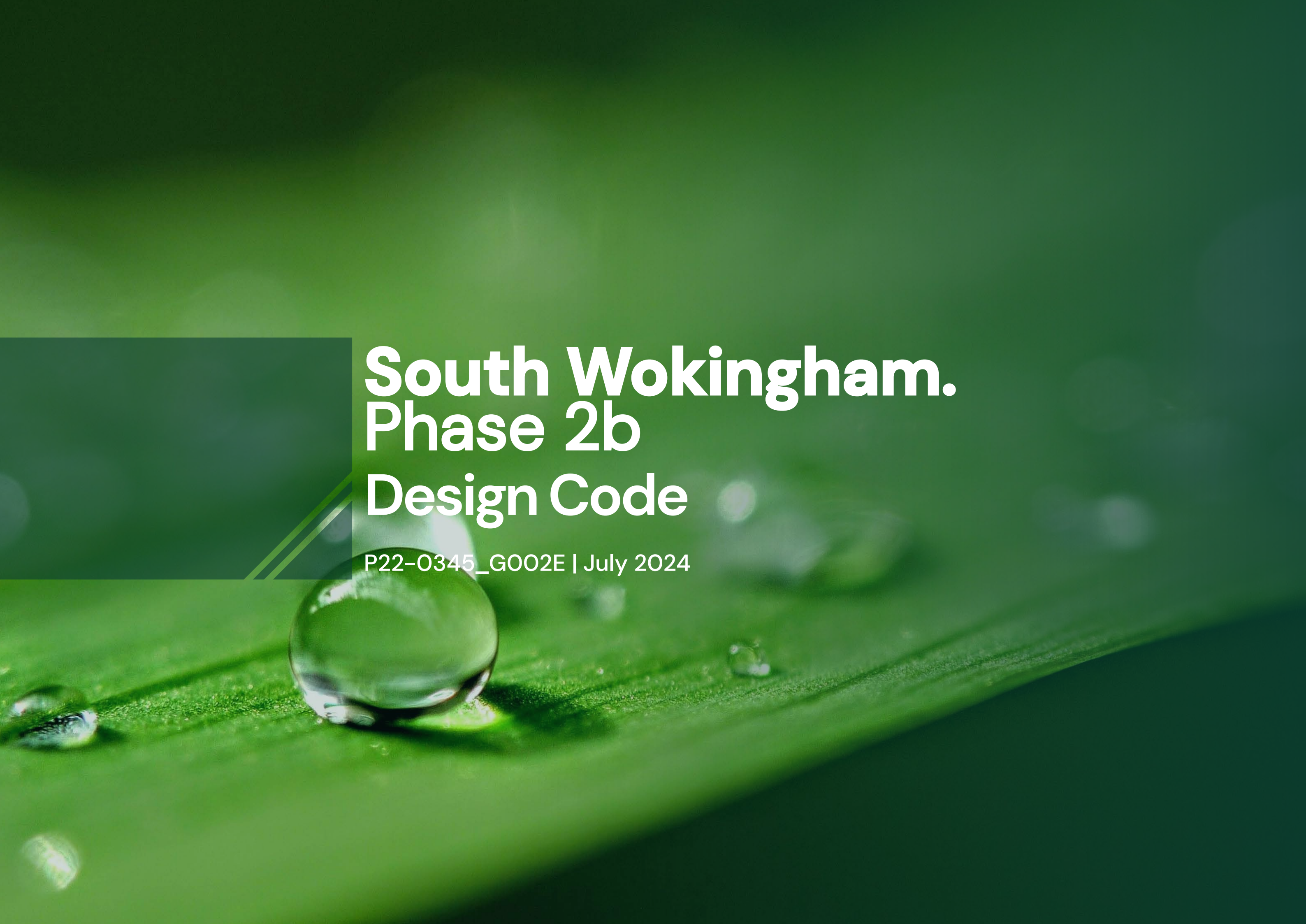




# South Wokingham. Phase 2b Design Code

P22-0345\_G002E | July 2024



“The creation of **high quality, beautiful and sustainable** buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(Para. 131, NPPF Dec. 2023)

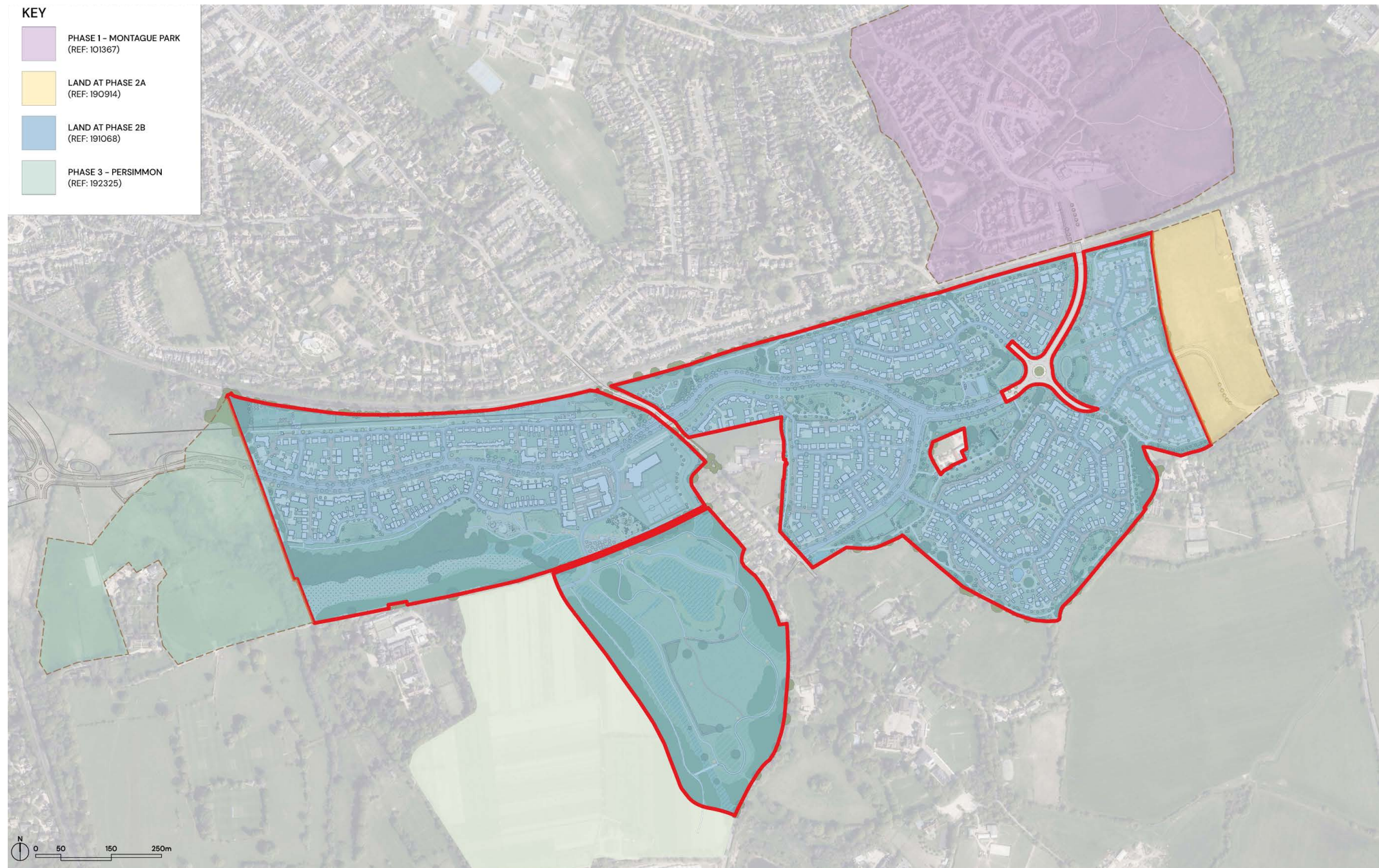
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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

# 01 The Vision



Phase 2b in relation to the surrounding Allocation

## INTRODUCTION

- 1.1 This Design Code has been prepared on behalf of Miller Homes and Kier Venture Ltd and addresses the requirement of Condition 4 associated with the hybrid planning application permission for Phase 2b of the South Wokingham Strategic Development Location.
- 1.2 Land at Phase 2b ('the Site') lies to the south of the railway line (see plan opposite), and forms part of the wider South Wokingham Strategic Development Location (SWSDL) identified in the Core Strategy for a mixed use development of around 2,500 dwellings. The SWSDL straddles the Reading – London railway line to the south of the town. With the exception of Land to the South of St Anne's Manor, land to the north of the railway has been largely built out. A bridge across the railway line from Montague Park into the Site has now been constructed.
- 1.3 Land at Phase 2a forms the eastern most extents of the SWSDL to the east of Phase 2b. Land to the west of Phase 2b is in control of Persimmon Homes and completes the SWSDL to the south of the railway.

## HOW TO USE THE CODE

### Purpose

- 1.4 The Government places great importance on the design of the built environment in the National Planning Policy Framework (NPPF), with good design being identified as a key aspect of sustainable development. The NPPF identifies design codes as a tool which local planning authorities should use to help deliver high quality, beautiful and sustainable buildings and places.
- 1.5 The NPPF also identifies that design codes should be consistent with the principles set out in the National Design Guide (NDG) and National Model Design Code (NMDC) to create beautiful and distinctive places with a consistent and high quality standard of design. The relationship of this Design Code to the NMDC is set out later in this Chapter of the document.
- 1.6 The purpose of this Design Code is two-fold. It is designed to fulfill the objectives of the NPPF, NDG and NMDC in creating high quality, sustainable places for the future. It is also designed to address Condition 4 of the hybrid planning permission for Phase 2b, with particular reference to:
- i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;
  - ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists, and;
  - iii) principles for how parking to the councils standards will be delivered within each character area including integration of unallocated parking in the public realm.
  - Items iv), v), vi) of Condition 4 will be addressed in the 'sister' document – Landscape Design Statement – also required by Condition 4. The Landscape Design Statement and this Design Code should be read together in developing and assessing development proposals for Land at Phase 2b.

### Methodology

- 1.7 This Design Code will be used as a reference document by individual developers and their design teams in working up reserved matters applications and by Wokingham Borough Council in assessing proposals. It will help to ensure co-ordinated and high quality design within Land at Phase 2b and in consideration of Phase 2a to the east.
- 1.8 The Code has been carefully constructed as a short, concise and accessible document. Where possible, an emphasis has been placed upon instruction using plans, diagrams and tables, with words kept to a minimum to achieve these aims. This will help provide clarity and avoid ambiguity.
- 1.9 The structure of this Code responds to the requirements of Condition 4 and an individual developer and their design team should use the Code in the following way:

#### PART 1 – THE VISION

This part of the Design Code sets the scene and provide context for the codes themselves. Policy and design context is outlined in this part of the document, including the Parameter Plans underpinning the hybrid application.

#### PART 2 – SITE WIDE CODES

Part 2 of the Design Code sets out the codes and guidance principles which are applicable to the site as a whole. Part 2 will underpin the key site-wide themes, which will shape the detailed design proposals. Broadly, site-wide codes outlined in Part 2 of the Design Code will be associated with identity, movement, built form, and landscape .

#### PART 3 – CHARACTER AREA CODES

Part 3 of the Design Code underpins design codes that are specific to each of the proposed Character Areas, in order to reinforce distinctiveness on the one hand and consistency, uniformity and integration on the other.

#### PART 4: IMPLEMENTATION

Part 4 of the Design Code provides guidance on the implementation of the codes and the monitoring and review process.

## PLANNING CONTEXT

1.10 The development plan for Wokingham Borough Council comprises:

- Wokingham Core Strategy
- Managing Development Delivery Local Plan

### Wokingham Core Strategy:

1.11 Wokingham's Core Strategy Local Plan, adopted in 2010, creates a long-term vision for the evolution of the borough. The fundamental objective of the Core Strategy is to set out where development will occur within the borough up to 2026, having regard to health, wellbeing, and quality of life. This includes protecting the character of the borough by maintaining/improving the built and natural environment while mitigating the effect of new development on the environment to ensure good design which is in keeping with the local area.

1.12 Core Strategy Policy CP21 allocates the site at South Wokingham Strategic Development Location as suitable for circa 2,500 new homes, a primary school and appropriate retail and leisure facilities, in accordance with the borough-wide requirement to provide at least 13,200 dwellings between 2006-2026.

### Managing Development Delivery ("MDD") Local Plan:

1.13 The Wokingham MDD plan was adopted in February 2014 and builds upon the Core Strategy, with more detailed policies for all types of development in the borough and further site allocations. The MDD aims, amongst other things, to ensure good design which is in keeping with the area.

1.14 The following policies are of relevance to this Design Code and will be referenced as appropriate:

- **Policy CP1** – Sustainable Development
- **Policy CP2** – Inclusive Communities Housing
- **Policy CP3** – General Principles for development
- **Policy CP5** – Housing mix, density and affordability
- **Policy CP21** – South Wokingham Strategic Development Location
- **Policy CC03** – Green Infrastructure, Trees and Landscaping
- **Policy CC07** – Parking
- **Policy CC09** – Development and Flood Risk
- **Policy CC10** – Sustainable Drainage
- **Policy TB07** – Internal Space Standards
- **Policy TB08** – Open Space, sport and recreational facilities standards for residential development
- **Policy TB21** – Landscape Character
- **Policy TB23** – Biodiversity and Development
- **Policy CW2** – Open Space Requirements

### Supplementary Planning Documents

- Wokingham Borough Council Borough Design Guide SPD (June 2012)
- South Wokingham Strategic Development Location SPD (October 2011)
- Living Streets: A Highways Guide for Developers in Wokingham (2019)

## HISTORY

1.15 Hybrid planning permission for Phase 2b has been granted for a mixed-use development including up to 1,434 dwellings, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), under reference 191068.

1.16 The Site is part of the SDL strategic allocation within Wokingham Borough, which includes:

- Phase 1, known as Montague Park, is located to the northeastern corner of the allocation and to the north of the railway line was granted by WBC in 2012 and is now complete (ref: O/2010/1712);
- Phase 2a comprises land to the eastern end of the allocation and is due to be granted outline planning permission (ref: 190914) for up to 215 dwellings;
- Phase 3, to the western end, land south east of Finchampstead Road is due to be granted hybrid planning consent (ref: 192325) for up to 171 dwellings;
- Planning permission has been granted for the South Wokingham Distributor Road (SWDR) between Finchampstead Road and Waterloo Road (ref: 192928).
- Planning permission has also been granted for the Eastern Gateway, a 420m single carriageway road, connecting Montague Park to a new junction with Waterloo Road, via a new bridge over the railway line (second phase of the SWDR) (ref: 172934).

1.17 The Design Code will have regard to other neighbouring sites through movement links, architectural scale, massing and orientation.

CONDITION 4

- 1.18 Condition 4 requires the submission of a Site-Wide Masterplan, Design Code and Landscape Design Statement. These elements have been submitted to WBC as separate documents, albeit the Site-Wide Masterplan is also embedded in this Design Code and the Landscape Design Statement.
- 1.19 The requirements of the Condition are set out opposite, and the documents that address each element of the Condition are 'signposted' for reference.

|      | Condition 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Document Location |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|      | Before submission of the first reserved matters a Site-Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P19- 1075_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19- 0052_04D, August 2020) and Drawing No P19- 0052_16D Landscape Masterplan – shall be submitted to and approved in writing by the local planning authority and subsequent applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include: |                   |
| i)   | amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Design Code       |
| ii)  | an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Design Code       |
| iii) | principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Design Code       |
| iv)  | Sufficient separation between development and ancient semi- natural woodland;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LDS               |
| v)   | Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;                                                                                                                                                                                                                                                                                                                                                                                                         | LDS               |
| vi)  | Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18- 0963_191 Framework Plan).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LDS               |

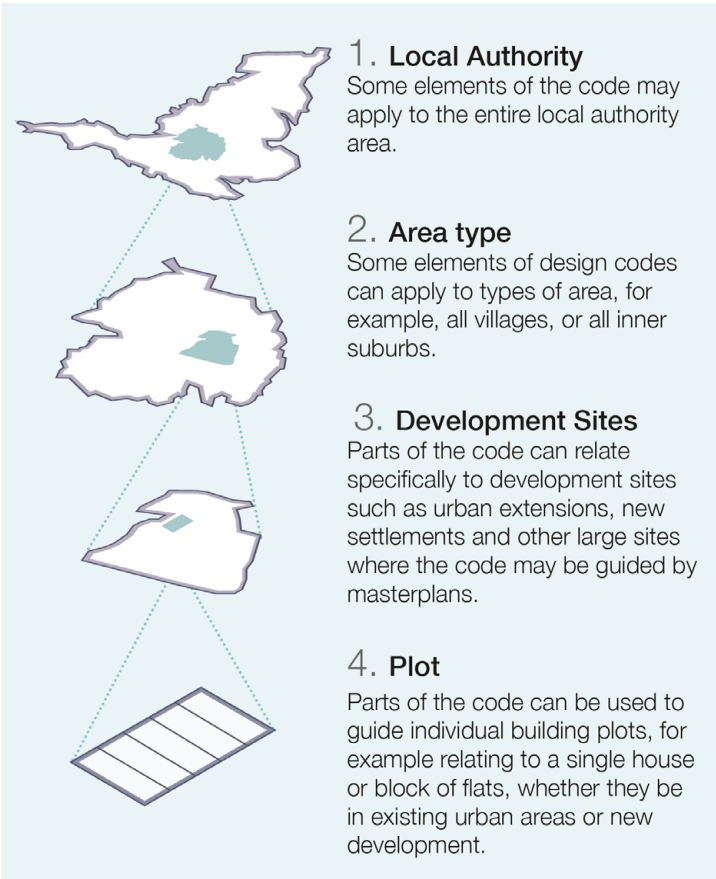


RELATIONSHIP TO THE NMDC PART 1

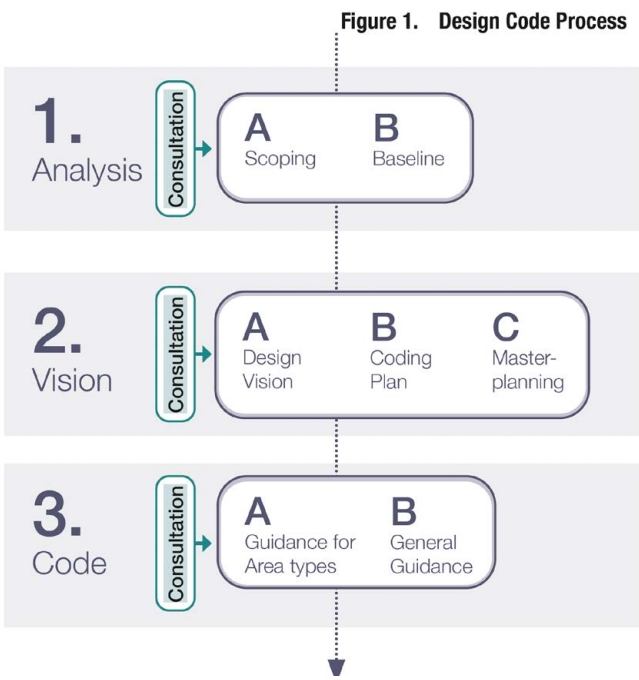
- 1.20 The NPPF requires design codes to take account of the guidance contained in the National Design Guide and National Model Design Code. It also identifies that codes can be prepared on an area-wide, neighbourhood or site-specific scale.
- 1.21 Land at Phase 2b falls into the latter – site specific – category. It is also clear from the NMDC Design Code Process diagram (illustrated opposite (right)) that this Design Code for Land at Phase 2b sits within Stage 3a of the process. The masterplan parameters and key area types have been fixed as part of the hybrid application (Stage 2c – Masterplanning in the process diagram), and the focus of this Design Code is on developing guidance for each area type.
- 1.22 The Guidance for Stage 3a Area Types states that the following issues should be considered : Movement; Nature; Built Form; Identity; Public Space; Use; Homes and Buildings; and Resources. Of these issues, and reflecting the requirements of Condition 4 – namely, the focus on the amplification of the principles for each character area and street typology, interconnected movement routes, and parking principles – this Design Code will concentrate on Movement; Built Form, Identity and Public Space issues.
- 1.23 Inevitably, there is some overlap with the Landscape Design Statement being prepared as part of addressing Condition 4, particularly in relation to Public Space. Where this occurs, the relevant document will be signposted for instruction.

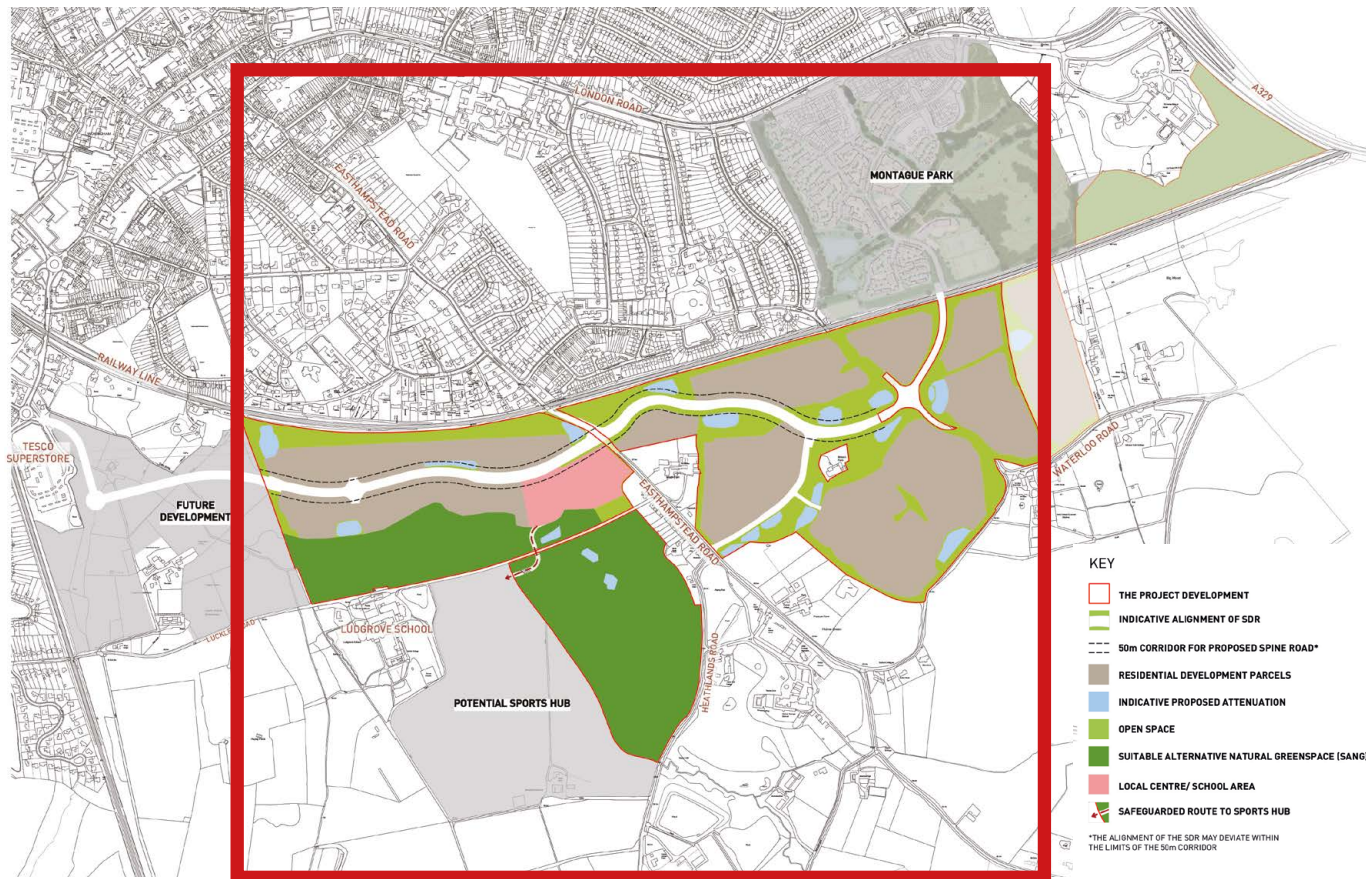
HYBRID PLANNING APPLICATION

- 1.24 The Illustrative Masterplan reproduced opposite (left), and unlike the Parameter Plans, has no formal status in the approved hybrid planning application material. It does, however, provide a strong indication of how the strategies detailed in the Design and Access Statement could come together to provide a locally distinct and coherent framework, integrating landscape, movement and built form considerations.



- 1.25 This Illustrative Masterplan also provides an important starting point for the Detailed Site-Wide Masterplan required by Condition 4, and reproduced in this Design Code. The strategic development parcels, open space areas and movement framework set by the Parameters Plan will remain consistent. The Detailed Site-Wide Masterplan will however, provide greater clarity on the built form in terms of block structure, building typologies, street hierarchy and parking arrangement. The Detailed Site-Wide Masterplan is reproduced on subsequent pages and demonstrates the evolutions of the Illustrative Masterplan. The Hybrid Planning Application for Land at Phase 2b was accompanied by a Design and Access Statement and suite of Parameter Plans setting out the proposed spatial framework of uses at South Wokingham. The Parameter Plans formed the basis on which the application was assessed and represented the key development framework for which approval was sought.

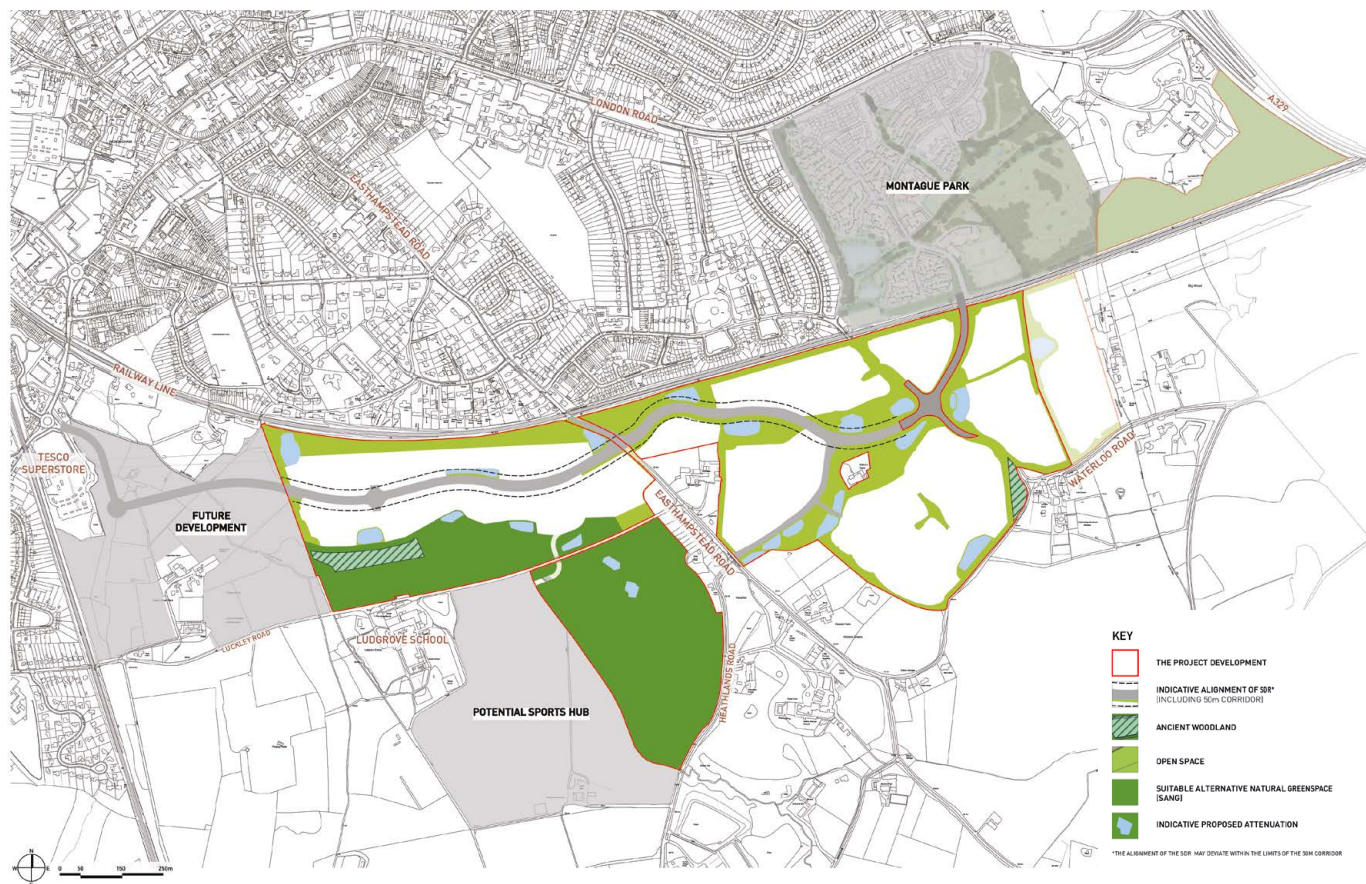




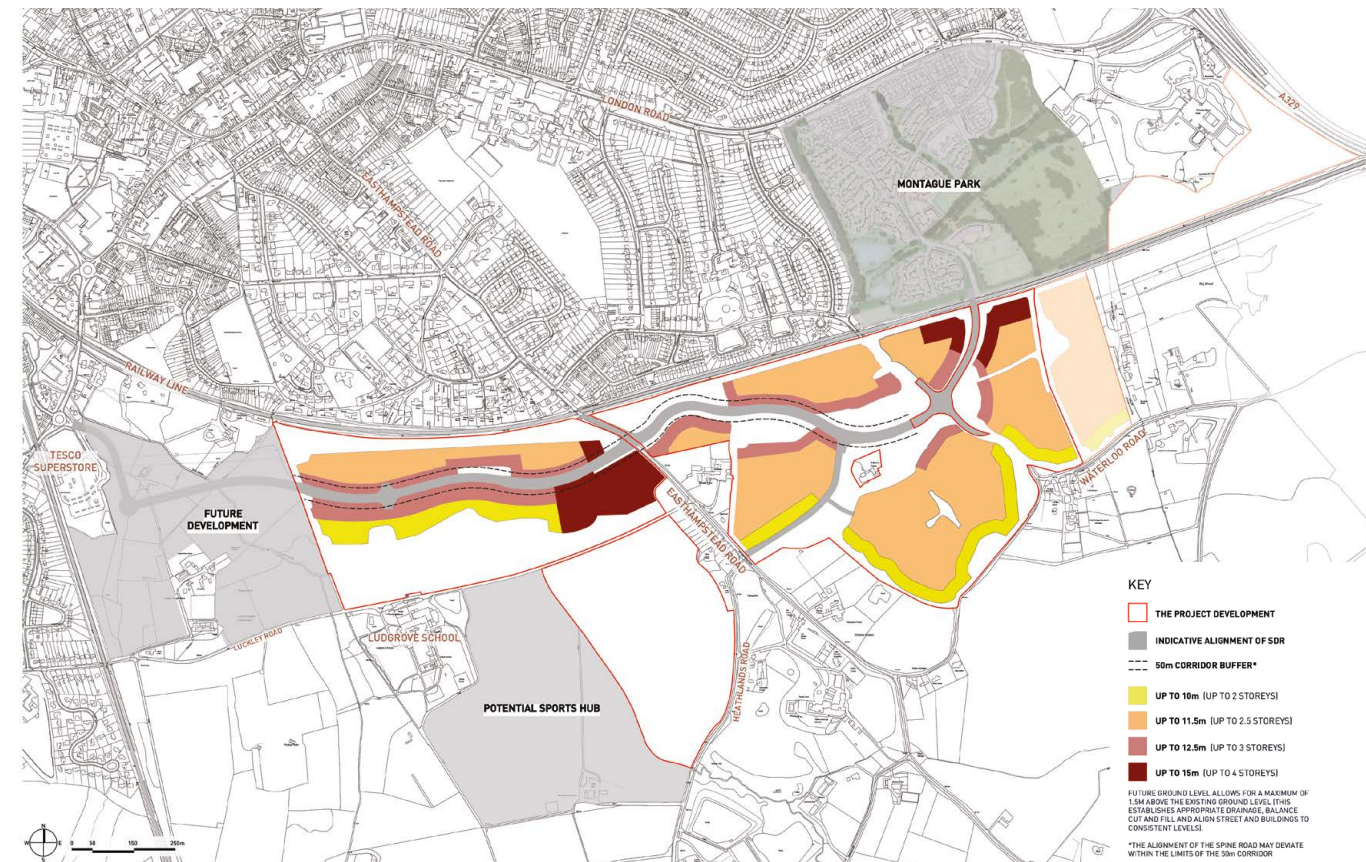
Land Use



Access & Movement



Open Space



Building Heights  
Kier Venture Ltd

**HYBRID APPLICATION PARAMETER PLANS**

- 1.26 The Parameter Plans cover Land Use, Open Space, Access and Movement, and Building Heights. These are reproduced opposite for clarity and show how Phase 2b relates to the rest of the SWSDL south of the railway. In essence, the plans show the Site accommodating the South Wokingham Distributor Road, running east west through the Allocation, flanked north and south by development parcels and open space beyond, including the SANG to the south west. This framework and with the influence of bisecting road and open space corridor creates a series of independent but connected development parcels. These parcels are the focus of this Design Code.
- 1.27 The spatial development principles and development envelopes need to be respected in subsequent design work. This includes the Detailed Site-Wide Masterplan reproduced on the following pages as a central part of Condition 4.



Land Use Parameter Plan Insert

