

LANDSCAPE DESIGN

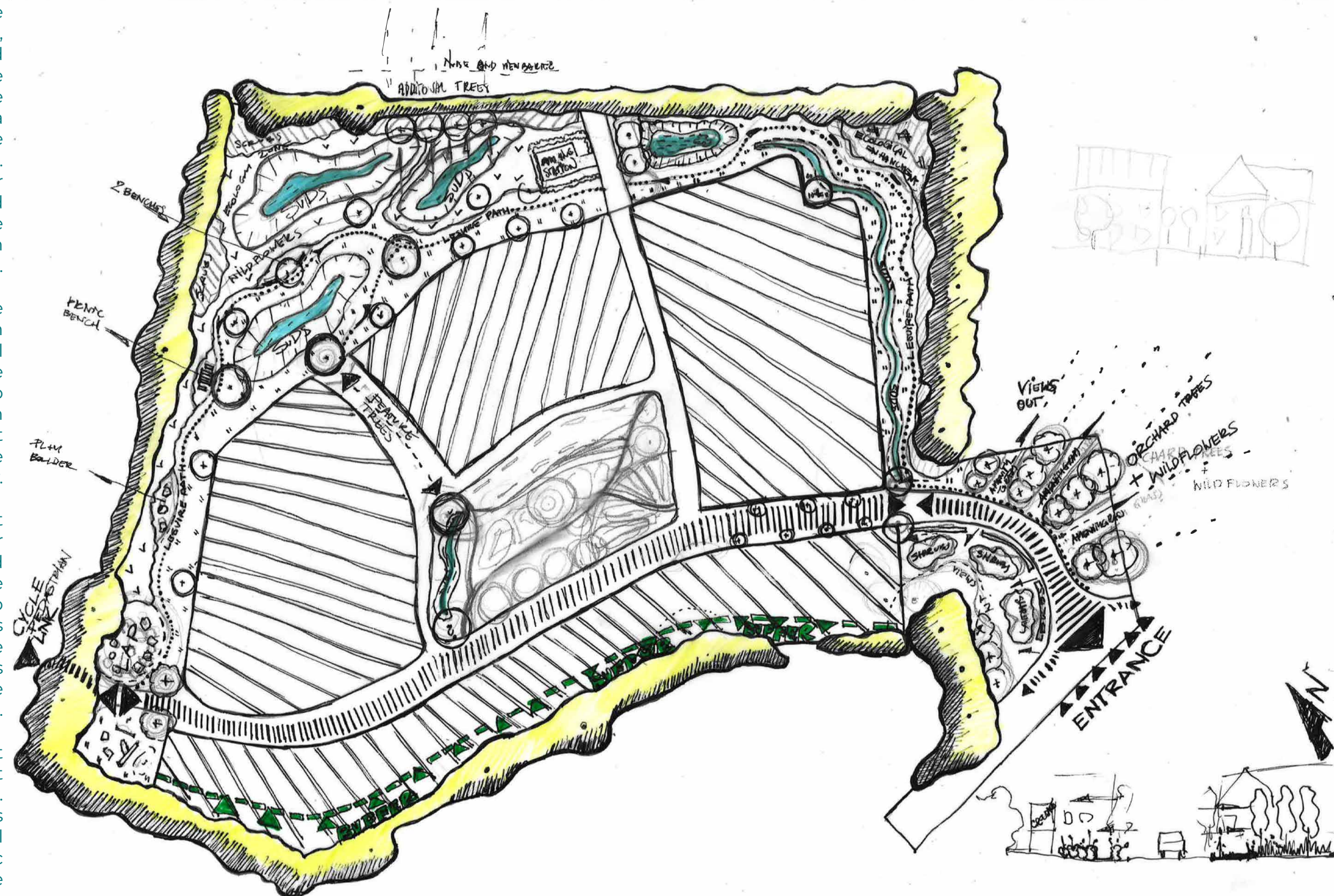
LANDSCAPE DESIGN EVOLUTION

The site lies within the Thames Valley National Character Area and is characterised locally by arable farmland enclosed by mature hedgerows and trees, forming a well-defined landscape structure around the settlement edge of Arborfield Cross. The landscape design builds upon the approved outline landscape framework, refining the established principles into a detailed and deliverable scheme that responds to the site's landscape character and surrounding context. Existing boundary vegetation is retained wherever possible and reinforced with new native tree and shrub planting to strengthen green corridors, enhance biodiversity and provide a robust transition between the development and the surrounding countryside.

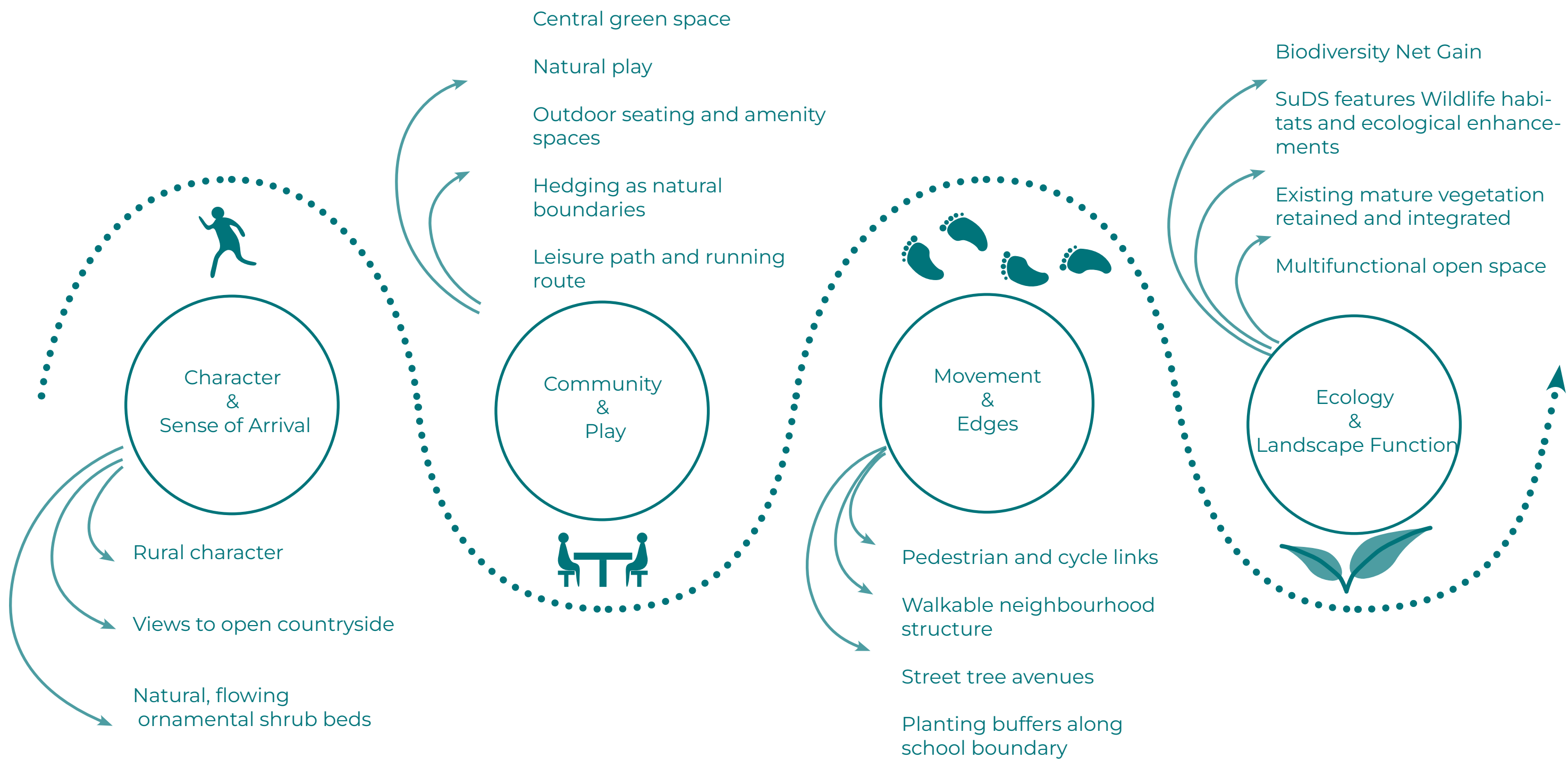
The arrival space has been designed as a distinctive gateway into the development, combining high quality soft landscape treatments with informal ornamental planting to create an attractive entrance character. The landscape proposals also respond to the relationship with the adjacent school through the introduction of additional planting that provides visual screening, strengthens landscape structure and contributes to residential amenity.

A central area of open space forms the focal point of the development, providing opportunities for recreation, informal play, social interaction and sustainable drainage. Feature trees and secondary tree planting establish a clear landscape structure and help define the character of this space. Play opportunities are integrated within the green infrastructure network through the use of natural play features and informal landscape elements that encourage exploration and activity within a landscape setting.

The wider open space surrounding the development parcels is designed as a multifunctional landscape that balances amenity, ecology and drainage objectives. A network of pedestrian routes connects residents to the open spaces while distinguishing more formal areas close to development from the more naturalistic meadow, habitat and SuDS areas located at the site edges. Together, these elements create a cohesive landscape framework that reflects the approved outline strategy while delivering a high-quality residential environment.



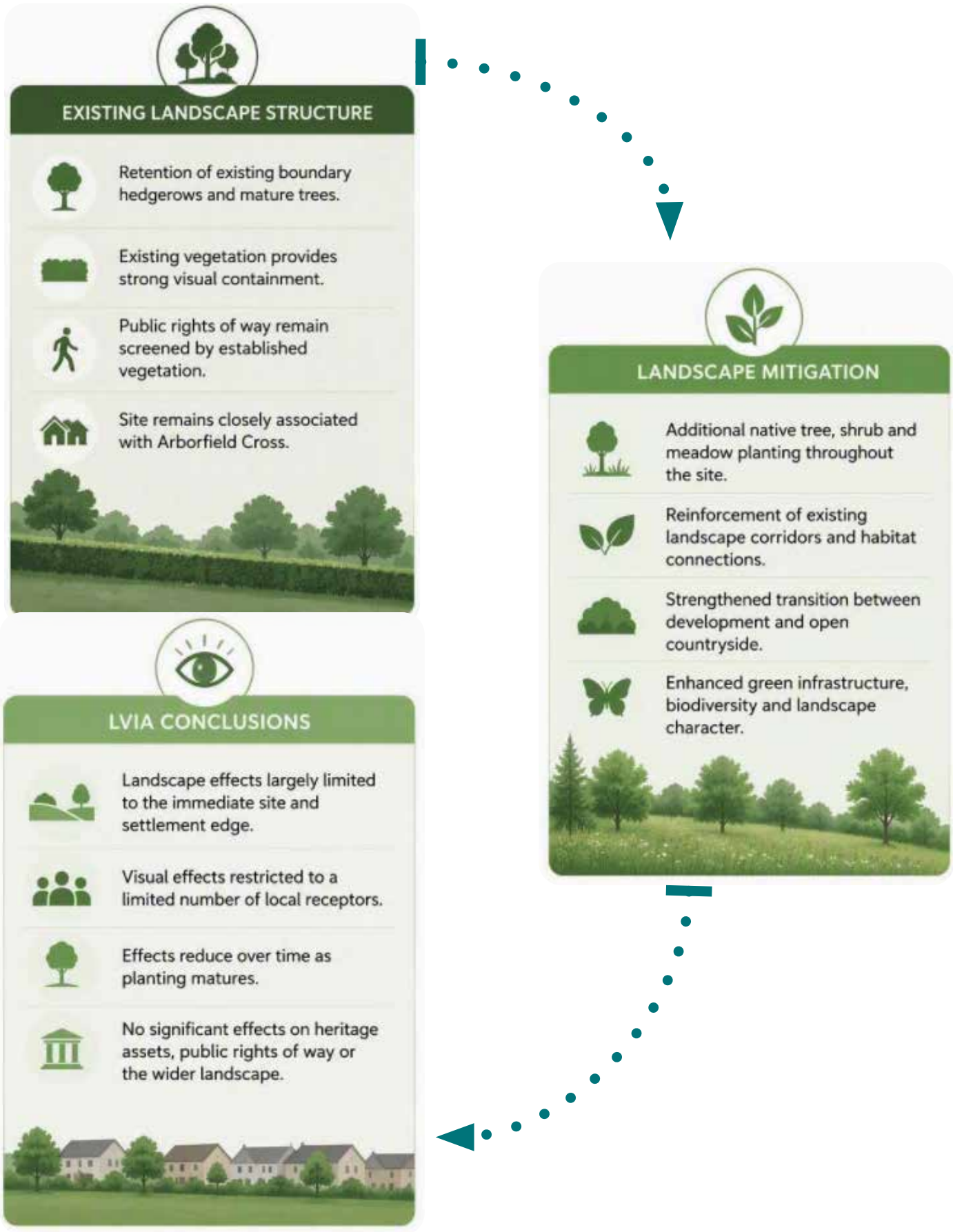
2 LANDSCAPE DESIGN DIAGRAM



3 LANDSCAPE AND VISUAL MATTERS

A Landscape and Visual Impact Assessment was prepared in support of the outline planning application and assessed the likely landscape and visual effects arising from development of the Site. The LVIA identified that the Site comprises arable farmland enclosed by mature hedgerows and trees and concluded that the majority of existing landscape features, including boundary hedgerows and established trees, would be retained and reinforced through substantial new native tree, woodland, thicket and meadow planting. While the assessment recognised that the change from agricultural to residential land use would result in moderate adverse effects on the Site's landscape character and immediate surroundings, it concluded that effects on the wider landscape, public rights of way, heritage assets and Arborfield Cross Conservation Area would be negligible or neutral due to the strong containment provided by existing vegetation, landform and the Site's close relationship with the existing settlement edge. Visual effects were similarly found to be limited, with moderate adverse effects principally associated with views from School Road and a small number of local receptors during the early years of development, reducing to slight adverse or neutral effects as the proposed landscape mitigation matures. The LVIA further concluded that the development would not give rise to significant cumulative, heritage, or wider landscape effects.

The detailed proposals have been developed in accordance with the approved outline parameters and landscape strategy upon which the LVIA was based. The extent of development, site access arrangements, retained landscape structure and proposed mitigation remain consistent with the assessed scheme, and no material changes have been introduced that would alter the nature or significance of the landscape and visual effects previously identified. Consequently, the findings and conclusions of the approved LVIA remain valid and relevant to the current application. This Design and Access Statement therefore provides a summary of the key landscape and visual considerations rather than duplicating the assessment already undertaken and accepted through the outline planning process.



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LANDSCAPE AND ECOLOGY OBJECTIVES

1. Character & Identity - Rural landscape character, sense of arrival, and visual quality.

- Woodland shrub mix
- Retained hedgerows and mature trees
- Framed views towards the surrounding landscape
- Naturalistic ornamental shrub planting
- Gateway landscape and sense of arrival

Purpose: Establishes a strong sense of place and reinforces the site's relationship with the surrounding rural landscape.

2. Community & Liveability - Social spaces, recreation, and everyday use.

- Central green space
- natural play opportunities (mounds, boulders, timber play)
- Outdoor seating and amenity spaces
- Leisure path and recreational route
- Connectivity between development parcels and open spaces

Purpose: Creates a sociable, active, family-friendly neighbourhood core.

3. Ecology & Landscape Function - Biodiversity, SuDS, habitat creation, and multifunctional open space.

- Biodiversity Net Gain
- SuDS features including basins and swales
- Wildlife habitats and ecological enhancement areas
- Existing hedgerows and mature trees retained and integrated into the design
- Multifunctional open space combining amenity and ecological value

Purpose: Delivers environmental benefits, supports sustainable drainage and enhances biodiversity.

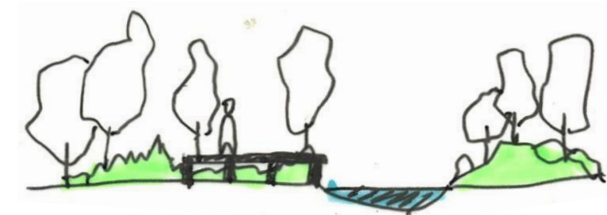
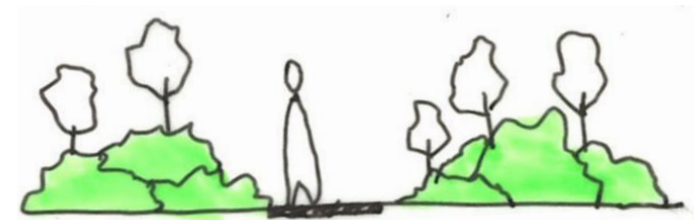
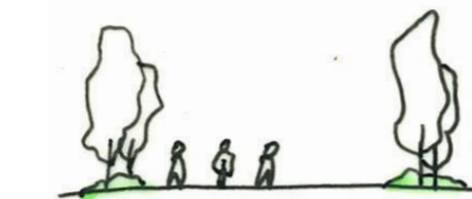
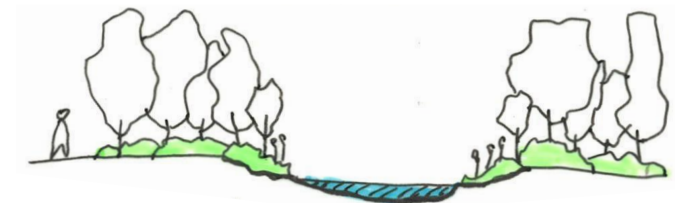
4. Movement & Sustainable Travel - Active travel, walkability, and low-impact movement.

- Pedestrian and cycle connections
- Walkable neighbourhood structure
- Leisure routes supporting active travel
- Street tree planting coordinated with visibility requirements and infrastructure constraints

Purpose: Encourages sustainable movement and supports a connected, accessible community.

5. Edges, Buffers & Transitions - Sensitive boundaries, screening, and landscape transitions.

- Retained planting along the school boundary
- Enhancement of existing boundary vegetation
- Landscape transition between amenity and ecological areas
- Strengthened settlement edge and countryside interface



5 LANDSCAPE ZONES & COMPONENTS

1 Entrance



The entrance zone creates a distinctive and welcoming gateway to the development, using native hedgerows, woodland planting and specimen trees to reinforce the site's rural setting and reflect the character of the surrounding landscape. Naturalistic ornamental planting provides seasonal interest and enhances the arrival experience, while strengthening the landscape framework at the site entrance. The careful arrangement of planting and open space establishes a strong sense of place and creates an attractive transition between the existing settlement edge and the new development. Together, these landscape elements form a coherent entrance character that sets the tone for the wider development and supports its integration within the local

2 Street Avenue



The street avenue forms a key structural element of the development, providing a strong landscape framework through the centre of the site. Tree planting is arranged to complement the street scene and reinforce the hierarchy of primary and secondary routes, helping to define movement corridors, soften the appearance of built form and create an attractive, coherent streetscape. The avenue planting contributes to the overall character of the development while enhancing walkability, visual amenity and the quality of the public realm. The precise positioning of trees will be coordinated with parking arrangements, visibility requirements and infrastructure constraints to ensure that the landscape design supports both the character and functionality of the

3 Central Green



The Central Green forms the focal point of the development, providing a multifunctional open space that supports recreation, community activity and informal social interaction. Feature trees establish structure and identity within the space, while natural play opportunities and informal seating encourage everyday use by residents of all ages. Sustainable drainage features are integrated within the landscape design, contributing to the site's green infrastructure network while maintaining an attractive and usable amenity space. Together, these elements create a well-defined community focus that combines recreational, ecological and drainage functions

4 Amenity Open Space

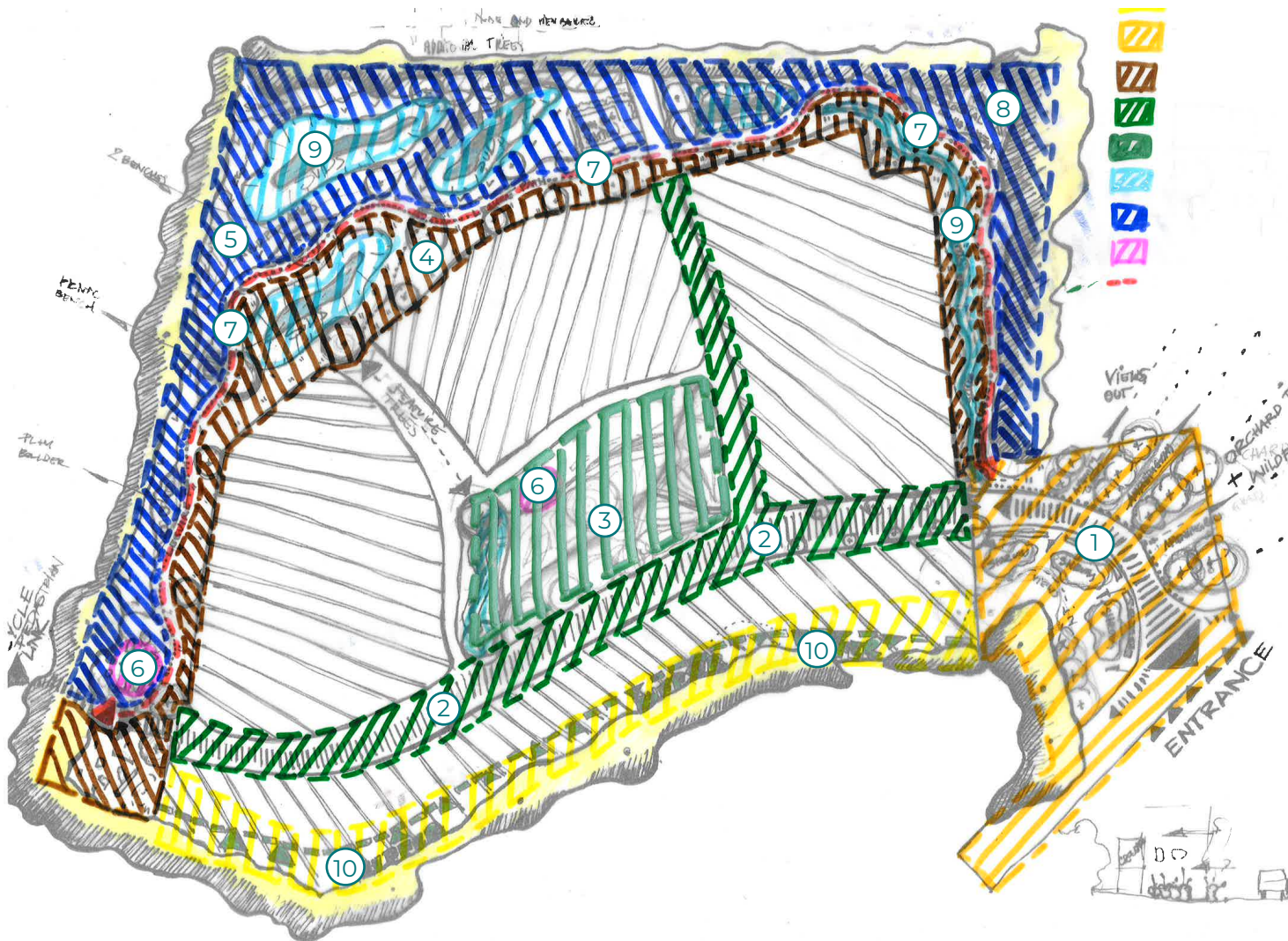


The amenity open space provides a gradual transition between the more formal residential landscape and the wider ecology-led open space areas. Designed as an attractive and accessible green space, it offers opportunities for informal recreation, relaxation and everyday use while maintaining a strong sense of openness. Sustainable drainage features are integrated within the landscape, contributing to the site's wider green infrastructure network and supporting surface water management. Together, these elements create a multifunctional landscape that balances amenity, drainage and ecological objectives while connecting seamlessly to the

5 Wildlife Open Space



The wildflower open space represents the most naturalistic part of the landscape strategy, providing a diverse mosaic of habitats that support biodiversity and ecological connectivity across the site. Wildflower meadow grassland, native planting and habitat enhancement areas are integrated to deliver ecological value while maintaining a sense of openness and connection to the surrounding landscape. This zone creates an informal, nature-rich environment that strengthens the site's green infrastructure network, contributes to Biodiversity Net Gain objectives and enhances the overall ecological function of the development



6 Play provision



The play provision provides a natural and informal play environment that integrates seamlessly within the surrounding landscape. Through the use of landform, boulders, timber play elements and natural surfacing, the space encourages imaginative and active play within a nature-based setting. Located within the Central Green, it benefits from good visibility and accessibility while contributing to the multifunctional character of the wider open space. The play area is designed to complement the landscape setting, providing recreational opportunities without dominating the overall character of the

7 Leisure Route



The leisure route provides an accessible pedestrian circuit through the development, connecting the main entrance, open spaces and pedestrian links to the wider Public Rights of Way network. Supporting everyday walking, running and informal recreation, the route encourages active lifestyles while enhancing access to the site's green infrastructure. Its alignment weaves between amenity and ecology-led landscape areas, creating a varied user experience and strengthening connections to the surrounding landscape. As part of the wider movement network, the leisure route contributes to accessibility, recreation

8 Wildlife enhancements



The wildlife enhancement areas incorporate targeted habitat features that strengthen the ecological value of the wider landscape framework. Measures such as native planting, species-rich meadow areas, habitat piles and enhanced hedgerows provide additional opportunities for wildlife while improving habitat connectivity across the site. Located within the more naturalistic landscape zones, these enhancements support Biodiversity Net Gain objectives and contribute to a resilient green infrastructure network. Together, they help create a diverse and interconnected landscape that delivers long-term ecological benefits alongside recreational and amenity value.

9 SuDS



The SuDS features are integrated throughout the landscape to manage surface water in a natural and visually cohesive manner. Basins and organically shaped swales are designed to reflect natural landform patterns, supporting appropriate wetland and grassland vegetation while integrating seamlessly into the wider landscape framework. Distributed across both amenity and ecology-led open space areas, these features perform a multifunctional role by managing surface water runoff, enhancing biodiversity and contributing to the overall character of the landscape. Together, they form an integral part of the site's green infrastructure network, delivering environmental, ecological and amenity benefits.

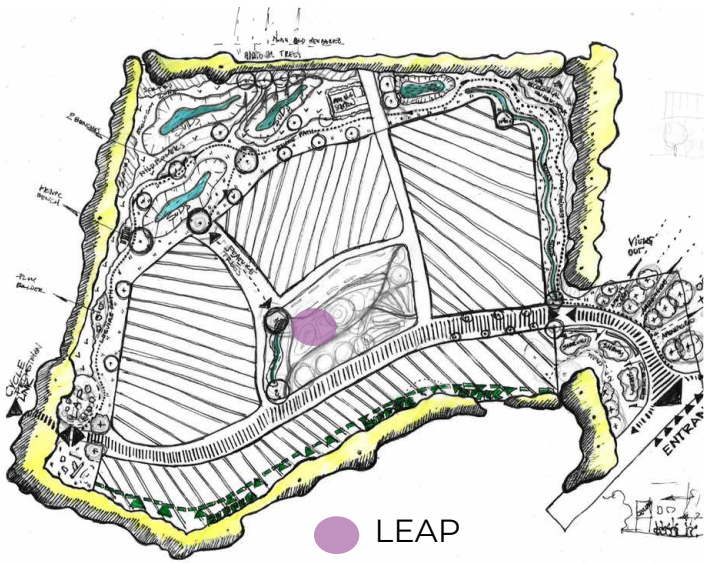
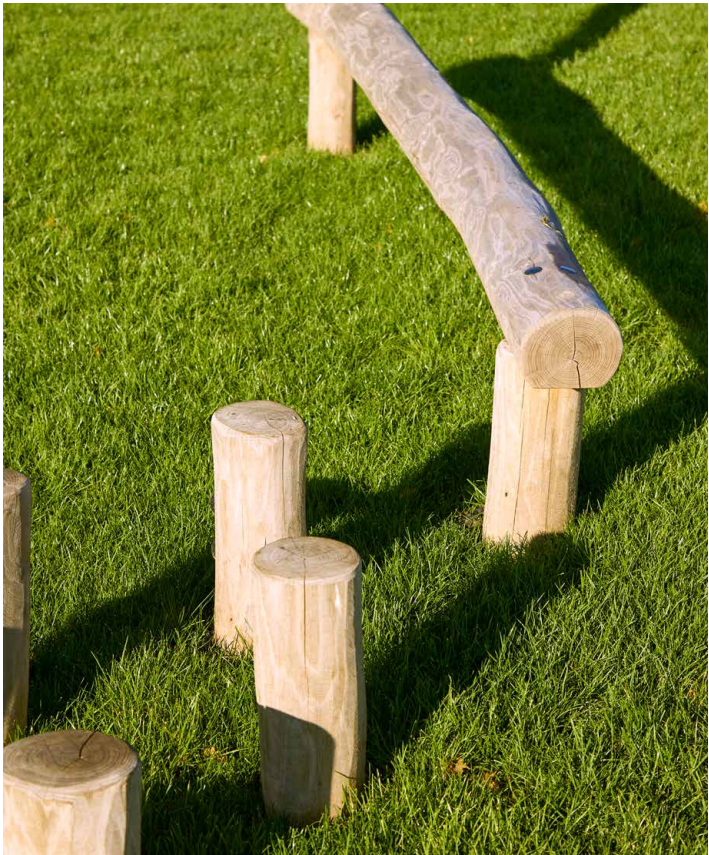
10 Vegetation Buffer



The vegetation buffer along the school boundary creates a robust and layered landscape edge that enhances visual screening, strengthens privacy and improves the relationship between the development and the adjacent school. Existing boundary vegetation is retained and reinforced species rich grassland to create a well-integrated and ecologically valuable green corridor. The buffer also forms an important transition zone, safeguarding the existing boundary ditches while providing opportunities for habitat enhancement and increased biodiversity. Owing to its restricted access and low level of human activity, this area functions effectively as an ecological resource, contributing to the wider green infrastructure network and supporting long-term landscape and ecological objectives.

PLAY PROVISION

Within the Central Green, a Local Equipped Area for Play of approximately 600m² is provided in accordance with the requirements of the Section 106 Agreement. The play space incorporates a range of equipment and natural play features designed to support physical activity, balance, coordination and imaginative play for younger children. Integrated within the wider landscape framework, the LEAP is complemented by naturalistic planting, informal seating and clear sightlines, creating an attractive, accessible and welcoming environment. Its location within the Central Green establishes a focal point for recreation and community activity, encouraging social interaction while benefiting from strong connections to surrounding pedestrian routes, open spaces and the wider green infrastructure network.



3 ILLUSTRATIVE LANDSCAPE PROPOSAL

The illustrative landscape proposal brings together the various landscape components to create a cohesive green infrastructure network. Existing landscape features are retained and enhanced through new planting, multifunctional open space, SuDS features and recreational areas, delivering a high-quality landscape setting that supports biodiversity, amenity and community wellbeing.



- KEY**
- SOFTWORKS**
- APPLICATION BOUNDARY**
 - EXISTING VEGETATION - RETAINED**
 - PROPOSED TREES**
 - ORNAMENTAL SHRUB MIX**
 - BULB PLANTING**
 - SPECIES RICH NATIVE HEDGE**
 - HEDGING**
 - CLIMBING SHRUB**
 - SPECIES RICH GRASSLAND**
 - AMENITY GRASSLAND**
 - WILDFLOWER MEADOW**
 - SUDS & SLOPED WILDFLOWER MEADOW**
 - AQUATIC PLANTING MIX**
 - WOODLAND MIX**
 - THICKET MIX**

HARDWORKS

 - BOULDERS**
 - PLAY LOGS**
 - TIMBER BENCH**
 - LITTER BIN**

PLAY EQUIPMENT

 - 1 - Fairy's Carousel 175570M by LAPPSET or equal and approved.
 - 2 - Play Boulders and Logs by LAPPSET or equal and approved.
 - 3 - Bird's Nest Swing 175576M by LAPPSET or equal and approved.
 - 4 - Troll's climbing Track 175590M by LAPPSET or equal and approved.
 - 5 - Tree Bench 06114M by LAPPSET or equal and approved.
 - 6 - Moomin Hammock MP0202 by LAPPSET or equal and approved.
 - 7 - Embankment slide 137020M by LAPPSET or equal and approved.
 - 8 - Play Mound
 - 9 - Spring Horse by LAPPSET or equal and approved.
 - 10 - See Saw by LAPPSET or equal and approved.

8

DRAINAGE FEATURES

1. AMENITY BASINS



Multifunctional landscape features that combine surface water attenuation with visual amenity and ecological value. Designed with gently graded landform, marginal planting and natural materials, the basins are integrated within accessible areas of open space to create attractive focal points within the landscape. In addition to managing surface water, they provide seasonal interest, support biodiversity and contribute to the site's wider green infrastructure network.

2. WILDFLOWER POCKETS WITHIN SWALES



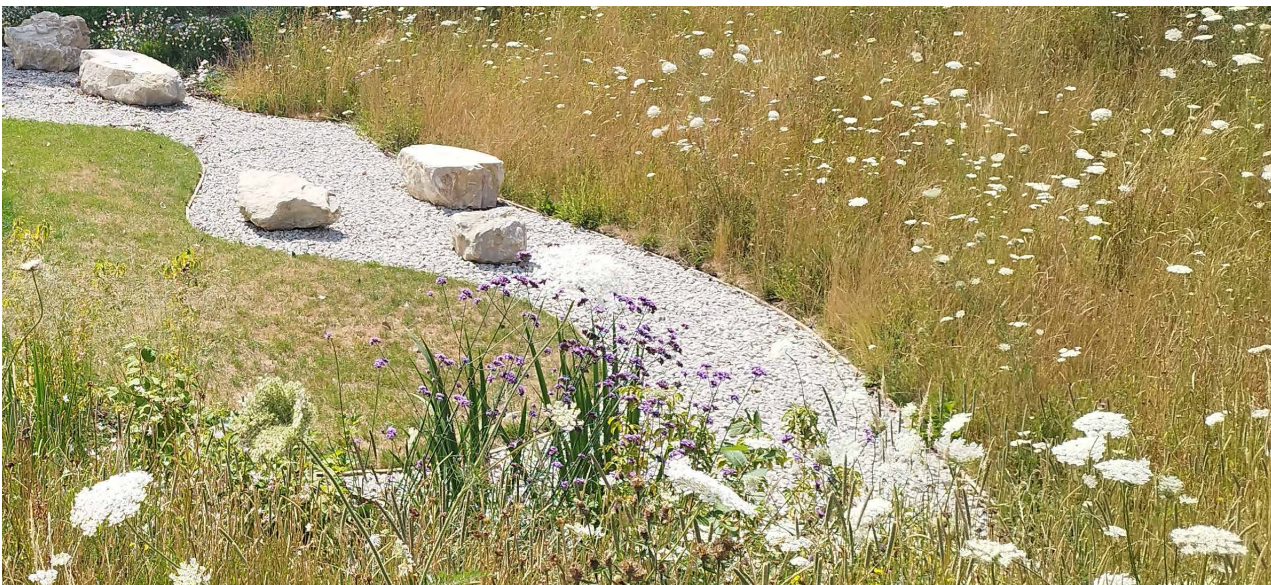
Areas of wildflower meadow planting integrated within the SuDS swales to provide seasonal colour, visual interest and ecological benefits. These pockets help soften the appearance of the drainage features while supporting pollinators and enhancing biodiversity throughout the site. Integrated within the wider swale network, they contribute to the naturalistic character of the landscape and strengthen the overall green infrastructure framework.

3. WET BASIN



Ecology-focused wetland features located within the more naturalistic areas of the site, providing valuable habitat for a range of species while contributing to the site's surface water management strategy. Native wetland planting and seasonal water levels help create habitats that support biodiversity and ecological connectivity across the site. Their restricted access and low levels of disturbance allow the basins to function as important ecological resources, strengthening the wider green infrastructure network and delivering long-term ecological benefits.

4. AMENITY SWALES



Surface water conveyance features designed as positive landscape elements within publicly accessible open spaces. The swales combine water management with visual amenity through the use of naturalistic planting, aggregate beds and occasional boulders, creating attractive features within the landscape. Where site levels and drainage requirements allow, gentler side slopes have been incorporated to improve landscape integration and provide a softer transition to the surrounding open space. These features contribute to biodiversity, enhance the character of amenity areas and form an important part of the site's wider green infrastructure network.