

5.2 Illustrative Masterplan

The Illustrative Masterplan sets out buildings, plots, gardens, parking, open space and streets to provide an idea of how the site could be developed. It is important to state that this has been produced only for illustrative purposes and it's only showing a possible option for the delivery of the site.

Through the overall analysis of the context, the engagement with the community and the establishment of our vision and design principles, we believe the site could be a great addition to Arborfield Cross and deliver a high quality new neighbourhood that compliments, yet does not detract from the rural character of the village.

- ① Areas of open space overlooked by dwellings.
- ② Tree lined streets within the built form.
- ③ Relatively low density development.
- ④ Accessible play areas within high-quality green space.
- ⑤ Ped/cycle link onto Cole Lane. 3.7m width for potential emergency access point.
- ⑥ Community Orchard



5.3 Green Infrastructure

Landscape

The Landscape Strategy Plan shows how a sensitive landscape-led development can be delivered to make provision for new landscaping, open space, recreation and play.

The hedgerow to the east will be enhanced to protect the rural setting of the listed building across Wood Lane. There will be a robust boundary between the proposed housing and the countryside to the north. Planting will be of native species and will include a high proportion of English Oak. Ornamental street trees will define the main routes through. Any hedgerow removal required to accommodate the new access from School Road will be offset with new hedgerow and tree planting at the site entrance.

Sustainable Drainage Systems are proposed for the lower ground to the north east and north west of the site. These will be seeded with wildflower grassland seed mix to provide floral interest, additional habitat and seasonal interest.

A new Local Equipped Area of Play (LEAP) will be provided in the western part of the Site. The equipment will be of timber with a naturalistic character, to suit the edge-of-settlement location. Trim trail stations can be installed alongside the recreational routes to the western and northern boundaries of the Site providing exercise opportunities for adults and teens. A Community Orchard is proposed towards the south-east corner of the Site. A path from School Road will run past the orchard then round the rest of the Site and the orchard will be located adjacent

to a play area. These should encourage use of the orchard for recreation. The orchard will also contribute to Biodiversity Net Gain. Recreational walking routes will be created within the Site to promote healthy living.

Heritage

The indicative layout alongside proposed mitigation in the form of landscaping will ensure the site's contribution to the setting and significance of heritage assets is sustained, bringing at most only a very low (negligible) degree of harm to the significance of the Grade II listed Langleypond Farm.

Ecology

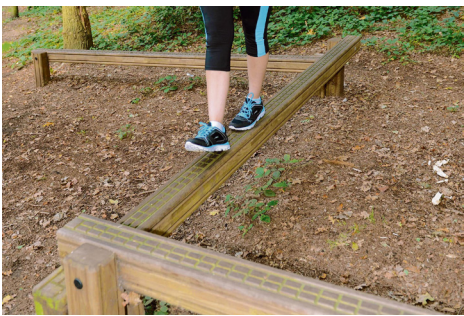
From the onset the scheme has sought to retain the features of ecological value through careful design. The majority of the hedgerows in and around the site retained, save for two small areas that need to be removed for the access roads. This will ensure the ecological permeability of the green infrastructure is maintained.

Several areas within the site have been given over to habitat creation, with a significant area to the east being used for wildflower meadow and scrub creation, with further areas to the west also. New native trees will be planted in appropriate locations throughout the site to ensure that the maximum biodiversity gain for the site is achieved.

Additional enhancements will also be introduced through the installation of appropriate bat and bird boxes in suitable locations around the site, as well as the inclusion of hedgehog gates in fences.



^ Precedent images - Basin



^ Precedent images - Trim Trail station

Produced by **CSA**
environmental

5.4 Access & Movement

A pedestrian and cycle access will be provided onto Cole Lane in the western corner of the site to increase the permeability of the site by active modes of travel. This access will be a minimum of 3.7m wide to enable emergency vehicle access if required.

Additionally, an access for pedestrians, cycles and vehicles will be provided onto School Road. To achieve this, School Road will be realigned to prioritise movements into the site

The proposals have been developed in accordance with a Tertiary Street in Wokingham Borough Council's "highway design guide for developers" and in the context of Manual for Streets (2007). As such, visibility splays of 2.4m X 25m have been provided from the proposed priority junction, and 25m of forward visibility has been provided to the proposed pedestrian crossing.

The proposals will result in the removal of part of the existing traffic calming scheme (the one-way working element) on School Road, however this will be replaced with a new raised junction.

To determine the width of the carriageway a swept path analysis has been undertaken to demonstrate that a refuse vehicle to pass a large car, which is considered suitable given the scale of the proposals.



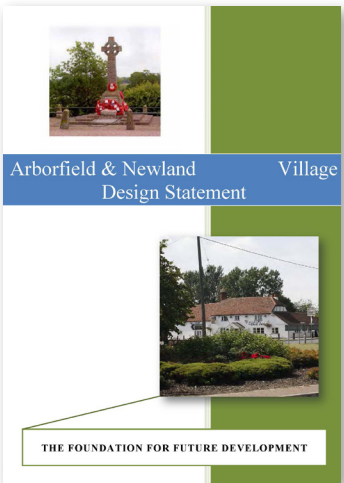
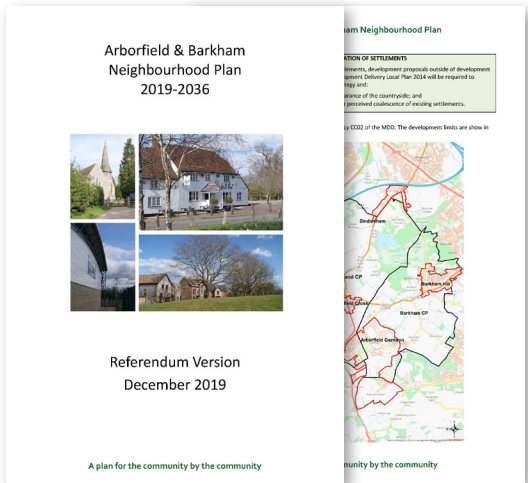
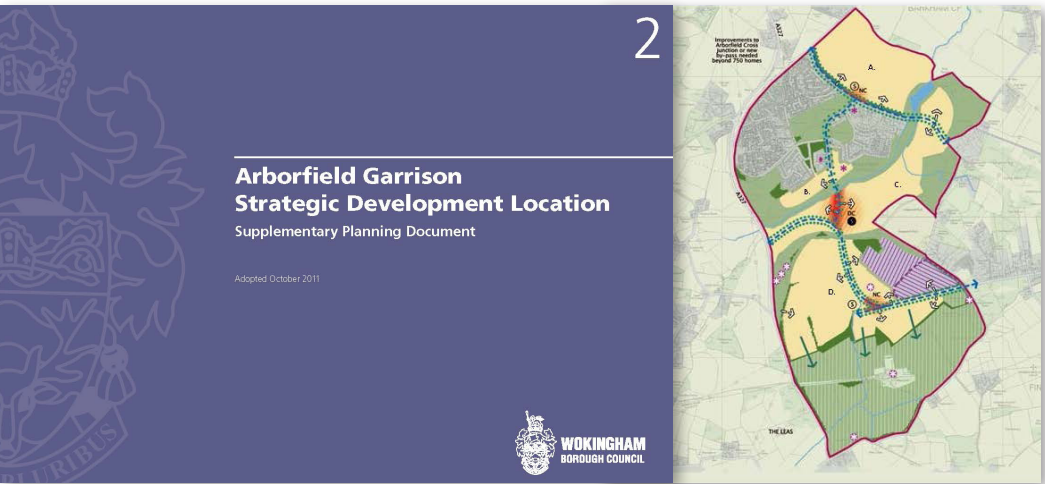
5.5 How do our design proposals respond to National and Local Guidance?

In developing our proposals, we have closely aligned our approach with key guidance documents, including the Arborfield Garrison Strategic Development Location (SDL) Supplementary Planning Document (2011, WBC), the National Design Guide (NDG), the Arborfield & Newland Village Design Statement (VDS), and the Arborfield & Barkham Neighbourhood Plan. These documents have shaped our proposals to create a high-quality, sustainable neighbourhood that respects the local character and meets the needs of its residents. Our design ensures that the new development not only responds to the strategic objectives of the SDL and the NDG but also carefully integrates the community-driven principles outlined in the VDS and Neighbourhood Plan.

- Good Quality Homes and Buildings:** We are committed to delivering attractive and comfortable homes that adhere to the high standards set by the NDG and the VDS. Our designs focus on creating spaces that enhance residents' quality of life, offering well-designed homes and buildings that serve as inviting places to live, work, and play.
- Creation of a New Neighbourhood with a Rural Character:** Reflecting the guidance in the VDS, our proposals ensure the new neighbourhood maintains a distinctly rural feel. This is achieved through low-density housing, the use of traditional materials like local red brick, and the careful integration of buildings within natural green spaces, all of which are key elements emphasised in the VDS.

- Permeable Network of Streets:** In line with the NDG, we have designed a permeable network of interconnected streets that are both attractive and functional. This design promotes ease of movement and accessibility, ensuring that residents can navigate the area with ease.
- Recognisable Streets and Vibrant Spaces:** Our masterplan includes recognisable streets and spaces, such as vibrant shared streets and high-quality green spaces, aligning with the NDG's focus on creating well-designed, recognisable areas that foster community interaction.
- Variety of Public Open Spaces:** Following the guidance of both the NDG and VDS, the development will feature a variety of public open spaces to meet the diverse needs of the community. These include play areas, green corridors, and community orchard, designed to be inclusive and accessible to all residents.

- Beautiful and Safe Streets:** Streets have been designed in accordance with the NDG to encourage neighbourliness and social interactions, with features that promote safety and comfort. This design supports active street life, fostering a strong sense of community.
- Network of Open Spaces and Green Corridors:** The development will include a network of open spaces, woodlands, play areas, and green corridors, reflecting the VDS's emphasis on integrating nature into the built environment. These spaces provide residents with ample recreational areas and support biodiversity by creating habitats for wildlife.
- Views of Trees for Wellbeing:** In line with the VDS's focus on enhancing residents' wellbeing, our design ensures that homes are positioned to offer views of trees and green spaces, which are known to benefit mental health and contribute to a sense of wellbeing.



- **Comprehensive Blue Infrastructure:**

We have included a comprehensive blue infrastructure network, featuring attenuation ponds, swales, and sustainable urban drainage systems. This aligns with the NDG's recommendations for supporting wildlife, enhancing biodiversity, and mitigating the impacts of climate change.

- **Well-Maintained Green Links:**

Prioritising the retention of existing hedgerows and wooded areas, as suggested by the VDS, our design includes well-maintained green links throughout the neighbourhood. These contribute to the area's distinctive green, rural character.

- **Energy Infrastructure:** The masterplan makes provisions for the necessary energy infrastructure, ensuring the development meets the demands of a modern, sustainable community, as required by the SDL and NDG.

- **Passive Design Strategies:** Buildings are designed and oriented in accordance with the NDG to maximise passive design strategies, such as solar gain and natural ventilation, which help to minimise overheating and enhance internal comfort.

- **Water Efficiency:** In line with the NDG's focus on sustainability, our homes will feature water-efficient fixtures and appliances, contributing to climate change adaptation and supporting sustainability in the region.

- **Urban Cooling and Green Spaces:**

Vegetation and green spaces are integral to our design, permeating the settlement to provide shade and help cool the surrounding air temperature, consistent with the NDG's principles of urban cooling.

- **Active Travel Routes:** We have designed convenient, comfortable, and accessible walking and cycling routes throughout the site, including existing public rights of way (PRoWs). These routes encourage active travel choices, making car-free journeys the preferred option for residents, in alignment with the NDG's guidance.

- **Connectivity to Surrounding Areas:**

The proposed footpaths and cycleways will connect with the existing public rights of way network, linking the new development with Arborfield Cross and the surrounding areas. This connectivity ensures easy access to local facilities, the countryside, and public open spaces, reflecting the priorities outlined in the VDS and Neighbourhood Plan.

Each of these considerations reflects our commitment to creating a sustainable, community-oriented development that respects the local character and enhances the quality of life for all residents.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



'The ten characteristics of well-designed places' diagram NDG

5.6 Summary

The opportunity at Land north of School Road is to create a new neighbourhood that compliments and respects the existing local character of Arborfield Cross. We are committed to going the extra mile and delivering above national standards. Croudace Homes' BNG commitment start at 15%. They seek to create communities that are high quality and enhance the context. At Arborfield Cross it will be no different and we have achieved a BNG of 50%.

This DAS will hopefully be a guide to our proposals and a starting point for future development on the site.



Arborfield Cross

Arborfield Cross

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