village. It will promote a car-free street frontage with swaths of green verges and plentiful opportunity for tree planting.

This street will naturally transition from lower density, two storey dwellings at the site access to a higher density that consists of terraced forms and continual frontages from the core of the development northwards. This will ensure built form positively responds to the existing and proposed local context, creating a sense of place.

Variations in building height and typology will provide interest along this key cycle and pedestrian route.

Character Areas

Lanes & Mews

A series of mews and lanes will naturally branch out from primary loop roads to encourage a more inclusive and slower-paced environment through the specification of shared surfaced roads. This street design fosters a sense of community and encourages pedestrian activity. It also creates landscaped opportunities that will soften the urban edge and clearly define public and private realm.

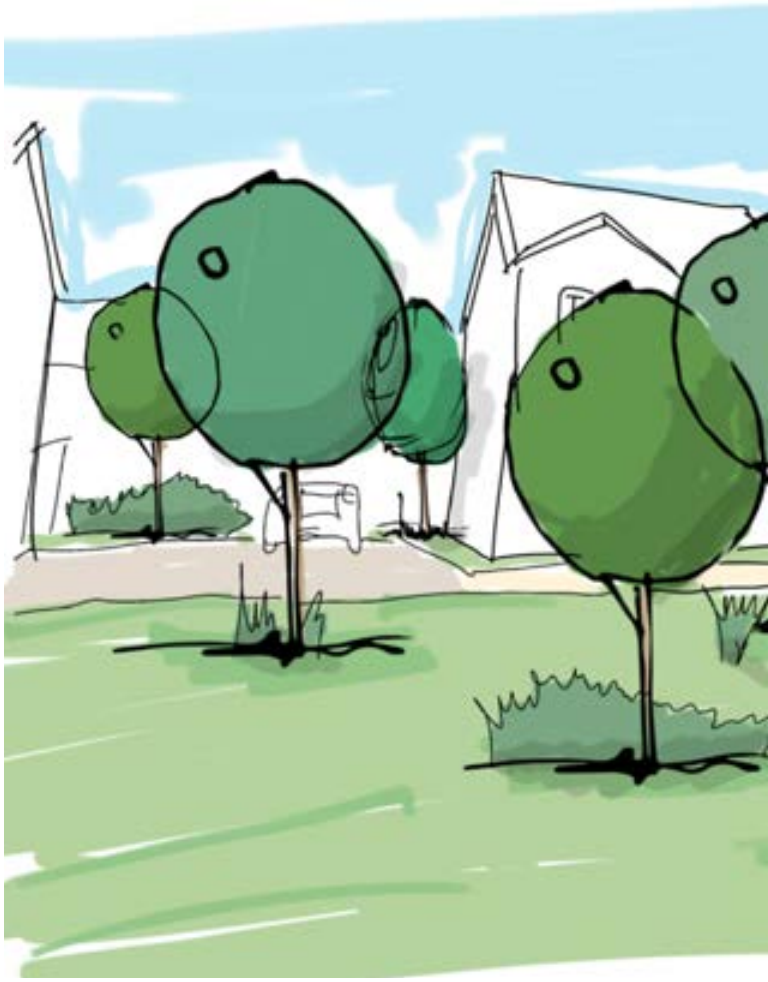
Built form to these character areas will generally be higher in density to achieve much needed urban efficiency with distinctive typologies such as terracing, that are symbolic of the traditional mews design concept.

Character Areas

Green Streets

Green streets, also referred to as rural lanes, are located to the development edge throughout the scheme, forming a soft transition from urban to green space. This is achieved via lower density housing and the reduced width of hard surfacing to the street. These narrow lanes reduce traffic speed and allow for safe pedestrian movement. They also allow for generous landscaping around homes which create a rural aesthetic that seeks to integrate swales and hedgerows into the landscape.

Built form is typically to the Site perimeter and is detached or semi detached, with on plot parking to reduce vehicular dominance on the street. Dwellings will provide natural surveillance to adjoining natural open space which will be accessible via informal recreational paths.



Character Areas

Green Node

Green nodes have been strategically located centrally to create spatial anchors and ecological connectors within the urban fabric. These spaces will enhance legibility and wayfinding, offering moments of pause, orientation, and visual relief within the density of the urban realm.

In lower density areas these spaces can be framed by 2 storey detached or semi detached dwellings that incorporate landscaped frontages and on plot vehicular parking. In higher density areas, terraced 2.5/3 storey dwellings and well designed rear courtyards will help create a sense of enclosure around a car free gathering place.

security & sustainability

Security

'Secured by Design: Homes Guide 2024' (SBD) is a police initiative to guide the design and build of new homes to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

The document states that crime and anti-social behaviour are more likely to occur if the following seven attributes of sustainable communities are not incorporated:

Access & Movement: places with well-defined and well used routes, spaces and entrances that provide for convenient movement without compromising security.

Structure: places that are structured so that different uses do not cause conflict.

Surveillance: places where all publicly accessible spaces are overlooked.

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection: places that include necessary, well designed security features.

Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management & Maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

As such, the following has been considered as part of the proposals but will be subject to detailed review at Reserved Matters Stage.

Access and Movement

The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the Site. Although a high level of permeability is paramount to good design, routes must be as straight, wide, well lit and overlooked as possible.

Structure

There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the Site, and is as important in private driveways as it is in public open spaces.

Surveillance

It has been identified above that the proposed layout will result in well designed spaces that are overlooked.

Buildings must have at least two faces: a front onto public space for most public activities and a back where most private activities take place.

A mix of dwellings will enable greater potential for homes to be occupied throughout the day, increasing the opportunity for natural surveillance.

Parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked. This requirement has been an important influencing factor in the approach to the layout of the Site.

Physical Protection

Physical protection is concerned with the way in which buildings are secured. Each dwelling will be secured with necessary security features.

Ownership

A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/communal and private space. The proposed layout has been designed to ensure that there is a clear distinction between public and private areas. The design of boundary treatments, such as walls and hedges, will create a clear distinction between public and private space without inhibiting the surveillance. An inclusive development with careful consideration of public realm design will instil a sense of pride and ownership towards the new neighbourhood.

Activity

The key activity areas within the Site will be the main pedestrian routes through it. All of these are designed to be overlooked by a number of properties.

Management and Maintenance

Public areas within the development will either be adopted by the local authority or a management company will be set up to ensure that they are maintained to a satisfactory level in accordance with a detailed landscape and ecological management plan.

Sustainability

The proposed development acknowledges National and Local Policy with regards to sustainability and sustainable development and positively responds to them by providing the NPPF's 3 overarching objectives:

Sustainable Energy Strategy

- The buildings will be 'zero-carbon ready', and very low carbon from the outset;
- High fabric standards will be specified to meet Future Homes Standard requirements for thermal efficiency as a minimum;
- There will be no natural gas connection to the proposed development;
- Energy demand will be met from low and zero carbon sources.

Reducing Carbon Emissions from Transport

- High quality broadband will be provided as required by Approved Document R;
- Accessibility to local services and sustainable transport options will encourage residents to prioritise active travel and public transport over private car use;
- Electric vehicle charging infrastructure will be incorporated in line with the requirements of Approved Document S.

Climate Resilience and Adaption

- The development designs will anticipate future changes in the climate;
- Overheating risk will be reduced through passive design measures as required by Approved Document O;
- Open space and landscaping will provide multiple benefits;
- Surface water will be managed with the integration of SuDS.

Domestic Water Efficiency

- High water efficiency standards will be achieved through considered design.

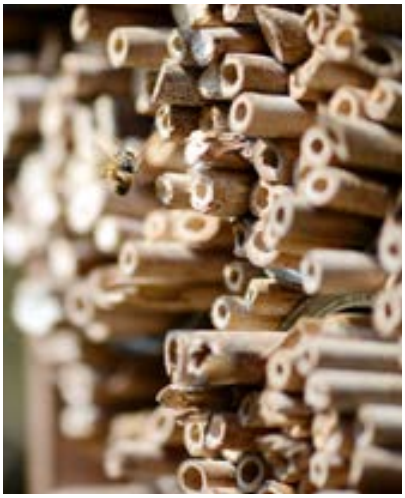
Embodied Carbon & Waste Management

- Embodied carbon will be reduced by applying sustainable design principles, including informed material selection and the use of re-used and recycled materials during construction;
- Construction and operational waste will be managed in accordance with the principles of the Waste Hierarchy.

Summary

The project integrated approach to sustainable development goes beyond building performance and energy use, it takes into account health and well being, resource use, enhancing habitat, sustainable movement and community development to deliver a scheme with a smaller environmental footprint.

This approach retains flexibility to explore strategies at detailed design stages but provides a strong framework that responds to the challenges facing new development and new communities, addressing the environmental, social and economic themes of sustainable development.

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National Design Guide

The National Design Guide builds on the aspirations and objectives of the NPPF and is a tool for assessing and improving design quality. The NDG is a part of the Government's collection of planning practice design guidance. Below is a summary of how the design proposal complies with the National Design Guide.

Context - Enhances the surroundings

The proposals for the Site have been informed by an assessment of the local character. A site visit and desktop analysis were undertaken to identify key constraints and opportunities, and assess the character of the immediate and local context.

Identity - Attractive and distinctive

The proposed scheme will be designed to protect and nurture the identified key aspects of the local character through a landscape and design led approach. This will create a cohesive and coherent scheme which is designed to focus on key aspects of the local identity and the surrounding landscape.

Built Form - A coherent pattern of development

Buildings will be designed and located to address public internal spaces or at the end of key vistas to define a clear and legible environment. A clear hierarchy of spaces through an appropriate relationship between built form, landscape and the space in between.

Movement - Accessible and easy to move around

A clear hierarchy of streets and pedestrian links is needed to create a legible movement framework across the Site. Vehicular, pedestrian and cycle access will offer connections to the local network of routes and public transport options.

Nature - Enhance and optimised

The landscape strategy will aim to maintain and enhance the existing mature vegetation along the edges of the Site whilst creating an integrated network of multifunctional open spaces. The landscape strategy will provide a range of environmental benefits including new habitats and planting.

Public spaces - Safe, social and inclusive

Streets and public open spaces will be extensively landscaped and designed to encourage a wide range of leisure activities suitable for people of all ages and abilities. All public spaces will be designed so that they are accessible and provide opportunities for people to meet and interact.

Uses - Mixed and integrated

The development will deliver a range of new homes of which 40% will be affordable and designed as tenure blind, an with an appropriate mix of unit sizes to respond to local needs.

Homes & Buildings - Functional, healthy & sustainable

Homes will have private gardens and access to amenity spaces and the wider green infrastructure via a network of pedestrian/ cycle routes which will provide residents with opportunities to socialise and promote a healthy lifestyle. Homes will be designed to high standards respecting back-to-back distances and will avoid improper use of space and deliver a well-integrated and maintained public realm.

Resources - Efficient and resilient

Homes will be designed to meet or exceed Building Regulations, taking into account future changes including The Future Homes Standard. The development will also be designed to maximise energy efficiency where possible with appropriate technologies and techniques.

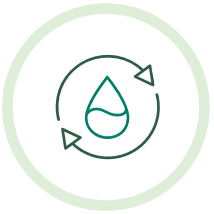
Lifespan - Made to last

All buildings will be built to high standards to ensure the building's envelope is protected. Architectural character will respond to local traditional character with a durable material such as brick being used across the Site and overhanging eaves to protect the façades.

Building for a Healthy Life

A balanced design approach has been taken for this residential housing addition to Loddon Valley Garden Village to ensure the successful integration of people with nature and public spaces. The structure and place making strategy of the masterplan follows the 12 healthy life considerations set out in the 'Building for a Healthy Life' document which has three key objectives - creating integrated neighbourhoods, distinctive places and streets for all.

The following checklist indicates how this design concept conforms with the BHL considerations, which will provide benefits to both residents and the natural environment through the creation of an attractive and sustainable design proposal:



Considerations	The Design Concept incorporates
Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.	✓ New connections that integrate with existing context, new formal and informal footpaths that could connect to registered PRoWs and local footpaths. New green corridors that connect habitats and provide new recreational routes in a natural environment.
Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.	✓ Additional walking routes with access to nearby existing bus stops, promoting sustainable means of transportation.
Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.	✓ A generous public open space provision that facilitates new play areas, allotment spaces, community orchards and wildlife habitats, all of which are connected via recreational footpaths.
Varied housing + tenure forms should be dispersed across the Site, and all residents deserve equal opportunities.	✓ A varied dwelling mix that meets local housing need, inclusive of a 40% affordable housing provision that will be evenly distributed and tenure blind.
Transform urban + natural threats into unique opportunities through asset enhancement.	✓ Ecology corridors and existing natural habitats have been retained and enhanced. Extensive areas for BNG enhancement across the Site will also provide soft landscaped buffers to the development for natural urban integration.

Considerations	The Design Concept incorporates
 Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)	✓ Following a local character area study and review of local design code, the masterplan framework has been designed to follow local distinctiveness and create characterful streets.
 Transform the streets into a genuine experience by designing active and interesting edges.	✓ The streets and spaces are designed in accordance with Manual for Streets design guidance. The masterplan infrastructure facilitates legible, inclusive routes that are defined by attractive landscapes features with a clear hierarchy.
 Character areas, landmarks, and nodal points should assist in the proprioception of residents.	✓ The framework incorporates a clear central primary route that connects with green nodal spaces and shared surface informal roads and paths. Landmark buildings at key vistas provide legibility and means of wayfinding through the settlement.
 Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).	✓ The masterplan is designed to ensure the development promotes a safe, liveable place. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets.
 Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.	✓ The illustrative masterplan provides policy compliant cycle and car parking provision, inclusive of visitor spaces that will be conveniently located. The sustainable framework design also allows for future adaptions.
 Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.	✓ A key concept of the masterplan is to provide a landscape-led development which respects existing landscape features whilst promoting biodiversity and wellbeing for local residents. The design incorporates generous natural open space to the south, that integrates with existing and proposed blue infrastructure.
 Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.	✓ Public and private realm are clearly defined throughout the design proposals with the use of appropriate boundary treatments, hard surfacing and landscape strategies.

Governance & Stewardship

Appropriate ongoing stewardship of the LVGV will be critical in maintaining the quality of environment and place expected of a garden village.

A strategy will be agreed with the Council following discussions and engagement with Parish Council's and stakeholders prior to implementation.

Key elements of the strategy are likely to be focussed on EcoVAlley (under the ownership of the University), Public Highways, community facilities, public open space and play areas.

Once established the strategy will be monitored annually and adapted to take account of the phased delivery of the LVGV.

Summary & Key Benefits

The benefits of the proposal include:

- High quality residential development comprising of up to 430 dwellings;
- Delivery of affordable dwellings to boost local housing need in a sustainable location within the District;
- A mix of house types and sizes, catering for varied local housing needs;
- An attractive, 'landscape-led' residential development, providing a rich variety of connected landscape spaces, strengthening the defensible edge to the town;
- Areas of play overlooked by homes ensuring a safe and welcoming space for recreation;
- Delivery of community benefits including new play areas and allotments, alongside a variety of open spaces with leisure routes promoting healthy lifestyles;
- An opportunity to reinforce the existing landscape character through the retention and enhancement of existing hedgerows and the planting of new trees and hedgerows;
- The potential to create biodiversity enhancements achieved through the proposed planting of new trees, sustainable drainage features and the introduction of strengthened green infrastructure;
- The ability to deliver design standards through built form and green infrastructure allowing both new and existing residents the opportunity to live, work and play;
- Direct and indirect jobs created through the construction of the development, stimulating the local economy.

On behalf of:

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Promoting Land. Unlocking Value.

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