

Land North of School Road, **ARBORFIELD CROSS**

Design and Access Statement

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Introduction



Site Location

The site is located to the northern edge of Arborfield Cross

Arborfield Cross is located 20km west of London and 10km south of Reading and is part of Wokingham Borough Council and a Settlement within the Civil Parish of Arborfield and Newland.

The site is broadly square in shape and is bounded by Cole Lane along the western boundary and leads northwards to Sindlesham. To the south, is The Coombes Co E Primary School, with School Road immediately to the south. School Road which continues east to Wokingham. The site is surrounded by a combination of hedging and trees on all boundaries. Located to the south of Arborfield Cross is Arborfield Green..

This submission is for 'Application for Approval of Reserved Matters pursuant to Outline Planning Permission 250735 comprising the erection of 70 dwellings and associated infrastructure. Details of scale, layout, landscaping and appearance to be considered.' following the approval of the outline planning application on 16 April 2026 by Wokingham Borough Council.

The extent of the site is illustrated opposite, The size of the site is 5.52 hectares.



Existing Site

The site benefits from a strong landscape framework, with established tree belts and hedgerows along its boundaries, integrating it into the surrounding character.

The topography of the site slopes downwards to the north. The PRow west of site on Cole Lane runs north-east to south west along the sites boundary.

The photographs on this page are of the existing site with locations shown on the diagram opposite.



1 - North East Boundary of Site



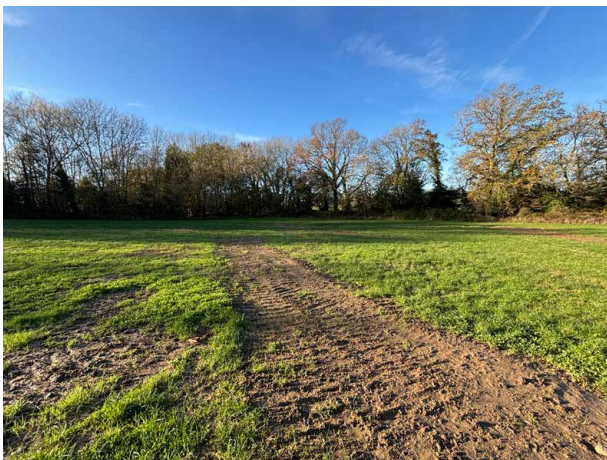
2 - Eastern Boundary



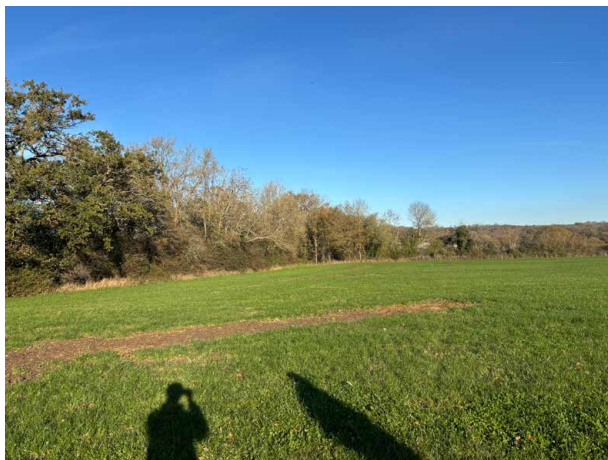
3 - Southern Boundary



4 - South Western Boundary



5 - Western Boundary



6 - North Western Boundary

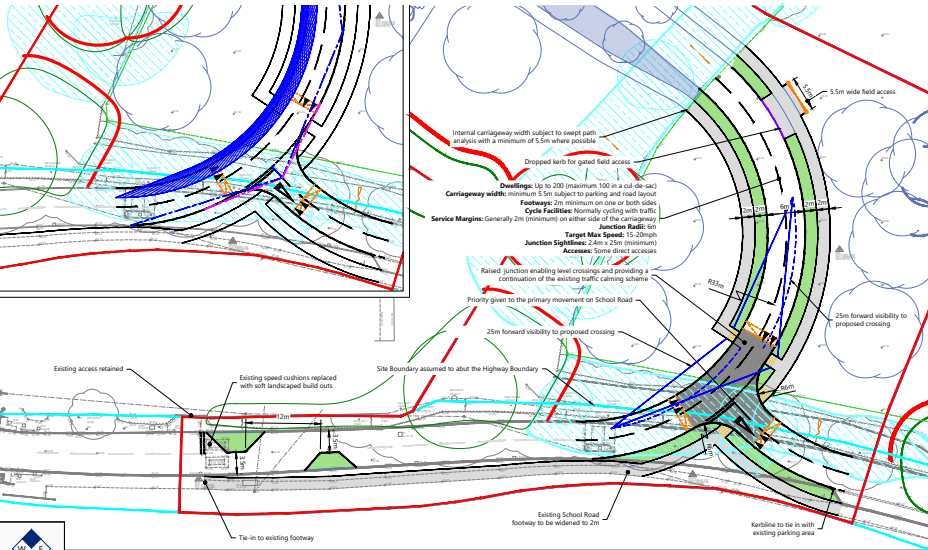
REVIEW OF THE OUTLINE PLANNING ILLUSTRATIVE LAYOUT

Outline Planning Illustrative Layout Overview

This page shows the Illustrative Layout which formed part of the outline submission. The proposed Reserved Matters layout seeks to retain the broad framework of the illustrative layout which are highlighted below:

- 1 Approved Access
- 2 Central green open space 'The Green'
- 3 Connection to existing PRoW
- 4 Location of SuDS basins and Pumping Station - at the lowest point of the site
- 5 Arranging the development to back onto the School
- 6 Broad street pattern retained
- 7 Outward facing development towards existing landscape buffer assets
- 8 Leisure route meandering through the perimeter landscape

The diagram below shows the location of the approved access, approved as part of the outline submission, which will form the principle access for the development. Located to the south-east corner of the site, leading off School Road, to provide safe and efficient vehicular movement into the site.



The observations below outline the opportunities to enhance the design principles of the Illustrative Layout further whilst overcoming technical constraints caused by the sites sloping topography

- 1 Removal of Apartments and reliance on rear parking Courts
- 2 Topography influences on achieving Building Regulation Part M4(2) compliance
- 3 Improve interaction of homes with the street
- 4 Create a gateway into the neighbourhood from the sweeping access arrangement and secure the boundary to the School House
- 5 Improve visual interest by reviewing design of SuDS
- 6 Opportunity to relocate LEAP centrally
- 7 Potential to integrate swales into the street design to strengthen green/blue connectivity

