

> dandara



ELSTREELAND

reading road, arborfield

Design & Access Statement

November 2024



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Providing the information required by:

 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, SECTION 9: "DESIGN AND ACCESS STATEMENTS" [\[LINK\]](#).

NATIONAL PLANNING PRACTICE GUIDANCE: MAKING AN APPLICATION, PARAGRAPH 031 (2014): "DESIGN AND ACCESS STATEMENT" [\[LINK\]](#).

THE NATIONAL DESIGN GUIDE (2021) [\[LINK\]](#).

BUILDING FOR A HEALTHY LIFE (2020) (BHL) [\[LINK\]](#)
[NB some BHL responses are in 2 parts - indicated by brackets].

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ref.1 (front cover image):
Artist's impression illustrating the vision for the eastern landscaped public open space

introduction

Our Vision:

“Complementing the proposed Loddon Garden Village allocation and providing a clearly defined settlement boundary”



Dandara Southern Ltd and Elstree Land are seeking Outline Planning Permission, from Wokingham Borough Council, for a residential development of up to 111 homes located to the north of Reading Road, Arborfield.

‘Outline planning application for the erection of up to 111 dwellings, with associated works, parking, landscaping and publicly accessible open space, with access from Reading Road’.

The application seeks approval of the principle of development and the means of access to the site only. The appearance, landscaping, layout and scale of the development will be the subject of a future Reserved Matters application.

This application has been prepared by a comprehensive Professional Team across a range of disciplines, following a public engagement process, including the following contributors to this Design and Access Statement:

- | | |
|------------------------------|--------------------------|
| Urban Design & Architecture: | DHA Architecture |
| Landscape: | Green Landscape Studio |
| Arboriculture: | Ruskins Tree Consultancy |
| Planning: | Woolf Bond Planning |
| Transport & Highways: | Paul Basham Associates |
| Ecology: | Sam Watson Ecology |
| Heritage: | RPS Group |

In developing this site, Dandara and Elstree Land are seeking to create a new environment which enhances both the landscape and the built character of the neighbourhood, delivering sustainable development for Arborfield.

In the following chapters we set out our illustrative design principles and concepts for the new development: the memorable, legible illustrative masterplan, safe and accessible movement network, characterful landscaping, and distinctive, contextual architectural language and materials palette. Future Reserved Matters proposals will build on these strong initial principles to achieve a new thriving, flourishing place.

Dandara Southern Ltd and Elstree Land are proud of these proposals and are committed to delivering this exemplar development.

A total of up to **111** new homes...

...including up to **44** affordable homes

Promoting pedestrian, cycle and public transport modes - direct, inviting and safe routes which connect to existing bus stops

Accessible landscaped public open space for the benefit of all - incorporating children's play facilities

New junction to serve the development via Reading Road

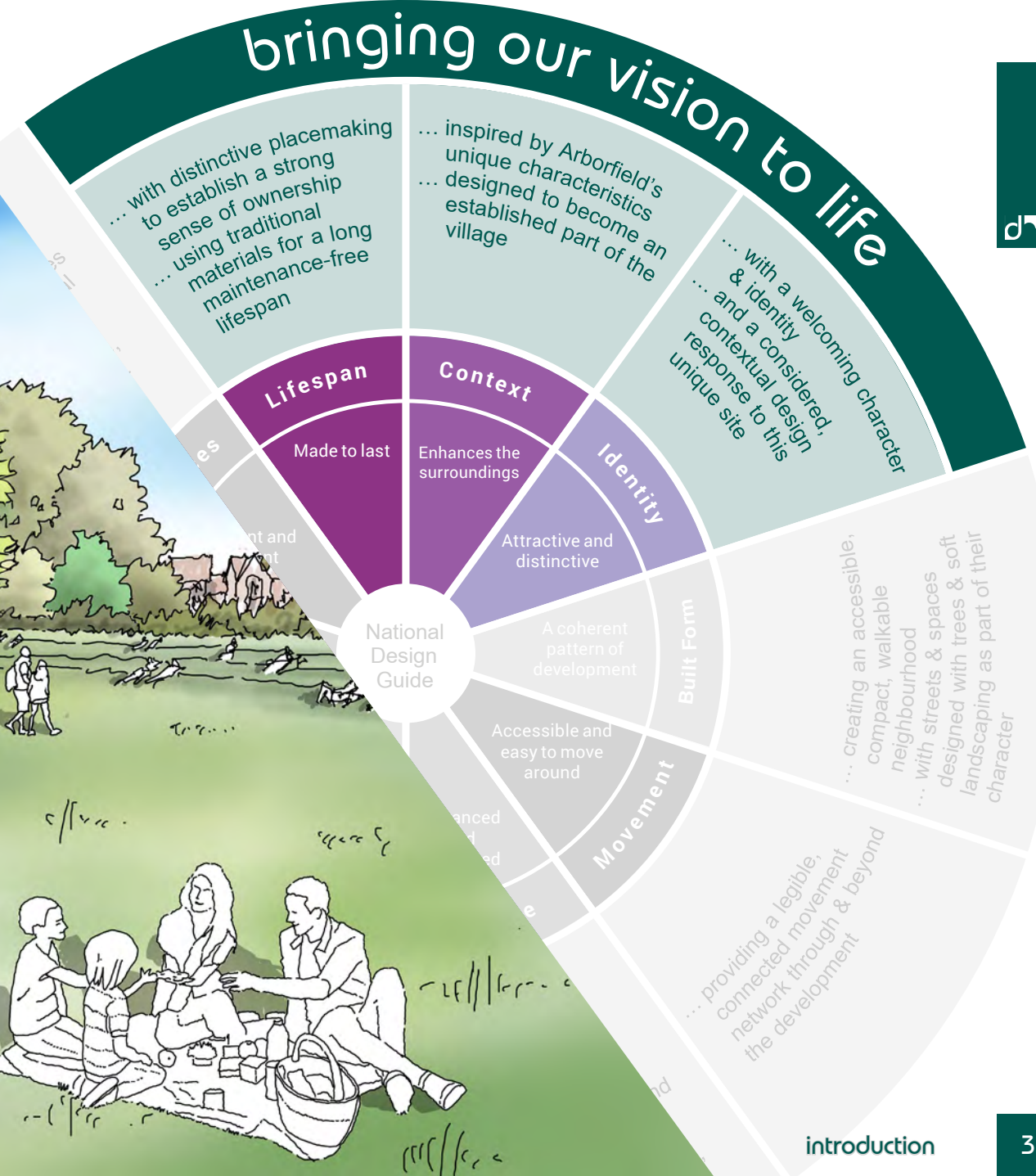
Sustainable drainage which also offers landscape and ecology benefits

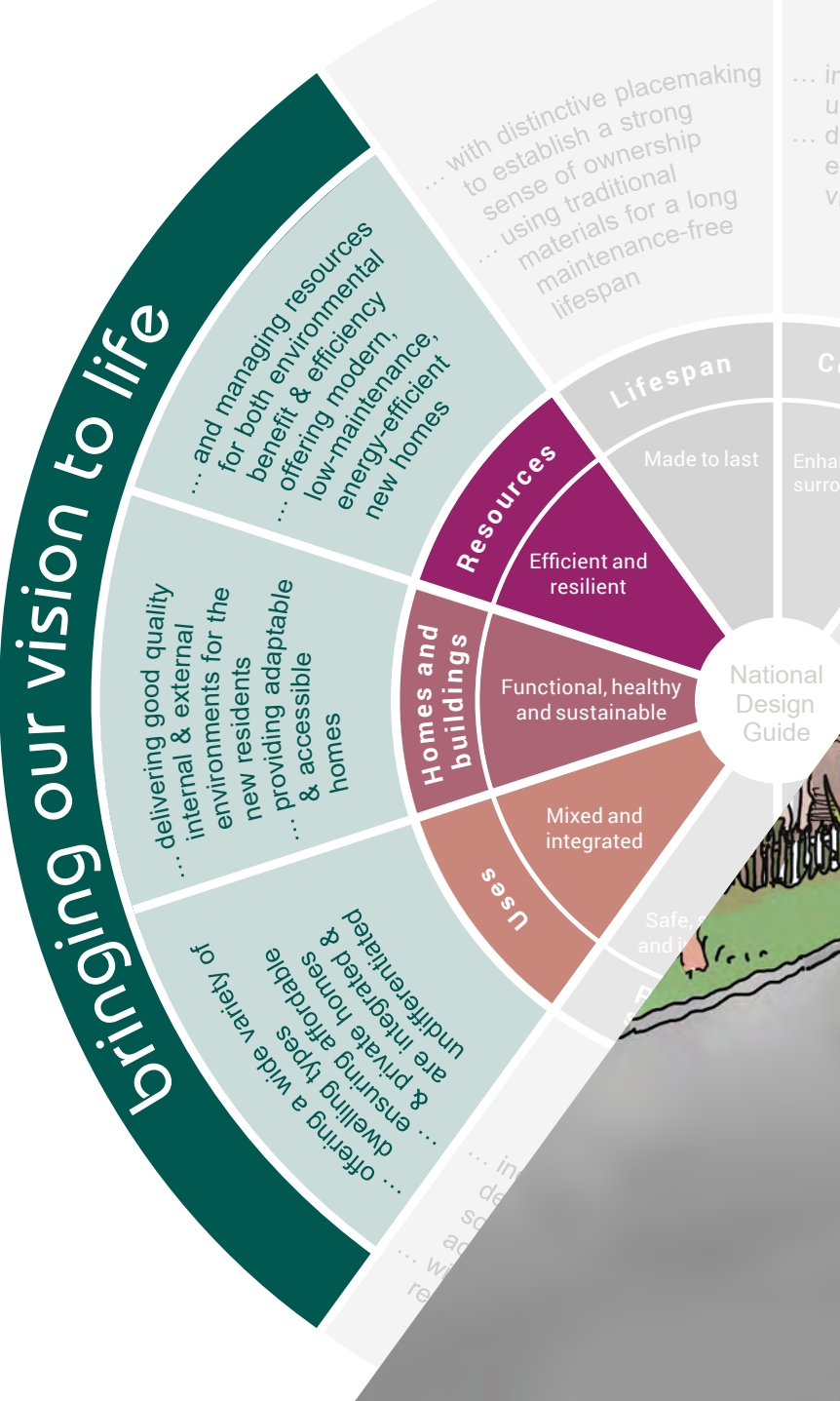
Accessible landscaped public open space for the benefit of all





ref.3: Artist's impression illustrating the vision for the eastern landscaped public open space





ref.4: Artist's impression illustrating the vision for the central avenue through the site

the context of the development

“The steps taken to appraise the context of the development, and how the design of the development takes that context into account”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para. 9.(3)(b)



READING

the wider setting of
the application site

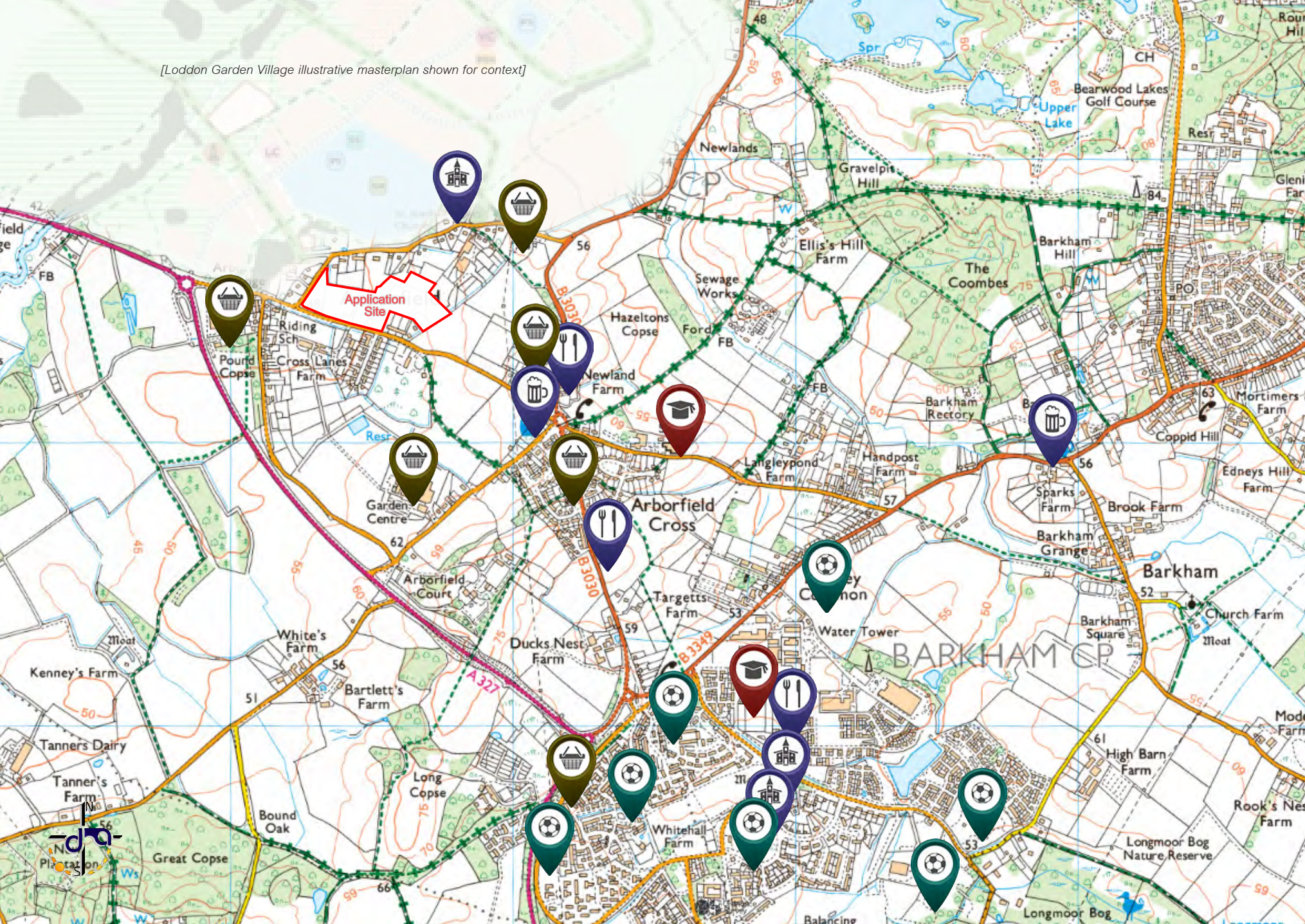


[Loddon Garden Village emerging allocation site shown for context]

Application Site

the context of the development

[Loddon Garden Village illustrative masterplan shown for context]



Walking, Cycling & Public Transport

...being the attractive choices for short trips
- improving physical health and the local
environment, reducing congestion, pollution and
carbon emissions.

Routes and destinations within an accessible three mile radius:



Sports facility



Place of worship/
cemetery



School/college



Public house



Local retail centre



Cafe/restaurant



ref.5:
Arborfield's
Townscape Context

ref.7

Application
Site

ref.6

ref.8

The Inspiring Local Townscape Context

We are committed to creating a new built environment which will be distinctively “of Arborfield”.

In the local streets can be found some sources of inspiration and stimulus to deliver a design solution for this development which reflects and responds to what is particularly characterful and recognisable about this quite mixed neighbourhood - in particular:

- ☞ The more historic Victorian-era built environment, including cottages with distinctive brickwork, feature gables, small-paned windows and chimneys, or white painted.
- ☞ The inter-war-era villas in brick and render, with splay bays and shallow hipped roofs.
- ☞ These inspiring streets, spaces, buildings and materials are illustrated overleaf.



Dwellings along Greensward Lane do not follow a distinctive architectural style reflective of the piecemeal pattern of development. Notable characteristics:

- A variety of building heights and roof forms
- Dwellings are set on large, and irregular shaped plots
- Development does not follow a consistent build line, the placement of dwellings on plots is organic in nature.
- Dwellings are predominantly detached, there are a few examples of semi-detached dwellings
- Building materials are various, red brick, pebble-dash and render are all present as design features of the dwellings. Red-brick provides a particularly positive influence to the character of the area.



- Dwellings along Church Lane are set in well landscaped, spacious plots with large driveways, set back from the road. The detailed characteristics are varied but the main characteristics along this road include:
- Well screened boundary planting and fencing along the perimeters of plots
 - Shallow, hipped roof forms are the principle roof style found on Church Lane.
 - Plots follow an informal build line along Church Lane, the build line is significantly setback from the road
 - Properties often feature symmetrical double-fronted façades
 - Dormer windows
 - Building materials are varied with red brick the most popular choice





ref.8: Walden Avenue

Walden Avenue follows a more formal, uniform pattern of development. Key features of this street include:

- ☞ A uniform build line set back from the street.
- ☞ Plots which consistently feature detached or semi-detached dwellings.
- ☞ Varied build heights with two storey and single storey dwellings featured within the vicinity.
- ☞ A variety of roof styles are present but roofs are predominantly tiled.
- ☞ Houses are typically constructed and finished with traditional materials including red brick, a few dwellings feature a rendered exterior finish.



The Inspiring Local Landscape Context

We are committed to creating green and blue infrastructure which will be distinctively “of Arborfield”.

- Arborfield's character is defined by a cluster of dwellings surrounding the listed church on Church Lane. More modern development is located to the south of Reading Road.
- Green and blue infrastructure form a distinctive part of the local character, roads are tree lined, with Church Lane having a particularly wooded character. Creating an enclosed environment surrounded by open countryside.
- Blue infrastructure is defined by the River Loddon. Closer to the site there are smaller drainage channels, ditches, and ponds connected to the river. On the site itself, there are ditches along the eastern edge and the eastern side of the triangular field next to Church Lane.



The Inspiration:

- ☐ Soft natural tones and materials across the scheme.
- ☐ Native planting within the open space.
- ☐ Characterful, informal planting to private properties.



the particular characteristics of the application site

... and identifying, understanding and responding to the opportunities and the constraints

... through which the development will make the most of the site's green and blue assets, topography, views and connections



Making the Most of What's There & Natural Green Connections:

New dwellings to be oriented to address Reading Road.



Existing neighbouring dwellings & gardens to which the development must be sensitive - to the north, east and west of the application site.



Mature landscaped boundaries to be retained and enhanced.



Potential greenspace to sit on the north eastern boundary providing a buffer between the site and the adjacent area of high archaeological potential.



Retained watercourse in western part of the site running north to south.



Trees subject to a Tree Preservation Order to be retained as an integral part of the new proposals.



Vehicular route connecting the site to Arborfield's local facilities.



Vehicular route connecting the site to Shinfield, and the A327.



Bus stops on Reading Road.



Potential area for SuDs basin.



Designated green route along Reading Road.



Build line from the existing properties along Reading Road.



Walking, Cycling, Public Transport, & Natural [Travel] Connections:

Pedestrian & cyclist desire lines from the development to Arborfield Cross



Pedestrian & cyclist desire lines from the development to Shinfield



Existing segregated footpath along the designated green route adjacent to the southern edge of the site.



To public transport stops along Reading Road connecting the site to Reading, Winnersh & Shinfield



To public transport stops along Reading Road connecting the site to Finchampstead, Bracknell & Wokingham



Location for the main pedestrian & vehicular access into the proposed development established by engineers' report.



Potential pedestrian connections from the site to the surrounding pedestrian network - subject to review of intervening third party land and landscape constraints



Facilities & Services:

Route to local schools, services & facilities in Shinfield. and Reading.



Route to local schools, and public amenities in Arborfield Cross.



Route to leisure, and shopping facilities in Wokingham.



Identified desire line between public transport stops to the development linking the site to Reading, and Bracknell Train Station.



Connections, Travel Routes, Facilities & Services



how the illustrative masterplan takes this context into account

... to establish development parameters
... and to formulate the design approach

Residential development concentrated
in the core of the site - set between
areas of new public greenspace

Accessible landscaped public
open space for the benefit of all

New junction to serve the
development via Reading Road

Accessible landscaped public
open space for the benefit of all,
with the potential for the provision
of children's play facilities





Making the Most of What's There

...and evolving our shared vision that celebrates the existing assets on and beyond the site.

Opportunities to integrate existing features of value - natural or manmade, on or beyond the site:

-  Visual green corridors connections through the site to the surrounding greenspace.
-  Open views of the green space and woodlands edge which the new homes can address and benefit from.
-  Dwellings to be orientated to address landscape areas.
-  Vista Buildings as focal points
-  No-build buffer zone around water course.
-  Dwellings well set back behind landscape frontage along Reading Road.

Understanding the opportunities and constraints:

-  Mature landscape boundaries to be maintained and enhanced
-  Extensive area reserved for public open space
-  Water course running through the site from north to south towards the western boundary...
-  ...with associated no-build buffer zone alongside

These considerations drawn together to create the street, block and open space structure shown on the framework plan.





Ensuring walking and cycling routes are safe and attractive:

-  Street space shared fairly between pedestrians, cyclists and motor vehicles.
-  Pedestrian and cycle priority at side junctions.
-  All streets and routes pass in front of people's homes creating a well overlooked public realm.



Natural [Travel] Connections

...which integrate the new streets and spaces into the site and connect them with the wider neighbourhood.

& Walking, Cycling & Public Transport

...being the attractive choices for short trips - improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

Easy to move through and around for pedestrians and cycles - with short, straight and direct walking and cycling connections:

-  Responding to pedestrian and cyclist desire lines.
-  To public transport stops at Reading Road linking the site to train stations in Reading and Bracknell.
-  Route from site to local school at Arborfield Cross and local services
-  Route from site to shopping and leisure facilities in Wokingham.
-  Ensuring these routes are passively policed by dwelling frontages.

Connected street patterns that promote pedestrian and cycle choice over vehicles:

-  Straight or nearly straight streets which are designed to cultivate low vehicle speeds
-  Making pedestrian routes as direct as possible.
-  Continuous adoptable-standard public streets along development edges.
-  Creating a pleasant low traffic environment around people's homes.





Facilities & Services

Connecting to the local shops facilities and schools with attractive, accessible routes - facilitating walking and cycle choice, and social interaction.

Providing new greenspace in a prominent, accessible, connected location.

Anticipating and responding to desire lines:

-  To public transport stops along Reading Road connecting the site to Reading, Winnersh and Shinfield
-  To public transport stops along Reading Road connecting the site to Finchampstead, Bracknell & Wokingham
-  To local schools, shops & facilities in Arborfield Cross

Providing new open space:

-  New areas of open space to the east and west of the site which also provide a strong defined boundary to Arborfield
-  New western greenspace with segregated pedestrian routes.
-  Providing the desire lines from the neighbourhood to the new landscaped public open space to the west.

Making the desire lines attractive and desirable routes:

-  Aligning routes alongside greenspace - *to make walking more pleasant.*
-  Creating human-scale intersecting routes and spaces - *to make walking more social.*
-  Active frontages providing surveillance - *to make walking more safe.*



access to the development

“The policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account”

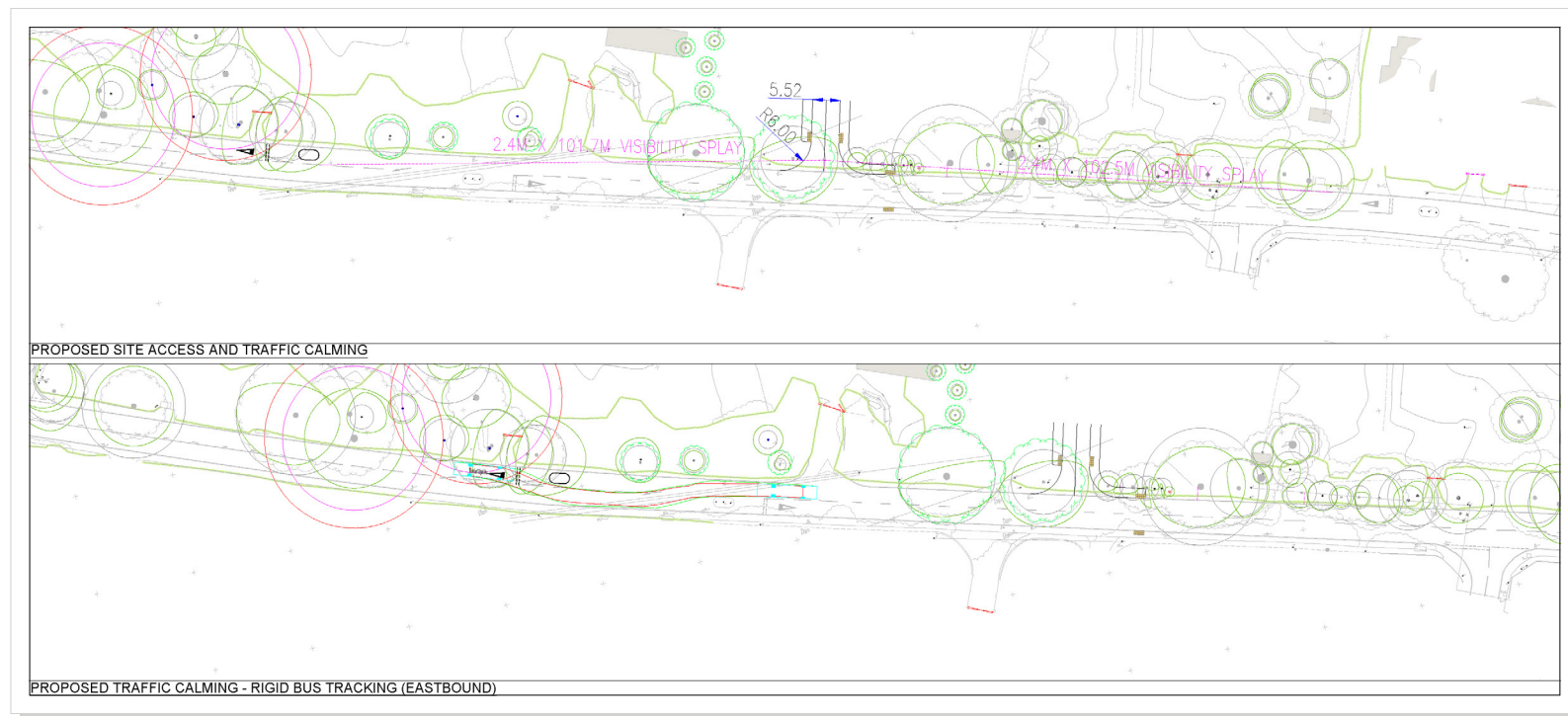
“Consultation ... undertaken on issues related to access to the development and what account has been taken of the outcome”

“How any specific issues which might affect access to the development have been addressed”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(c-e)



policy adopted as to access



ref.12: Site Access Plan prepared by Paul Basham Associates

As required by the NPPF, safe and suitable access has to be achievable for all modes. The NPPF also explains that applications should give priority to pedestrian and cycle movements and so far as possible facilitate access to high quality public transport. These requirements are reflected in Wokingham Borough Council's Core Strategy policy CP6, requiring enhanced facilities for pedestrians and cyclists and enhanced road safety.

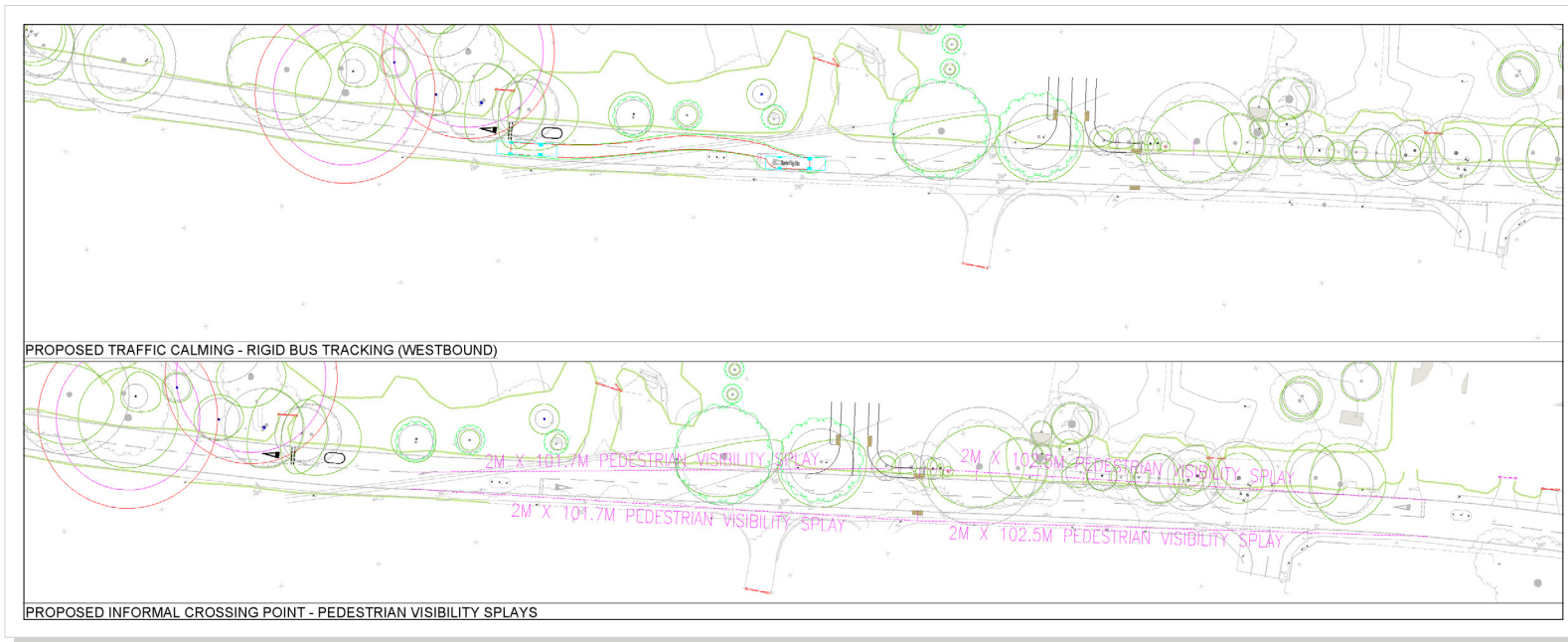
The access strategy has been developed on the basis of facilitating pedestrian access to key desire lines, most notably the bus stops on Reading Road that provide a frequent high quality service to nearby employment centres. The access proposals deliver a crossing of Reading Road and linkages through to Church Lane, providing pedestrians with an alternative to navigating the Reading Road / Church Lane junction. In addition, additional traffic calming is proposed to help control vehicle speeds.

policies, consultation & issues relating to access



The design has been informed by Wokingham Borough Council's Highways Guide for Developers in Wokingham (2019). The vehicle access is 5.5m wide and visibility has been shown on Reading Road in accordance with the recorded 85th percentile speeds. This showed that speeds are higher than the speed limit, and therefore additional traffic calming has been proposed to slow eastbound vehicles. The design has been subject to an independent Stage 1 Road Safety Audit, which raised no significant issues.

The access design has also been sited to minimise impact on trees and vegetation along the site frontage. The pedestrian access strategy has taken into account feedback from the public in response to WBC's LCWIP consultation, noting comments relating to a lack of crossings over Reading Road and difficulties in walking up Church Lane. Pedestrian access will be provided from both Reading Road and Church Lane, with a link between them (noting that the application is outline in nature).



ref.13: Site Access Plan prepared by Paul Basham Associates