



## 6.2 GREEN INFRASTRUCTURE

Over 50% of the Proposed Development Site is Open Space, forming a robust and sustainable network for the new community. The proposed green space takes advantage of existing features of the Site, providing a comprehensive green nature recovery network, connecting wildlife habitats, supporting biodiversity and creating recreational and amenity green space for people.

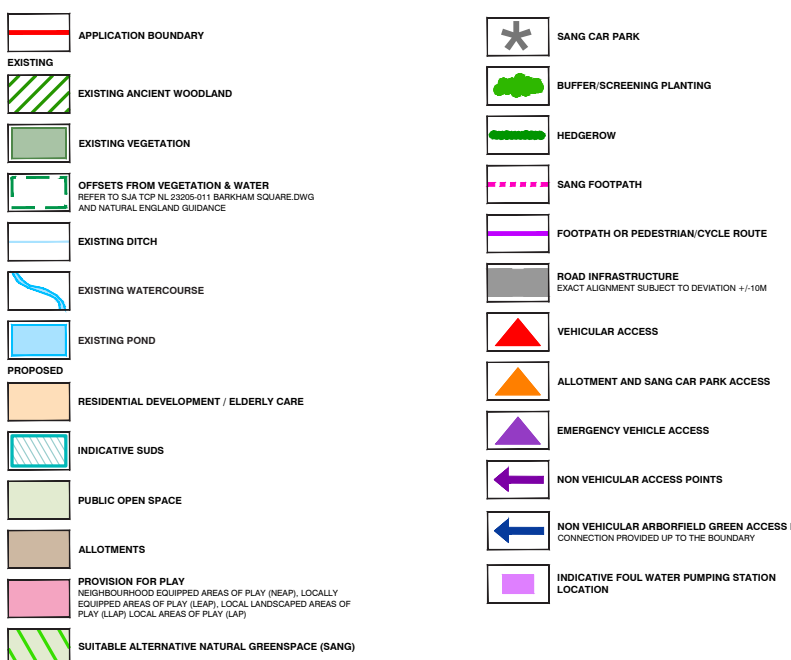
A 13.23ha Suitable Alternative Natural Greenspace (SANG), will be delivered due to the Site being within 5km of the Thames Basin Heath Special Protection Area (SPA) and in accordance with Policy NE3. The proposed SANG provides an extension of the Arborfield Green Linear Park, enhancing the existing Barkham Brook corridor, connecting people and wildlife, as well as providing a high value frontage for proposed development.

The Proposed Development respects and safeguards, where possible, the existing Site features such as Ancient Woodland, mature trees, hedgerows and ponds, providing appropriate development offsets and buffers. Retaining and enhancing existing ecological features, vegetation, habitats and species - along with the opportunity to provide seasonal wetlands - will help achieve the commitment to deliver 10% Biodiversity Net Gain.

The Proposed Development has taken account of the current local policy, guidance and open space standards to ensure that requirements for Open Space are being met or exceeded. Refer to **Section 5.6 - Open Space Strategy** for open space requirements.



Figure 37. Green Infrastructure Parameter Plan





## 6.3 ACCESS & MOVEMENT

The approach to sustainable movement for the Proposed Development will ensure active travel modes are prioritised, and therefore are the first mode choice for short, local journeys.

The locations of the proposed access points are indicated on the access and movement parameter plan, **Figure 38**. Approval is sought for the following vehicular access points:

- Primary vehicular, pedestrian and cycle access point from Langley Common Road
- Car park access from Commonfield Lane

Circulation throughout the Site will prioritise walking and cycling to make the new neighbourhood permeable and accessible to all.

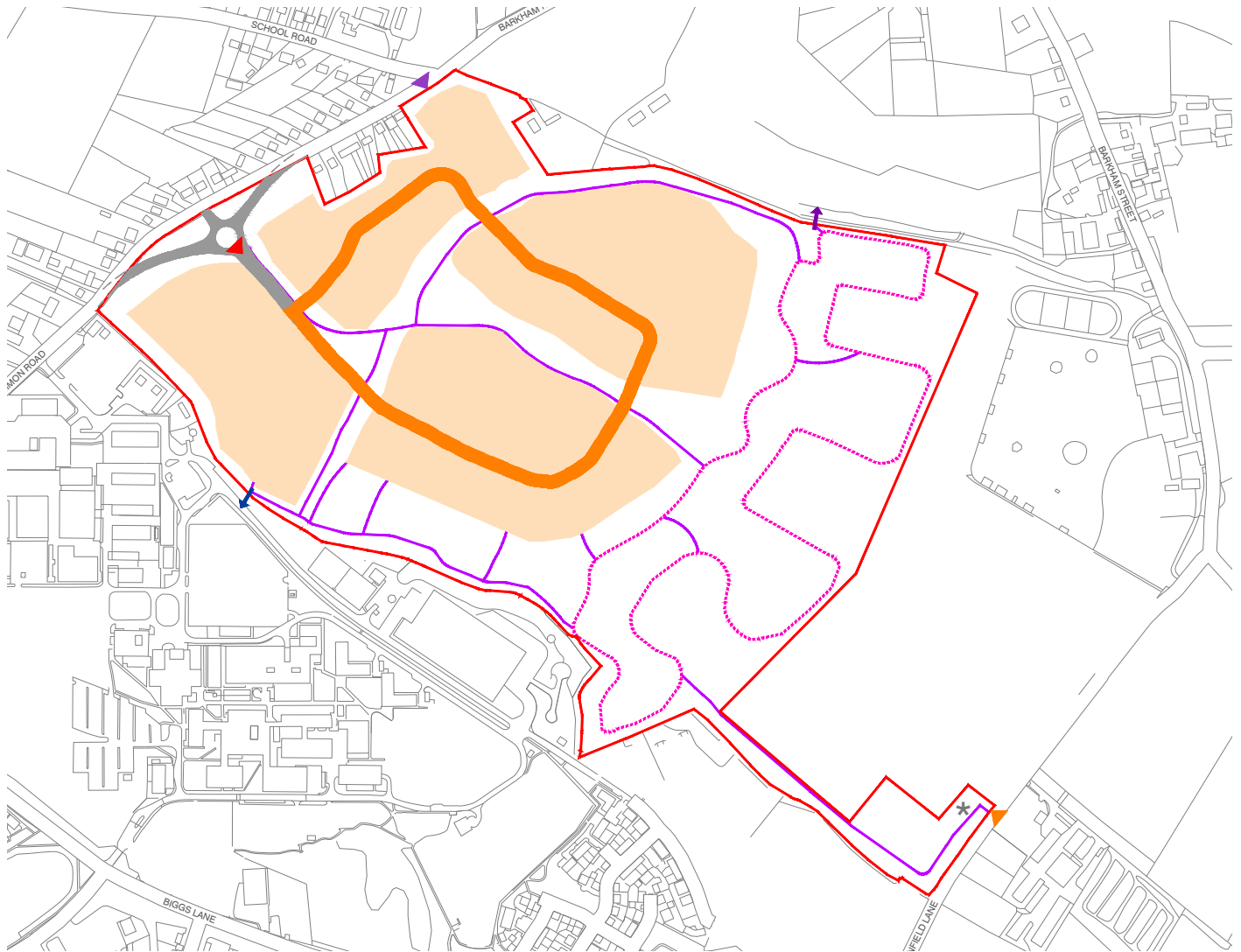
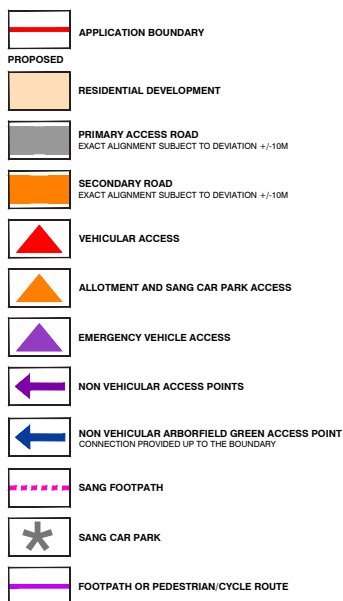


**Figure 38. Access & Movement Parameter Plan**





## 6.4 BUILDING HEIGHTS

The building heights parameter plan, **Figure 39**, sets out the maximum 'up to' heights of buildings across the Proposed Development, effectively defining a three-dimensional envelope within which development could occur without exceeding these heights. The parameter allows for flexibility in the detailed form of development, while ensuring that any RMAs respond appropriately to the Site's conditions and constraints.

This parameter plan provides maximum building heights across the land use parcels, to allow the **'Landscape and Visual Impact Assessment (LVIA)'** to consider the maximum heights, and to allow the design team to test the proposals and confirm housing yield, ensuring deliverability of the required housing numbers.

The building heights have been expressed in terms of storey heights: with the maximum being three storey. Re-profiling of the existing ground levels may be required in certain parts of the Proposed Development Site, due to the topography. The building heights will be detailed further as part of RMAs.

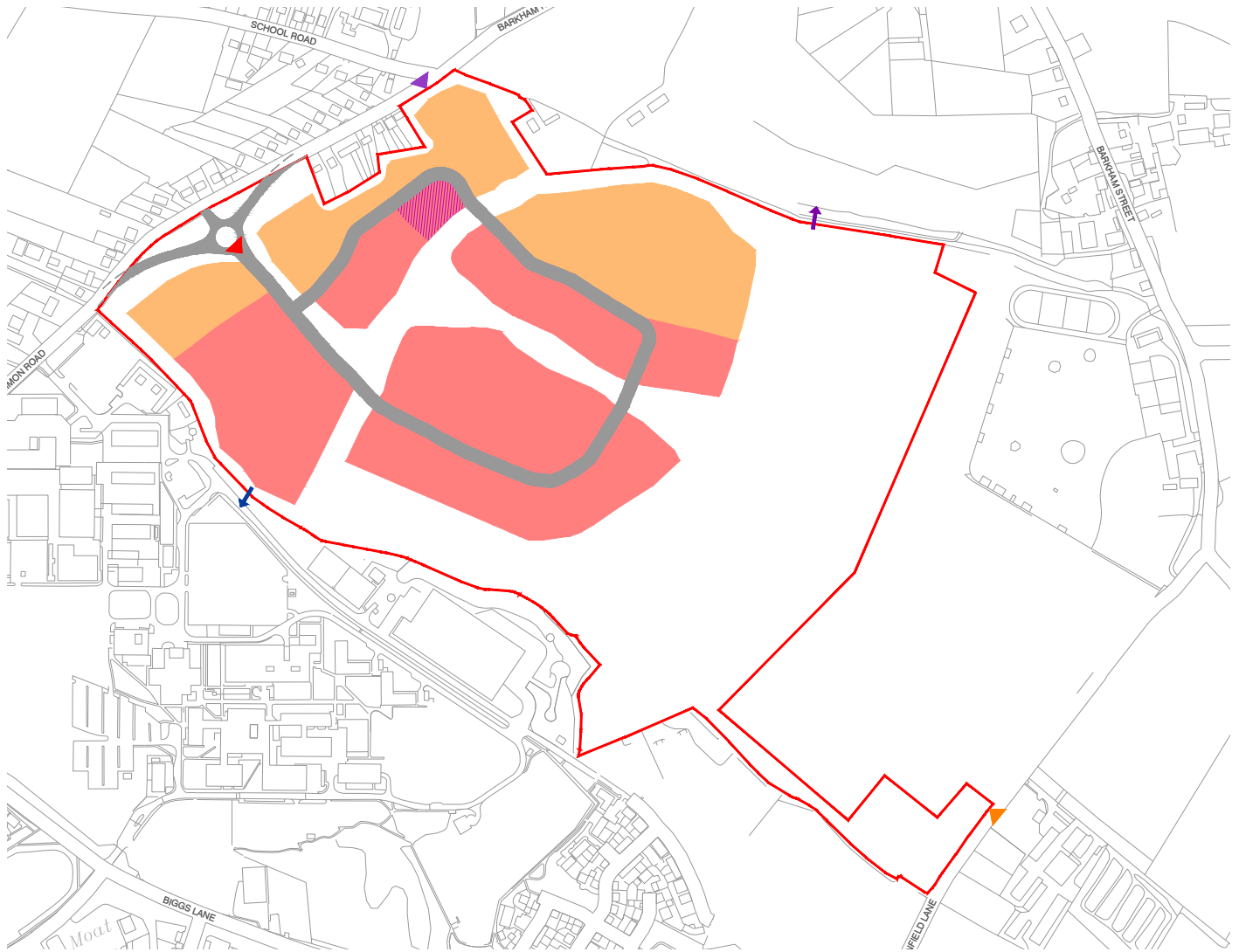
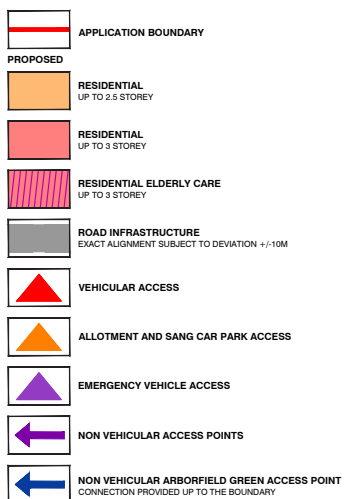


**Figure 39. Building Heights Parameter Plan**





# 7

## Character Areas

- 7.1 Character Area Overview**
- 7.2 Langley Gateway**
- 7.3 Community Greenway**
- 7.4 Kidgem Copse**
- 7.5 Parkland View**
- 7.6 Arborfield Rise**



## 7. CHARACTER AREAS

### 7.1 CHARACTER AREA OVERVIEW

This chapter illustrates the proposed character of each neighbourhood within the Proposed Development.

Each character area has been informed by the design process, intended to be unique and responding to their specific location, the surrounding landscape, proposed movement routes and the relationship to the local context.

The Proposed Development, as an extension to Arborfield Green, will have its own distinct identity, with variations in material palettes, landscape treatments, densities, heights, urban grain and dwelling types across each character area.

The character areas are set out in **Figure 40** and described in the following pages. The detail of the design will be developed further at the RMA stage.

#### 1 LANGLEY GATEWAY



#### 2 COMMUNITY GREENWAY



#### 3 KIDGEM COPSE



#### 4 PARKLAND VIEW



#### 5 ARBORFIELD RISE



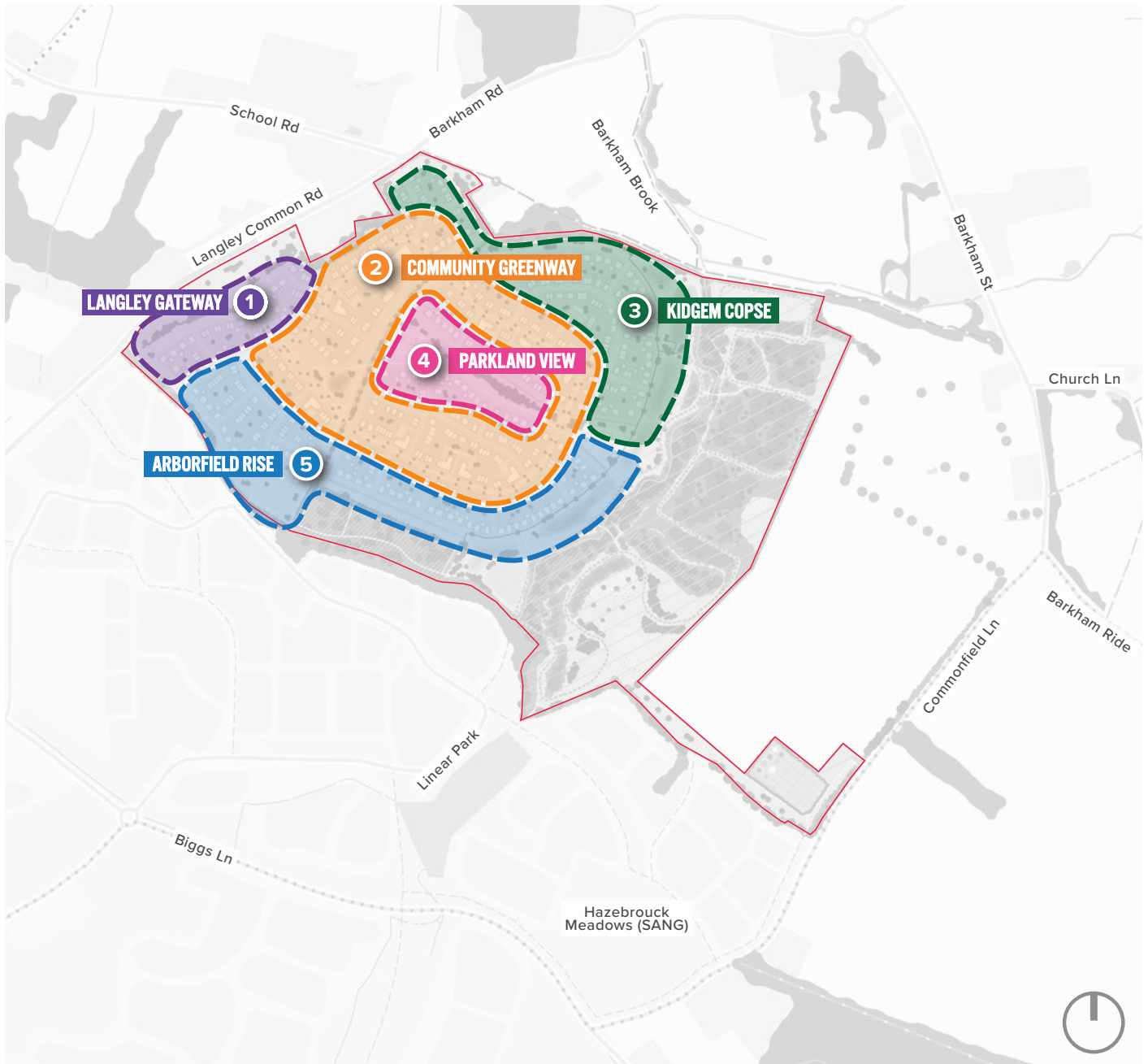


**Figure 40. Character Area Plan**

- Application Site boundary
- 1 Langley Gateway
- 2 Community Greenway
- 3 Kidgem Copse
- 4 Parkland View
- 5 Arborfield Rise