

# Site-wide Play Strategy Addendum

July 2024

Finchwood Park,  
Land at Hogwood Farm, Finchampstead

Prepared by  
CSA Environmental

On behalf of:  
Cala Homes Ltd

Report No: CSA/6689/03  
Revision: B



masterplanning | ecology | landscape | heritage

## Contents

|     |                                                    |        |
|-----|----------------------------------------------------|--------|
| 1.0 | Introduction                                       | Pg. 1  |
| 2.0 | Existing play provision on site                    | Pg. 2  |
| 3.0 | Addressing the play shortfall across the site      | Pg. 3  |
| 4.0 | Proposed play typologies                           | Pg. 5  |
| 5.0 | Site-wide play strategy framework plan - provision | Pg. 6  |
| 6.0 | Trim trail strategy update                         | Pg. 7  |
|     | Trim trail proposals                               | Pg. 8  |
| 7.0 | Play on the way strategy update                    | Pg. 13 |
|     | Play on the way themes                             | Pg. 14 |
|     | Play on the way station proposals                  | Pg. 15 |
| 8.0 | Conclusion                                         | Pg. 17 |

# 1.0 Introduction

This Site-wide Play Strategy Addendum has been produced by CSA Environmental, on behalf of Cala Homes Ltd.

The report outlines the proposed approach to be taken for the remaining areas of play that the S106 agreement anticipated would be identified and delivered during the development process and the report has been developed to supplement the existing approved Overarching Landscape Strategy.

Sitewide play provision parameters have been set within the approved development through the Landscape & Open Space Parameter Plan rev. M, the Overarching Landscape Strategy and the section 106 legal agreement.

The Landscape & Open Space Parameter Plan rev. M identifies the proposed location and distribution of play spaces across Finchwood Park. The Overarching Landscape Strategy gives an overview of design and amenity for proposed play spaces and the section 106 agreement sets out the quantum of play space required across the site.



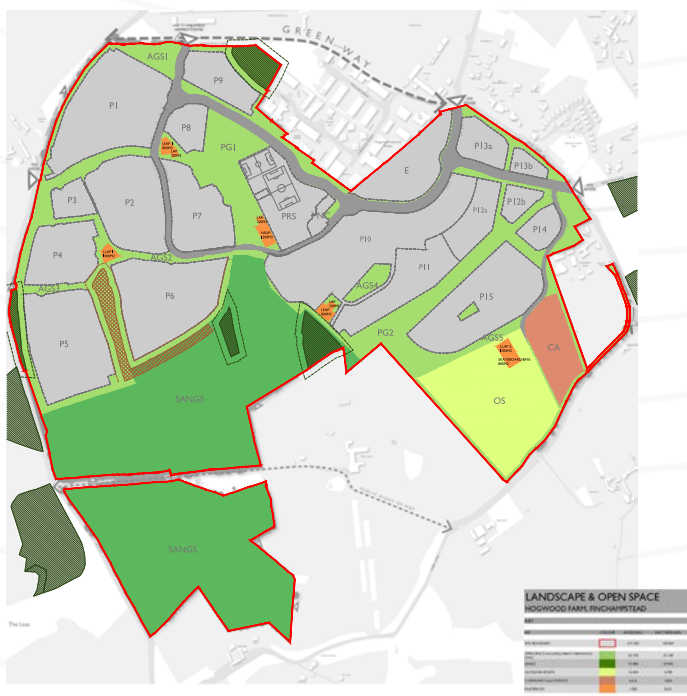
## 2.0 Existing play provision on Site

The approved parameter plan for the development identified larger play areas to be delivered across the site and the S106 agreement identified that additional smaller play areas would be required to meet the full play provision requirements across the Site and anticipated that these would be agreed with Wokingham Borough Council through future Reserved Matters (RM) applications.

Below and across are two tables, the first showing the areas previously captured within the existing play strategy and parameters plans, the second showing the proposed updated areas to be accounted, with additional areas for play coming forward with demonstrating that the required quantum would be achieved.

**Table 1 showing existing site-wide play provision for Finchwood Park - as per the approved Landscape and Open Space Parameter Plan (below).**

| Play Area                       | Size (m <sup>2</sup> ) | Location        | Size to meet SPD (m <sup>2</sup> ) |
|---------------------------------|------------------------|-----------------|------------------------------------|
| LEAP                            | 800                    | P8 - Phase 1    | 600                                |
| LAP                             | 200                    | P8 - Phase 1    | 100                                |
| LLAP1                           | 1000                   | P2 - Phase 2    | 600                                |
| NEAP                            | 1300                   | PG1             | 1300                               |
| LAP                             | 200                    | PG1             | 100                                |
| LEAP                            | 800                    | P10 - Phase 4   | 600                                |
| LAP                             | 200                    | P10 - Phase 4   | 100                                |
| LLAP2                           | 1000                   | Sports Hub Land | 600                                |
| BMX                             | 800                    | Sports Hub Land | 800                                |
| <b>Total</b>                    | <b>6300</b>            |                 | <b>4800</b>                        |
| Requirement for policy          | 9000                   |                 |                                    |
| <b>Shortfall in policy req.</b> | <b>2700</b>            |                 |                                    |



**Children's Play Area** means the provision of children's play facilities within the Land in the locations marked 'Playspaces' on the Landscape and Open Spaces Parameter Plan comprising an aggregate area of not less than 0.9 hectares in accordance with the specification in Schedule 5, Part 2 and consisting of 1 NEAP, 2 LEAPs, 2 LLAPs, a BMX Facility and sufficient LAPs to meet Fields in Trust standards or equivalent the exact location and boundaries of which are to be agreed by the Council pursuant to an application for the approval of Reserved Matters //

Extract from the s106 agreement in relation to Arborfield Garrison (Hogwood Farm) 14/11/2018

### 3.0 Addressing Play Shortfall Across the Site

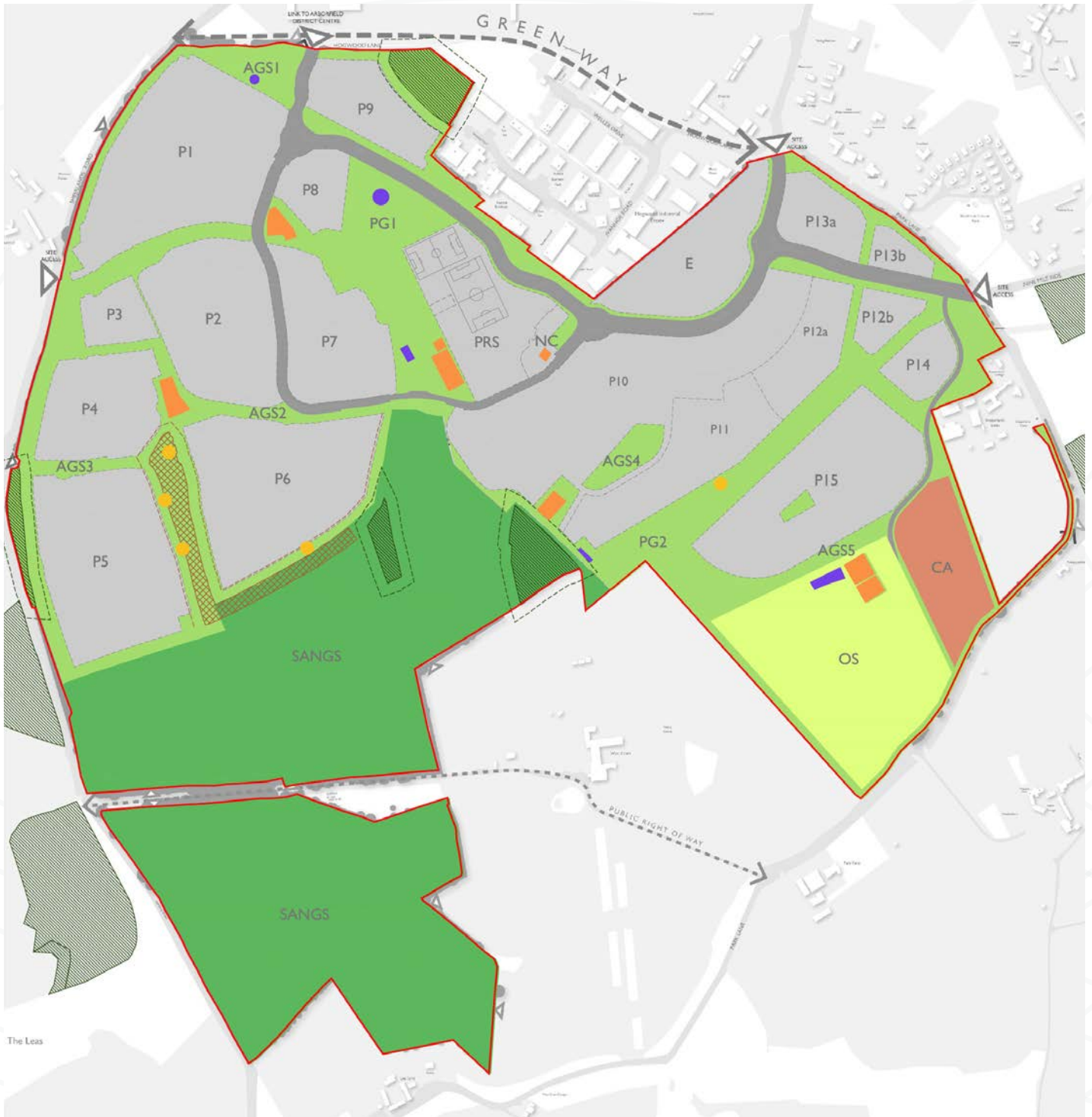
The below table shows the proposed updated areas of play to be accounted for on Site, with additional areas for play coming forward in various forms across the entire Site, demonstrating that the required quantum will be achieved.

As discussed informally with LPA officers, the shortfall is proposed to be met by the introduction of the following key elements;

- Introduction of new LAP (200m<sup>2</sup>) within Neighbourhood Centre Open Space
- Enlargement of LEAP in P10 from 800m<sup>2</sup> to 1000m<sup>2</sup>
- Formalisation of trim trail and a change in emphasis to a trim trail that provides for a wide range of age groups and disciplines, which balances play with exercise.
- Introduction of smaller scale 'play along the way' trails and stations across the Site.

**Table 2 showing updated proposed site-wide play provision for Finchwood Park - as per the proposed updated landscape and open space parameter plan on Page 4.**

| Play Area                       | Size (m <sup>2</sup> ) | Location             | Size to meet SPD (m <sup>2</sup> ) |
|---------------------------------|------------------------|----------------------|------------------------------------|
| LEAP                            | 800                    | P8 - Phase 1         | 600                                |
| LAP                             | 200                    | P8 - Phase 1         | 100                                |
| LLAP1                           | 1000                   | P2 - Phase 2         | 600                                |
| NEAP                            | 1300                   | PG1                  | 1300                               |
| LAP                             | 200                    | PG1                  | 100                                |
| LAP                             | 200                    | Neighbourhood Centre | 100                                |
| LEAP                            | 1000                   | P10 - Phase 4        | 600                                |
| LLAP2                           | 1000                   | Sports Hub Land      | 600                                |
| BMX                             | 800                    | Sports Hub Land      | 800                                |
| Trim Trails                     | 1300                   | Site-wide            |                                    |
| Play On The Way Trail           | 1200                   | Site-wide            |                                    |
| Total                           | 9000                   |                      | 4800                               |
| Requirement for policy          | 9000                   |                      |                                    |
| <b>Shortfall in policy req.</b> | <b>0</b>               |                      |                                    |



Proposed update to Landscape and Open Space Parameter Plan Rev. M

**KEY**

- Play areas - NEAP/LEAP/LAP
- Trim trail stations
- Play On The Way stations

## 4.0 Proposed Play Typologies

The Wokingham Borough Council (W.B.C.) Play Design Guide SPD contains a very useful Play Space Typologies table, which is laid out below for reference. The table and associated key set out the play typologies recognised by W.B.C. and where they may be suitably expected to be seen against the play area types as set out by the National Playing Fields Association (now Fields in Trust). The updated play proposals will use this handy metric to ensure that any proposed play provision meets W.B.C.'s expectation for engaging play spaces for a diverse range of users.

| TYPOLGY                | TYPICAL USER GROUP                                                                                                                                                                                                                                     | TYPICAL DESIGN ELEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAP                    | Young children up to 6 years old, with 5 or more different play equipment for a minimum size facility in excess of 100m <sup>2</sup>                                                                                                                   |        <br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LEAP                   | Children aged 0 to 11 years old, with 6 or more different play equipment for a minimum size 600m <sup>2</sup> facility                                                                                                                                 |       <br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| LLAP                   | Children aged 0 to 11 years old, with 6 or more different play equipment for a minimum size 600m <sup>2</sup> facility                                                                                                                                 |       <br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| NEAP                   | Children aged 0 to 11 years old plus older children and young people aged 12 years and over, with 9 or more different play equipment and hard surfaced area of 465m <sup>2</sup> per 1000m <sup>2</sup> for a minimum size 1300m <sup>2</sup> facility |         <br>         |
| YOUTH SPACE            | Older children and young people aged 12 years and over                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DESTINATION PLAYGROUND | Families and larger groups                                                                                                                                                                                                                             | Site specific, typically of bespoke design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

 Trees adding value

 Hedge

 Planting

 Explore & learn

 Musical & sensory

 Large static & sculptural elements

 'Stocking fillers' & surface marking for younger children

 Water play

 Inclusive equipment for a range of ability

 Challenge and risk

 'Slack' space for chase type games

 Imaginative play

 'Zoned' to reflect age range of users

 Ball courts with surface marking and goals

 Wheel sports (tracks & ramps)

 Wheel sports (tracks & ramps)

 Parkour, table tennis, outdoor gym & trim trail

 Interactive equipment

 Informal seating with play value

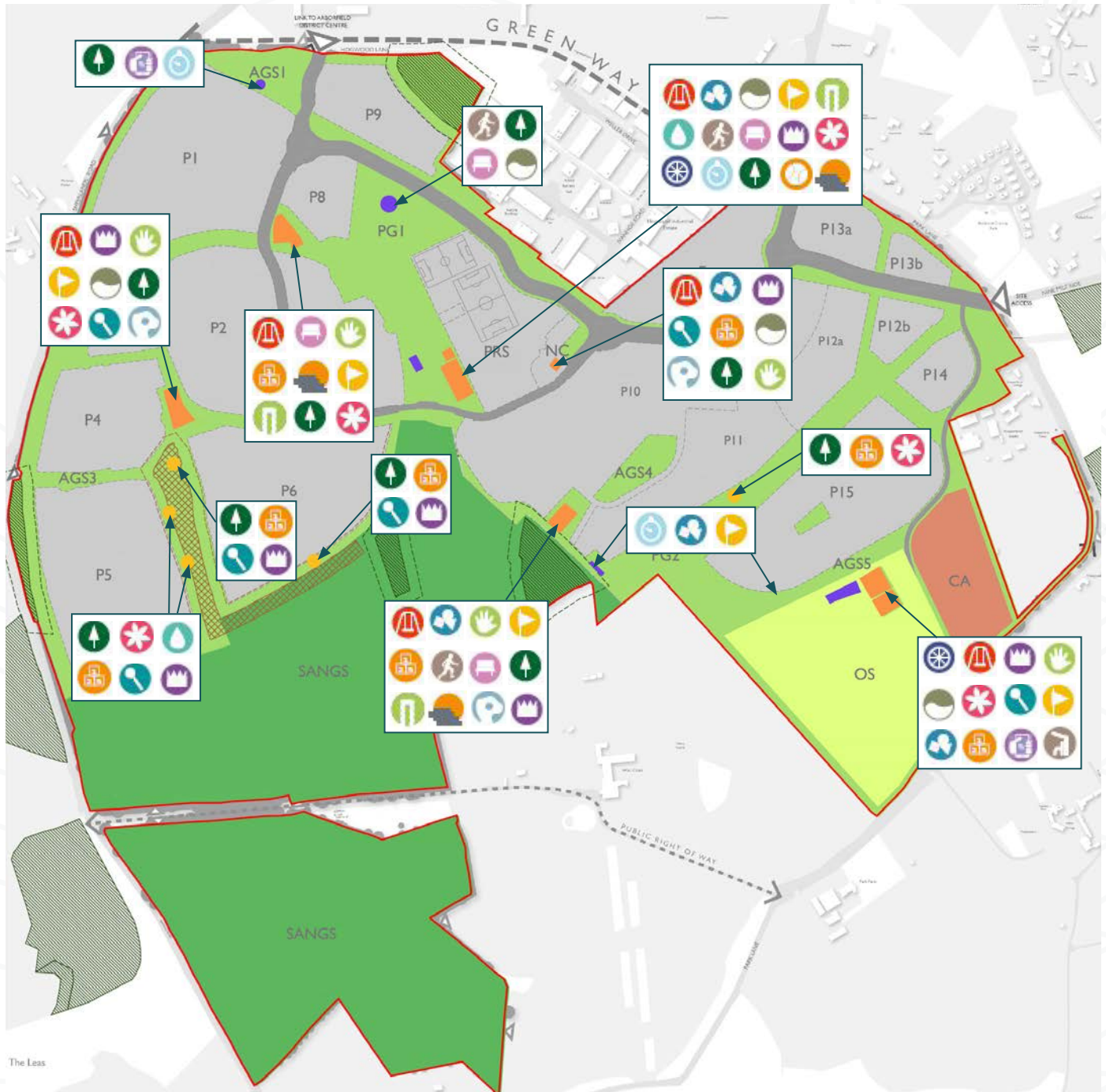
 Seats for socialising & picnic benches

 Sheltered seating

 Theme or bespoke

## 5.0 Sitewide Play Strategy Framework Plan - Provision

The plan below shows the reviewed proposed play provision across Finchwood Park. As well as locations the plan, which has been adapted from the Landscape and Open Space Parameter Plan rev. M, shows the types of play provision at each location. Using the Play Space Typologies notation shown in section 07 of the W.B.C. Play Space Design Guide. The plan demonstrates how the required typologies and play experiences are distributed across Finchwood Park, with all typologies provided in at least one location and equitably spread across the development.



Adapted Sitewide Play Strategy Extract from Landscape and Open Space Parameter Plan rev. M

## 6.0 Trim Trail Strategy Update

The plan shown below is an extract from the approved Overarching Landscape Strategy document, and shows the locations of proposed Trim Trail Stations.

The 5no. trim trail stations are spaced throughout the Site, roughly north - south, distributed along the main cycle and pedestrian route, and bridleway. The stations directly serve the majority of development parcels, but are intended to benefit the entire settlement through their integration with the main sustainable transport infrastructure on-site.

The revised trim trail will be developed to deliver a range of activities and themes which can provide amenity for a wide range of users and activities, at each individual station and across the entire trail. The new proposals will provide fitness and recreation opportunities for adults as well as play amenity for children of varying ages, and in doing so should be considered towards the site-wide play provision. Thus, the trim trail will serve to address a quantum of the play shortfall as measured against the s106 agreement.





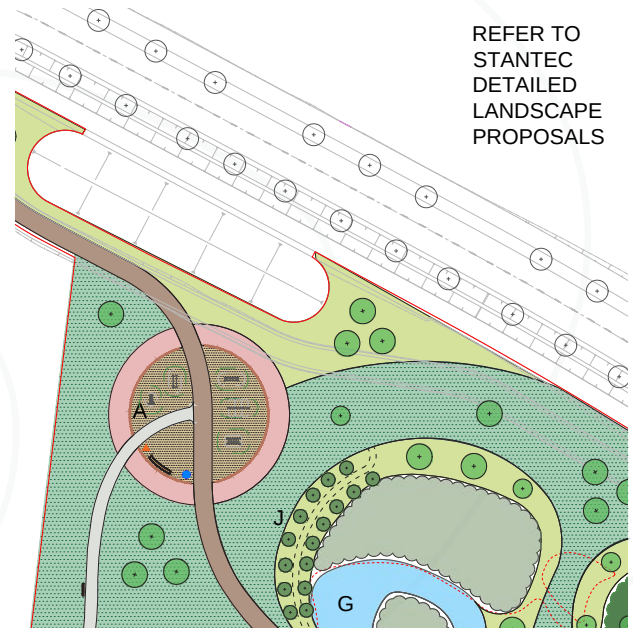
## Trim Trail Station 2 - Flexible Nature Space

### Previous Proposal

Trim trail station 2 was previously conceived to straddle the bridleway to maximise the integration between sustainable travel and fitness equipment provision. The proposal showed a number of painted steel outdoor gym equipment units on an all-weather surface. While this arrangement would have provided good opportunity for exercise, it is felt that there is some duplication of offering with station 1 and potential conflict with horses that may use the bridleway.



Example of outdoor gym equipment and surfacing previously proposed.



Previous Trim Trail landscape proposalsited to the north of PG1.

### Updated Proposal

The emerging proposal for trim trail station 2 is for an un-programmed, flexible space for use by individuals and groups for a range of activities. With a focus on wellness, the space could accommodate group activities such as yoga, pilates, parkfit and tai chi, among others. The space would be simple, promote reflection and have a strong connection to nature through the use of tree planting and the setting within the public open space.



Simple form, materials & elements to promote calm.



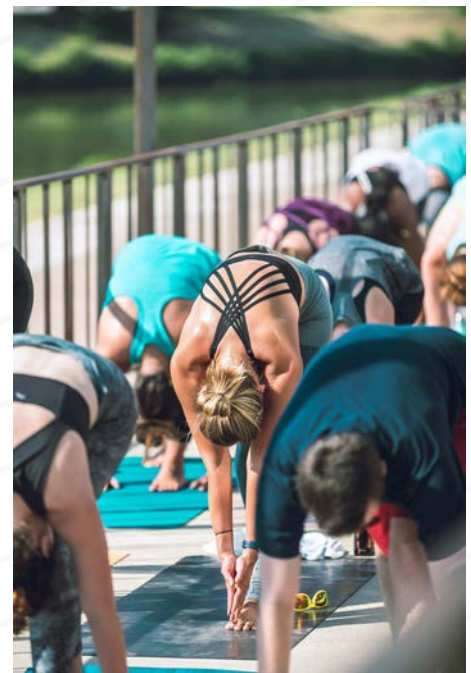
Unprogrammed space for a variety of uses.



An intrinsic connection to nature.



Simple multi-modal furniture.



Ideal for group activities & classes.

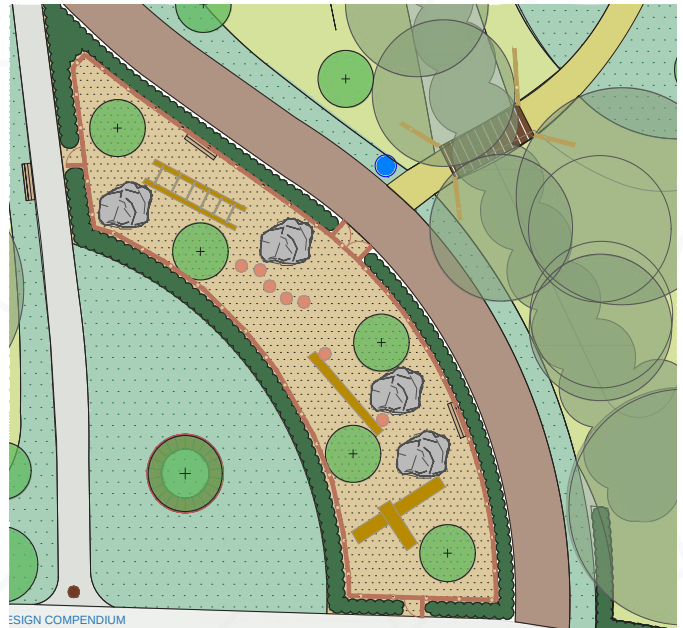
## Trim Trail Station 3 - Woodland Obstacle Course

### Previous Proposal



Annotation

Trim trail station 3 was previously designed as part of the larger PG1 NEAP/LAP/Trim Trail space to the west of the allocated school site. The proposals for this trim trail moved away from the steel outdoor gym equipment found elsewhere and to more rustic timber equipment for climbing and balancing. The proposed station could however have been better integrated into the existing surrounding landscape.



Previous Trim Trail landscape proposal sited within PG1

### Updated Proposal

Trim trail station 3 is proposed to be co-located with the main LAP/NEAP play space in PG1, near to the Finchwood Park Neighbourhood Centre and school. The central location of the trim trail on the bridleyway route and its proximity to the school and neighbourhood centre make it ideal for attracting older children and young adults. Equipment for callisthenic workouts and other agility and strength activities can compliment other elements of the emerging NEAP proposals to provide a range of activities for teens and older.

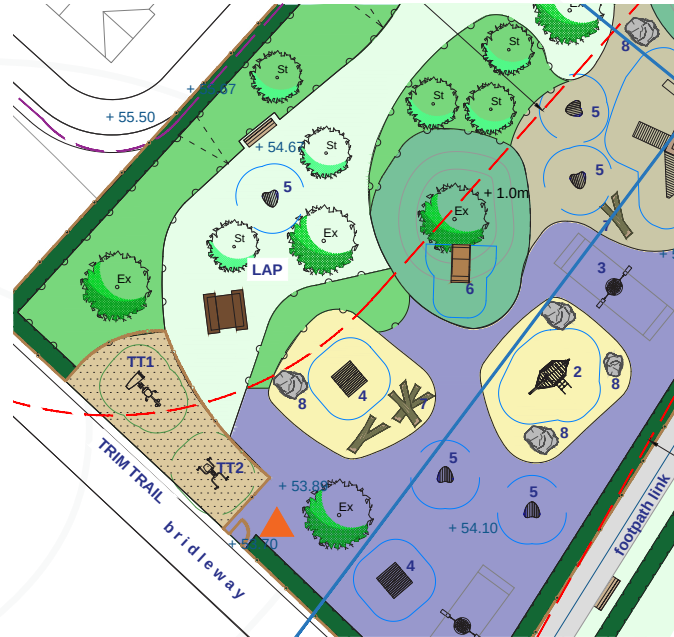


Callisthenics and dynamic interaction with the built environment.

## Trim Trail Station 4 - Technical terrain

### Previous Proposal

The previous proposal for trim trail station 4 provided some additional items of outdoor gym equipment directly adjacent to the bridleway. This gives great usability for those wanting to integrate a cycle or run with physical workouts, but in some ways duplicates existing offerings on site. The trim trail was proposed as an integrated part of the larger play area associated with development parcel P10.



Previous LEAP/LAP Trim Trail landscape proposal for Parcels P10 & P11.

### Updated Proposal

While trim trail station 4 was previously integrated into the proposed LEAP on the edge of development parcel P10, this area is constrained between parcels P10 & P11. There is an opportunity a short way south of the proposed LEAP, along the bridleway, for a more expansive, but less formal trim trail intervention, utilising the banking that is required between P11 and the bridleway. The emerging proposals will seek to utilise this bank, adjacent to the main pedestrian and cycle route through the Site to encourage spontaneous play, either with or without bikes. The inclusion of the opportunity for ramps suitable for off-road cycling is inspired by the practice of 'side hits' in extreme sports whereby a participant warms up on a less-challenging area before moving on to the main event, in this case the pump track in the Sports Hub to the south.



Changes in levels and surfaces, with edges, drops and climbs promotes exploration of moving through space on foot or by bike.

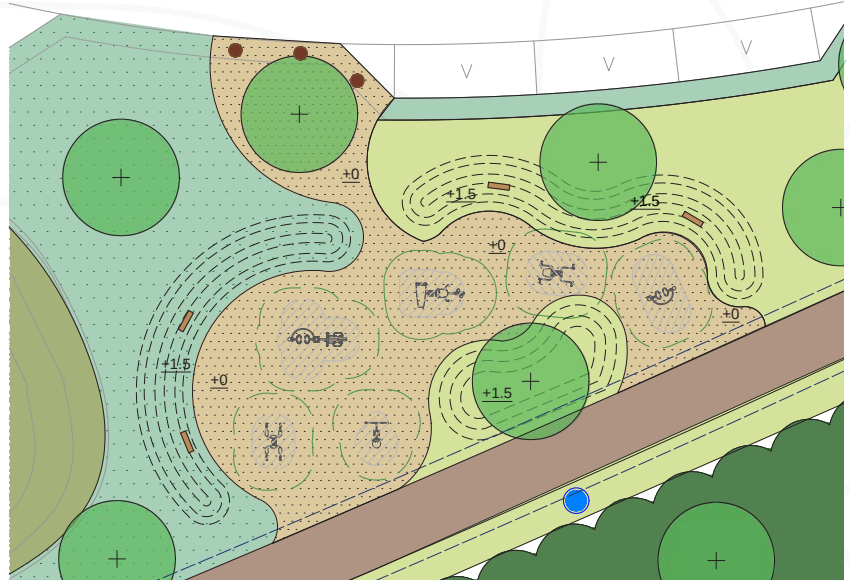


Use of natural materials, integrated into the landscape to encourage spontaneous play.

## Trim Trail Station 5 - Sports and recreation

### Previous Proposal

The previous proposal for trim trail station 5 again proposed an outdoor gym area with a selection of purpose-built, steel pieces of equipment. This provided some synergy with the Sports Hub land to the south, but is a little separated from the playing fields and duplicates trim trail activity provision already installed on the Site.



Previous proposal for trim trail station 5, south of parcel P15

### Updated Proposal

Trim trail station 5 is located between development parcel P15 and the Sports Hub land and is directly adjacent the bridleway where it passes between the two. The trim trail will be designed to complement and supplement the facilities being brought forward through the Sports Hub proposals. Semi-programmed, flexible and multi-use equipment and space will be proposed to provide opportunity for a greater diversity of activities in this area where the Local Landscaped Area for Play (LLAP), Local Area for Play (LAP) and BMX Track will be located. Athletics, aerobics, net games – such as volleyball, dance and gymnastics could be considered to compliment the offerings provided by the Sports Hub proposals.



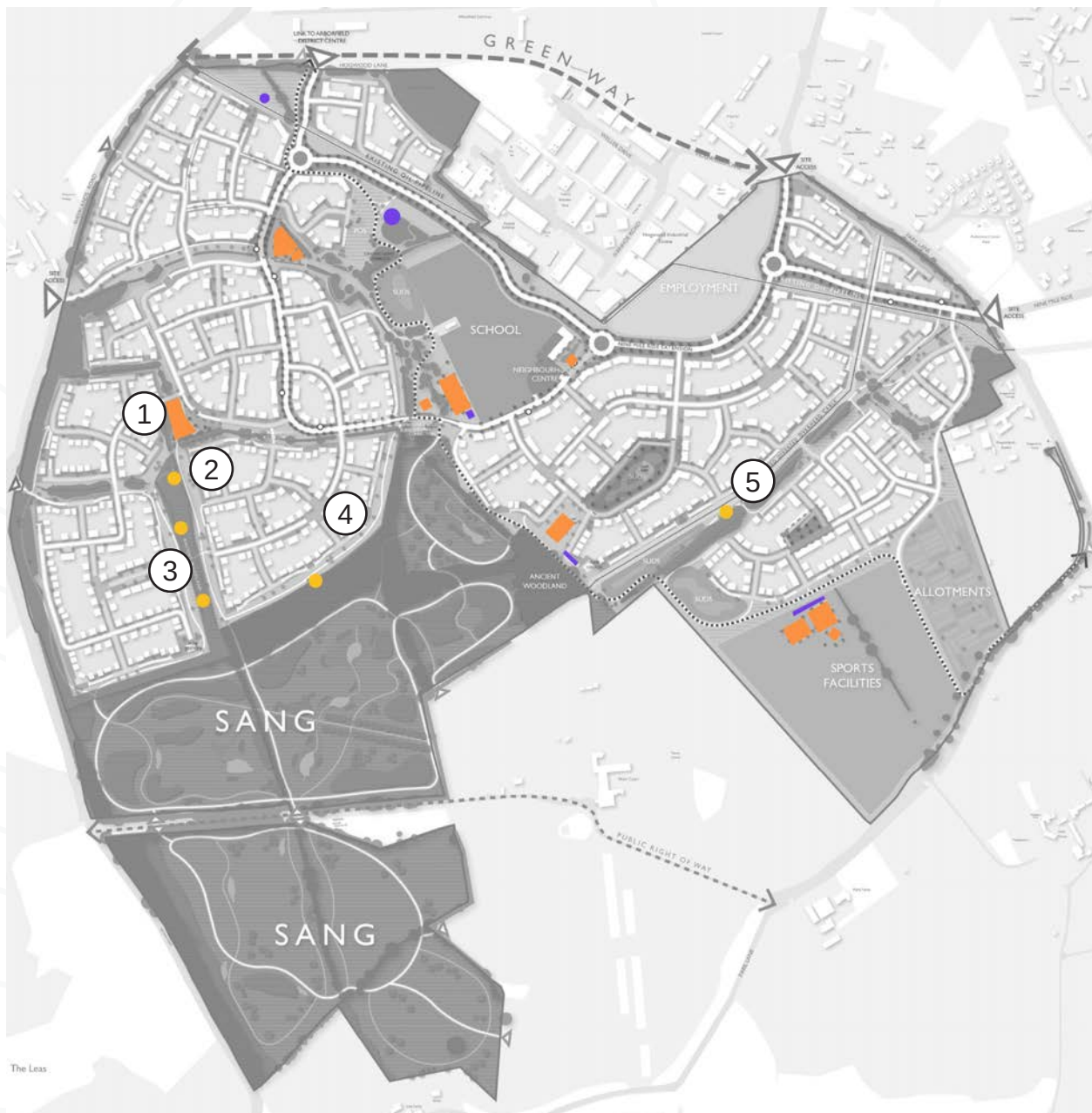
Athletics, fitness, dance, aerobics and many other diverse active pursuits could be encouraged through the provision of adaptable equipment and space. 12

## 7.0 Play on the Way Strategy Update

The proposed Play On The Way Trail and Stations are informal play spaces which are proposed to supplement the existing play provision and fulfil the required play areas anticipated by the S106 agreement to be delivered through small play spaces, outside of those agreed through the approved parameters plans and landscape strategy document.

As potentially valuable opportunities for incidental play and to bring play provision to wider parts of the Site, beyond the main spine of formal play provision, these areas should be seen as part of the wider play strategy.

Proposals for Play On The Way stations will be focused on natural play and have a minimal physical footprint, utilising existing and proposed open space and natural features with small interventions to encourage informal play.



Location plan of proposed Play Along the Way stations.

### KEY



Play areas - NEAP/LEAP/LAP



Trim trail stations



Play On The Way stations

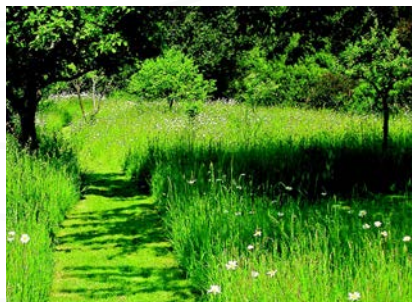
## 7.1 Play on the Way Station Themes

Play On The Way stations will focus on natural play, making the most of their locations within green corridors which contain linear green and blue infrastructure features. Through their landscape treatment, elements of the woodland and watercourse features could be developed to encourage characterful and biodiverse settings in which to site nature-focused areas for play.

In locations where woodland is prevalent, the use of native and naturalistic planting could be implemented alongside timber structures to highlight the woodland character. Areas located near to existing or proposed watercourses can utilise those features, naturalising channels and encouraging diverse marginal flora and the wildlife this attracts.



Examples of small play interventions that could be utilised to incorporate play on the way stations, integrating play with natural landscape features such as woodland belts and linear SuDS features to encourage play in nature.



## 7.2 Play on the Way Station Proposals

### Play on the Way Stations 1,2 & 3

Play On The Way stations 1, 2 & 3 create a play trail, connecting a number of development parcels in the west of Finchwood Park to the SANG in the south west corner of the development. The trail starts with the Local Landscaped Area of Play in the south west of P2 and leads down the eastern edge of P4 & P5, where a footpath connects into the P6 development area and from there, south to the Suitable Alternative Greenspace (SANG).

The Play On The Way stations utilise their natural settings, responding to the woodland edge and the existing network of field drains which will in turn be integrated with the emerging Sustainable Drainage System (SuDS) for parcel P4&5 and create opportunity for play amongst marginal and semi-wet habitats and the flora and fauna that brings.



Play Along the Way stations 1,2 & 3 create a play trail connecting Phases 2, 4,5 & 6 together and down into the SANG.



Natural materials evoking scenes in nature, fallen trees at the woodlands edge and dry river beds bring play in nature to life.

## Play On The Way Stations 4 & 5

Play On The Way stations 4&5 are located along green corridors to the southern edges of development parcels P6 and P11 respectively and will be set amongst landscape typologies that incorporate linear open greenspace which are strongly influenced by the adjacent, established linear woodland features.

The intention will be to utilise the strong woodland setting with the addition of features made from natural materials as well as additional planting as appropriate to encourage incidental play along secondary walking and cycling routes between development parcels and public open spaces, such as the Sports Hub.



Focus on timber play features to create a strong thematic connection with the woodland and pull the natural setting into the play experience.



Plan showing locations of Play On The Way stations 4 & 5.

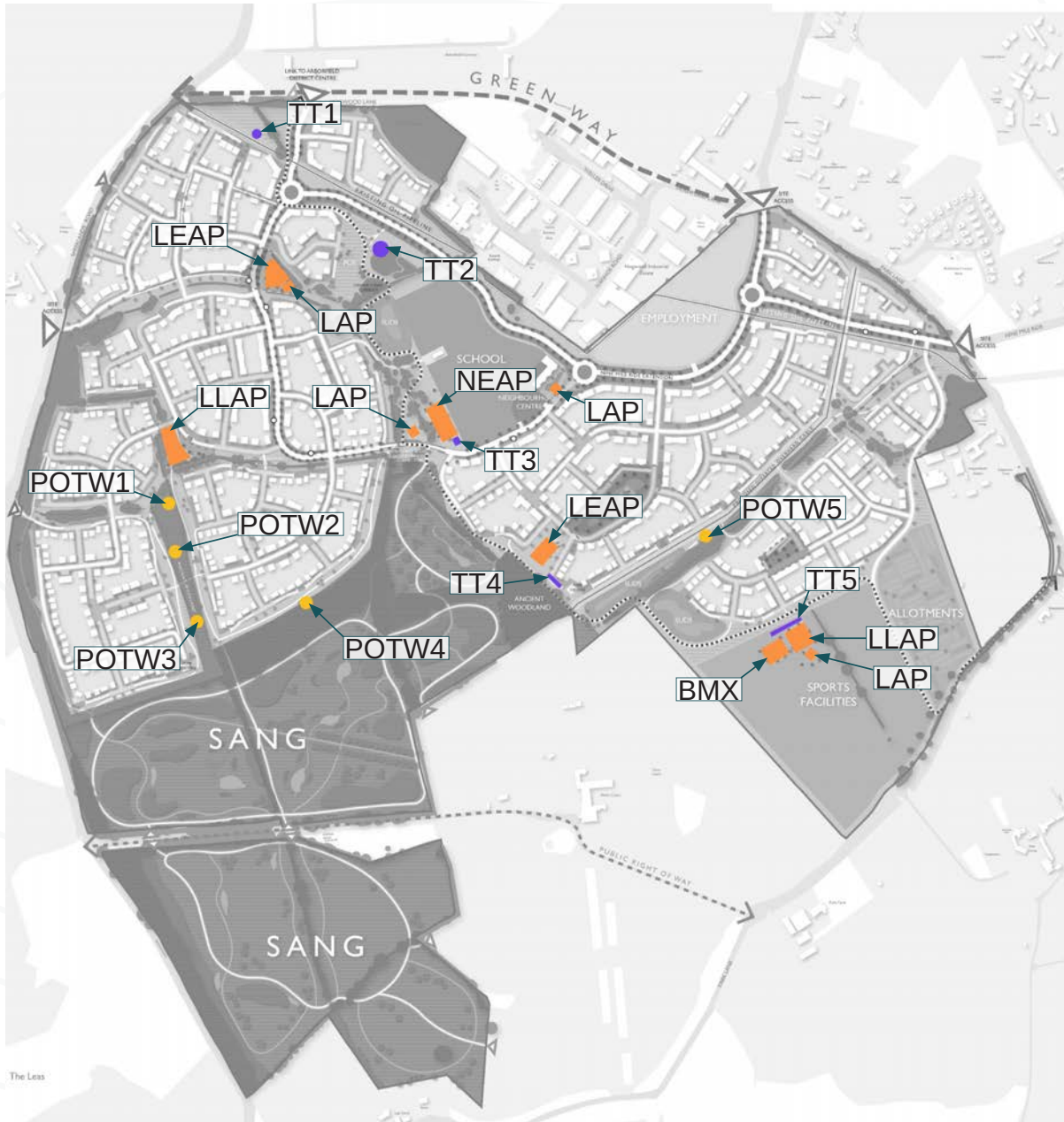
## 8.0 Conclusion

Proposed play provision at Finchwood Park will be delivered through a tiered approach across the development, providing a range of play opportunities accessible from all areas of the site through a variety of play typologies. Standard play area typologies, as described in the Wokingham Borough Council Play Space Design Guide SPD; NEAPs, LEAPs, LAPs etc. will be supplemented with the inclusion of Trim trail and Play on the Way stations as described in the previous sections of this addendum.

Through the mix of play typologies the revised proposals will deliver the required balance of total play area allowed for within the Section 106 agreement.

The table below shows again the quantum of each typology required to meet the necessary quantum across Finchwood Park and is broken down by location on Site.

| Play Area                       | Size (m <sup>2</sup> ) | Location             | Size to meet SPD (m <sup>2</sup> ) |
|---------------------------------|------------------------|----------------------|------------------------------------|
| LEAP                            | 800                    | P8 - Phase 1         | 600                                |
| LAP                             | 200                    | P8 - Phase 1         | 100                                |
| LLAP1                           | 1000                   | P2 - Phase 2         | 600                                |
| NEAP                            | 1300                   | PG1                  | 1300                               |
| LAP                             | 200                    | PG1                  | 100                                |
| LAP                             | 200                    | Neighbourhood Centre | 100                                |
| LEAP                            | 1000                   | P10 - Phase 4        | 600                                |
| LLAP2                           | 1000                   | Sports Hub Land      | 600                                |
| BMX                             | 800                    | Sports Hub Land      | 800                                |
| Trim Trails                     | 1300                   | Site-wide            |                                    |
| Play On The Way Trail           | 1200                   | Site-wide            |                                    |
| Total                           | 9000                   |                      | 4800                               |
| Requirement for policy          | 9000                   |                      |                                    |
| <b>Shortfall in policy req.</b> | <b>0</b>               |                      |                                    |



Location plan of updated proposed play facilities across Finchwood Park

**KEY**



**NEAP**

Play areas - NEAP/LEAP/LLAP/LAP



**POTW1**

Play On The Way stations



**TT1**

Trim trail stations



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