



Downton Motor Engineering

Built forms located at Arborfield Studios

Site located beyond existing vegetation

Distance to Site: **0.77 km**
 Viewpoint Coordinates: **E 475880, N 166264**
 Date & time of photograph: **04/02/2026 13:19**
 AOD & Viewing height: **c. 75.4m AOD 1.6m**
 Weather conditions **Clear, good visibility**

Viewpoint 9 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens

Horizontal Field of View: 90°

Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 9 (Single Frame Image)

Approximate extent of site



Existing built forms along Rickman Close

Site located beyond existing vegetation

Glimpsed view of existing built forms along Arbery Way



Distance to Site: 0.54 km
Viewpoint Coordinates: E 476115, N 166077
Date & time of photograph: 04/02/2026 13:23
AOD & Viewing height: c. 64.5m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 10 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 10 (Single Frame Image)

APPENDIX 3

EXTRACT FROM ARBORFIELD GARRISON SDL SPD (2011)

Arborfield Garrison Strategic Development Location

Supplementary Planning Document

Adopted October 2011



WOKINGHAM
BOROUGH COUNCIL

Section 3: Vision & Development Concept

3.1 Vision for Arborfield Garrison and Development Concept

- 3.1.1 Arborfield Garrison SDL presents a rare opportunity within Wokingham Borough to redevelop a previously used site for a new community. In supporting the allocation of Arborfield Garrison through its CS, the Council expects to see an overarching planning application masterplan for a progressive and distinctive settlement with a unique local identity.

Responding to the SDL site

- 3.1.2 Set within an attractive landscape, Arborfield Garrison's large scale mature trees, watercourses and historic buildings provide an important context for a distinct settlement which draws its character references from these natural and well established features,

the retention of which are important. This high quality setting provides an ideal physical framework for master planning. It requires an equally high quality development response, and the Council expects that the new settlement at Arborfield Garrison will be a Twenty First Century model of a sustainable, integrated place. Integration with the existing residential communities should be demonstrated.

- 3.1.3 In order to maximize this opportunity it will be essential for any development to achieve the objectives outlined in this section, which are central to the SDL Vision. The requirements of "Building for Life" should be taken into account in preparing applications for the SDL; the Council's aspiration is to achieve Silver Standard at each SDL within the Borough.

A sustainable scheme

- 3.1.4 In addition to demonstrating a sensitive approach to the SDL through the planning application masterplan, the environmental performance of the SDL should be to very high standards. Carbon neutrality should be seen as an objective for the SDL site's owners and developers, and their strategy and programme for delivering this should be clearly set out in any planning application.
- 3.1.5 The development should be planned and developed to achieve a good degree of self-containment. The daily needs of its residents should be catered for through provision of a mix of services and employment opportunities which are easily and safely accessible. Planning for efficient and convenient public transport for those undertaking journeys beyond the SDL should be evident, and the use of

alternative modes of travel should be made appealing and attractive for local trips. The Local Planning Authority will need to be reassured that incentives and innovations are in place to encourage residents to adopt sustainable travel patterns from the scheme's inception.

- 3.1.6** New buildings at Arborfield Garrison will demonstrate the use of sustainable building techniques to ensure high levels of energy efficiency. Whilst the character of the architecture and the finishing materials used should draw on the local context, the style of the buildings is expected to be contemporary in so far as it reflects the influence of sustainable building design. The SDL should strive to become an exemplar scheme where public buildings demonstrate best practice in green building design. Applicants should demonstrate the principle of how local

features and character are to influence the appearance of contemporary architecture within the SDL. The SDL should strive to become an exemplar scheme where public buildings demonstrate best practice in green building design.

- 3.1.7** The scale of the development offers an opportunity for local energy generation, and water and waste management schemes. These are seen as essential components of the development. In addition, proposals for local food production and composting should be formulated. Long-term management of the landscape should encompass such activities and plans to demonstrate how this will be achieved will be required.

A high quality living environment

- 3.1.8** This will be a place in which access to open space, play and sports facilities will be a priority. Connected by safe walking and cycling routes, there will be an emphasis on promoting opportunities for healthy and active lifestyles.
- 3.1.9** A wide range of housing types, sizes and tenures will be made available to ensure housing choice and inclusivity for the widest possible group of residents. The layout and design of residential areas will create local distinctiveness in response to the setting of the site and the planning application masterplan structure. Variety will be evident as people move through the SDL, however, a sense of cohesion should prevail as a result of the materials used.

- 3.1.10 The local needs of residents should be catered for through provision of a mix of services which are easily and safely accessible on foot, bike or by public transport.

Development components for the Planning application masterplan

- 3.1.11 The following development components should be evident in a single planning application masterplan for the SDL. Each component will be governed and guided by the principles set out in Section 4.
- *A landscape framework which embodies a green infrastructure and open space strategy, including provision for Suitable Alternative Natural Greenspace (SANG). Natural features and groups of trees and hedgerows should be incorporated, and the framework should integrate seamlessly with the rural surrounds at the*

edges of the SDL. Provision for additional sports, play and recreation is to be a priority.

- *Residential neighbourhoods scaled and designed in accordance with the principles of walkable neighbourhoods, to provide an appropriate mix of housing to suit the needs of the whole community.*
- *The character of new development should reinforce the structure of the place. The intensity of development (density), the street types and the design of the public places should combine to establish local distinctiveness.*

- *One District and two Neighbourhood centres designed to act as community hubs within the residential neighbourhoods, providing local retail, community, recreation and education facilities for the residents of the SDL to enable them to access local facilities without the need to travel. Centres will include well designed public spaces capable of catering for a variety of functions, as well as enhancing the quality of the public realm experience.*
- *Employment provision, through local services and facilities, within the District Centre (B1) and at designated employment sites (Use Classes B1, B2 and B8 at Hogwood Industrial Estate extension) to ensure a range of employment opportunities.*

- *An access and movement framework to include provision for a public transport interchange within the District Centre, and to facilitate easy and safe walking and cycling both within the development and to adjacent areas. Movement is to be catered for through the provision of a hierarchy of routes which distinguish between higher and lower order connections.*
- *Physical connections to existing communities to ensure community integration and access to new and existing facilities.*
- *The integration of Listed Buildings, elements of military heritage, Scheduled Ancient Monument and other key buildings to be retained and re-used.*

3.1.12 The accompanying preferred spatial framework plan (figure 3.1 opposite) highlights the anticipated configuration of the strategic development components outlined above. The accompanying illustrative preferred spatial framework plan (figure 3.1 opposite) highlights the anticipated configuration of the strategic development components outlined above. It will be subject to ongoing refinement as the master planning of the SDL progresses through the Outline and Reserved Matters stages, in order to ensure the best possible design solution for large scale development are achieved throughout the plan period.

3.1.13 Settlement boundaries will be established by the Managing Development Delivery DPD and the separation of settlements cemented in accordance with CS policy CP18.

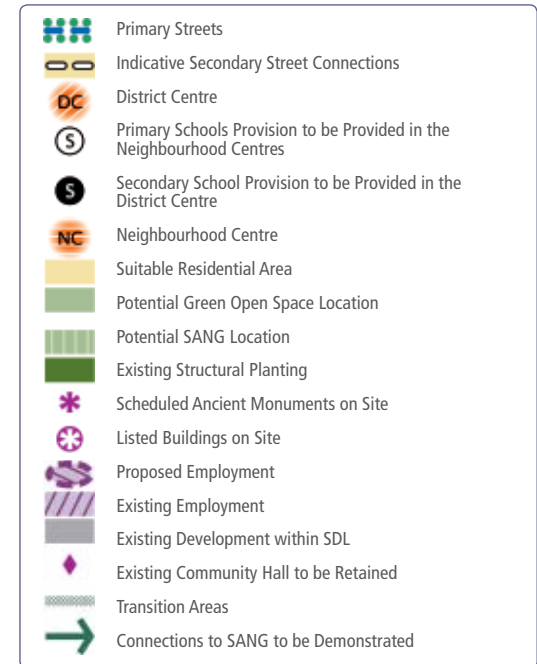
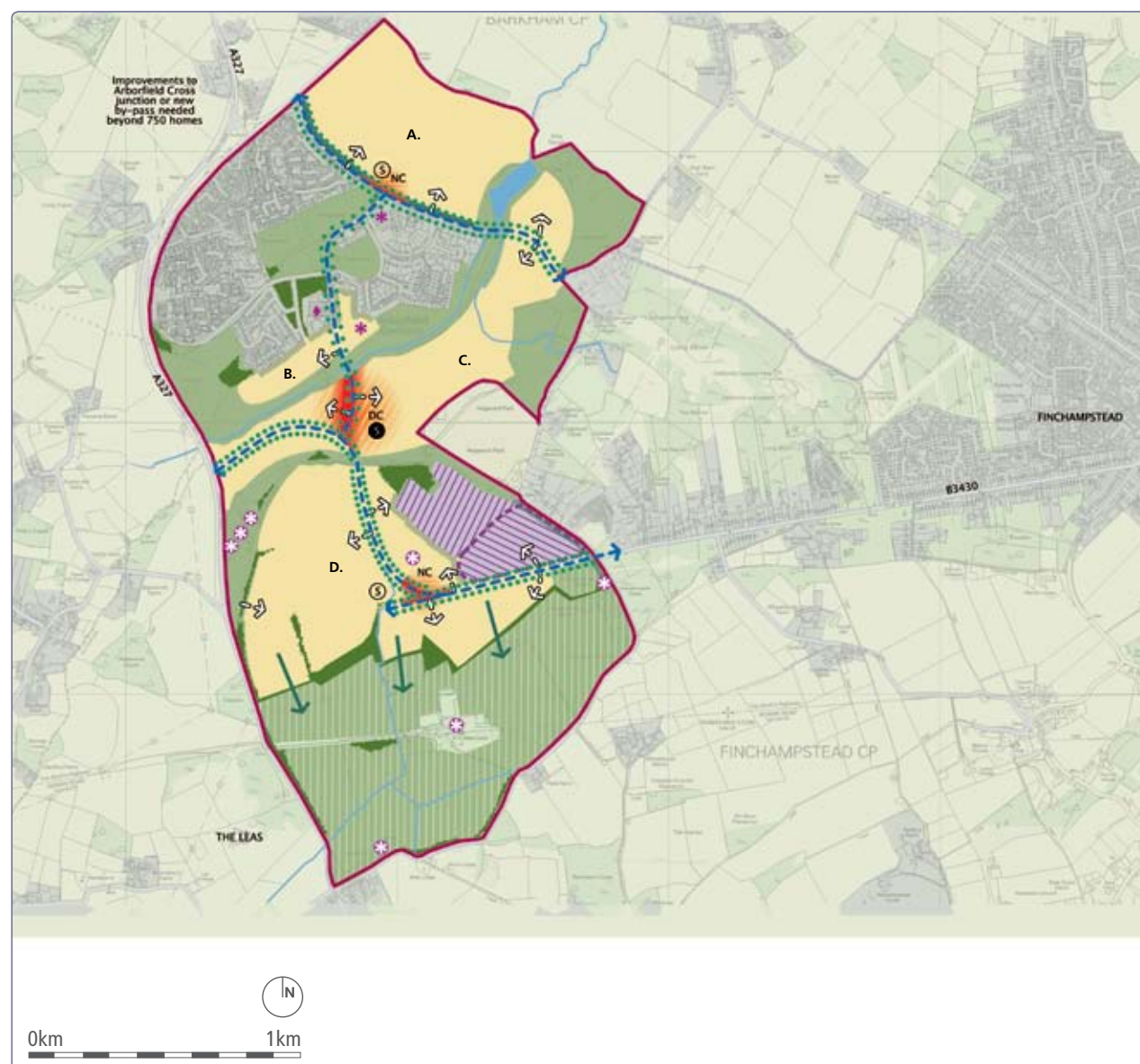


Figure 3.1: Preferred Spatial Framework Plan (exact development areas to be agreed through ongoing discussions with LPA)



	Approximate Indicative area (ha)	Indicative dwelling capacity (dwellings)
Area A	35	1,050
<i>Includes Neighbourhood Centre and a primary school</i>		
Area B	7	190
Area C	39	720
<i>Includes District Centre and Secondary School</i>		
Area D	56	1,540
<i>Includes Neighbourhood Centre and a primary school</i>		
		3,500

Notes

1. SDL to be planned according to guideline figure of 3,500 dwellings up to 2026
2. Land for Schools assumed as up to 10 ha. for Secondary School and 2.5 ha. for each Primary School.
3. Land for each centre assumed to be up to 6 hectares for the District Centre and up to 1.5 ha for each Neighbourhood Centre.
4. Areas A–D indicate areas for development and do not refer to development phasing.
5. In order to protect the existing mature trees a detailed tree survey of the site should be undertaken to inform the masterplan.
6. Particular regard should be had to pedestrian and cycle connectivity between the neighbourhoods, the SANG to the South, and surrounding areas.

Section 4: Key Design Principles

4.1.1 This section takes each component of the Preferred Spatial Framework Plan and provides a set of principles to guide the design of the SDL, both at the Outline application stage and for any subsequent Reserved Matters applications.

4.1.2 These principles are seen as a starting point for ongoing design, and are by no means exhaustive. Applicants are expected to develop and refine these ideas at the Outline and Reserved Matters stages, and to demonstrate how they have taken account of these principles through their Design & Access Statements and applied these to the development as a whole as well as individual sites.

4.1.3 Reference is made to the CS Appendix 7 Concept Statement requirements and the Council's Landscape Character Assessment SPG. In evolving these, a list of development requirements are grouped according to a number of design and development principles. Applicants are required to respond directly to these objectives and themes through their Design and Access Statements, in order to demonstrate and explain how they have been taken into account.



Arborfield Garrison already benefits from a number of high quality open spaces that are fronted by development. These must be incorporated into the landscape framework for the SDL.



The remnants of a magnificent avenue of oak trees are a distinctive feature around West Court in the southern part of the SDL. These features provide important design clues that must inform the design and layout of the SDL.



An avenue of horse chestnut trees adjoins the gymnasium building at Arborfield Garrison and must be retained as part of the layout of development.



These horse chestnut trees and hedgerows adjoin Nuffield Road at Arborfield Garrison. Mature trees are a key asset of the SDL and must be retained.

1. Landscape Framework

The Core Strategy requires:

- A clear landscape framework which integrates the development with the landscape and shows how the urban edge will be managed; and,
- A positive response to the topography of the SDL and existing tree planting, which should be incorporated into the layout.

The following design principles build on this requirement:

Design Principle 1a: The landscape framework is of critical importance in the masterplanning of the SDL. The landscape design should draw on the existing landscape context which is a unique and distinctive element of the SDL and will assist in delivering a strong character providing an enviable setting for development. This in turn has significant potential to enhance development values within the SDL.

Requirements

- 1a(i): The landscape framework should seek to integrate and afford importance to all existing landscape features, including the local topography, hedgerows, the existing tree pattern including avenues of trees associated with the Garrison (such as the distinctive horse chestnuts adjoining Nuffield Road and the remnant avenues of oak around West Court), watercourses (including that bisecting the SDL broadly from east to north west feeding into the existing balancing lake in the north eastern part of the SDL adjoining Biggs Lane, and that which runs from the centre of the SDL southwards), ponds, wetland areas, grassland, footpaths and bridleways. A detailed tree survey should be undertaken to inform the applicant's masterplanning exercise. The applicants should demonstrate how all existing landscape features have influenced

the planning application masterplan, and how they will be incorporated into the landscape framework and within proposed development areas.

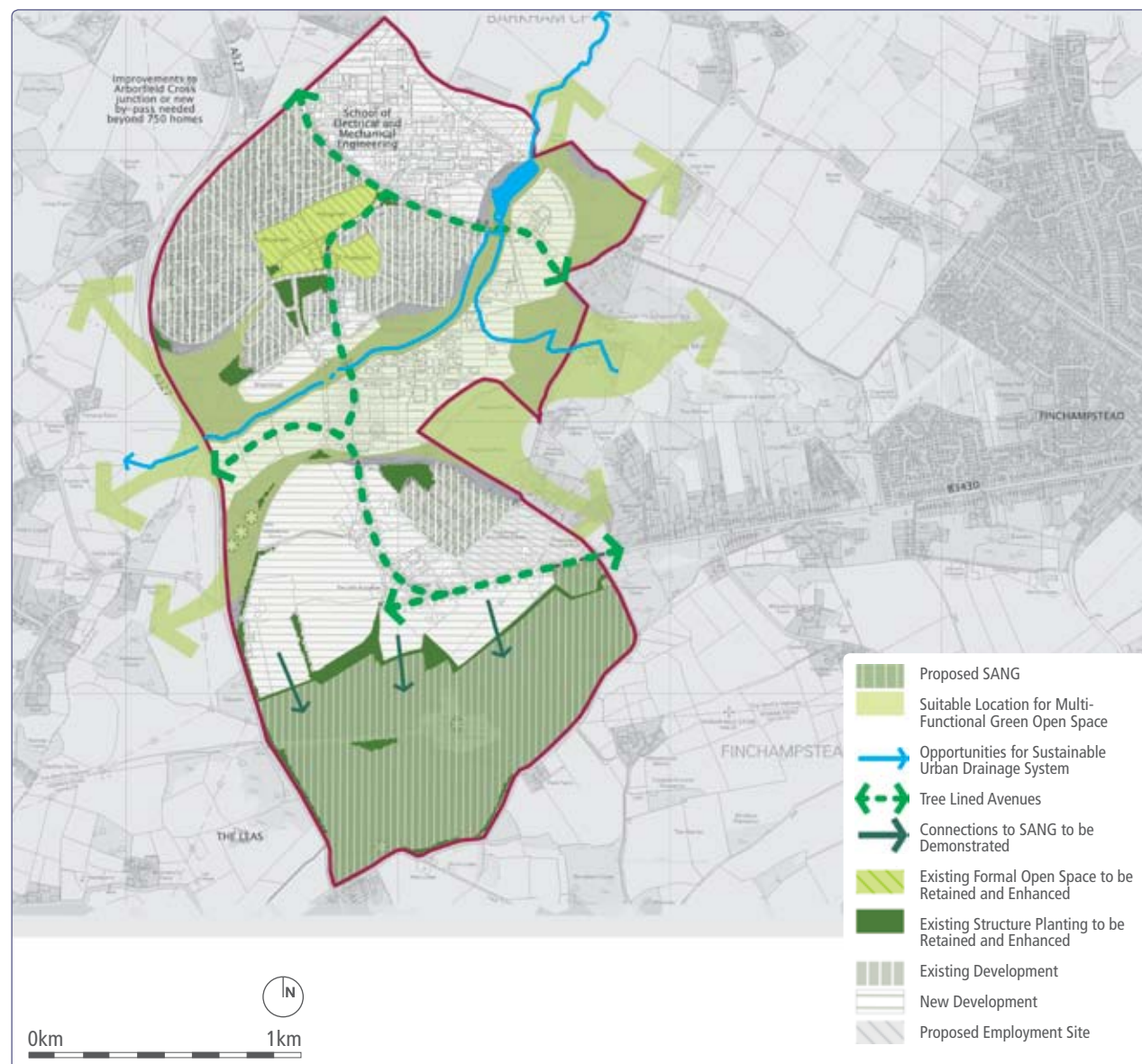
- 1a(ii): The existing landscape character zones across the SDL and beyond its boundaries should inform the landscape framework, and in turn the landscape treatment within the new residential neighbourhoods. The applicants should set out their analysis of the existing landscape character and clearly explain how these have influenced the planning application masterplan, and how new development will respond to this important context.
- 1a(iii): Particular regard should be had to the relationship between the landscape framework and the adjoining Longmoor Bog, Site of Special Scientific Interest (SSSI) as well as the California Country Park.

Design Principle 1b: The landscape framework should protect and enhance ecological habitat and biodiversity across the SDL.

Requirements

- 1b(i): In seeking to retain and enhance the existing landscape features, consideration should be given to the protection of all ecological habitat and biodiversity features of the SDL.
- 1b(ii): Any impact on the ecological habitat and biodiversity of the SDL as a result of built development should be mitigated against in a manner which enriches and enhances the overall habitat and biodiversity assets of the SDL. Applicants will be required to demonstrate that proposals for the protection and enrichment of habitat and biodiversity across the SDL are capable of delivery and, where necessary, ongoing maintenance, within the wider landscape framework.

Figure 4.1: Landscape Framework Diagram



The balancing lake at Arborfield Garrison is a distinctive feature and must be carefully incorporated into the landscape framework for the SDL.

Design Principle 1c: The landscape framework should introduce new landscape and green infrastructure features to the SDL in order to enhance and protect the residential setting and quality. Landscape design within the SDL should relate to place making at both the strategic and local level, in order to create a living and engaging landscape.

Requirements

- 1c(i): Public open space should be provided in accordance with Appendix 4 of the CS and/or any subsequent DPD adopted by the Council.
- 1c(ii): A flood risk assessment should be prepared and a comprehensive system for water management should be provided, which takes account of existing SDL features. All measures will need to be agreed with the Environment Agency, who support the principle of comprehensive water management plans for the SDL. The new system should include, at least:
 - *proposals for effective drainage, including sustainable urban drainage, drawing on evidence from other developments;*
 - *measures for flood prevention and protection;*
 - *new ponds, which can enhance the recreational and visual qualities of the SDL;*
 - *wetland areas; and*
 - *intended maintenance measures.*
- 1c(iii): New planting will be carried out across the SDL to enhance the existing planting. New native woodland and tree planting, new hedgerows, grasslands and wild flower meadows should be considered and proposed through the landscape framework.
- 1c(iv): When considering the transition between new and existing developments a thoughtful approach should be used to help enhance the interface between existing and proposed developments such as shared public open spaces, pedestrian, vehicular and/or landscape connections. In the case of Arborfield Garrison 'Area B', which adjoins existing residential



Allotment gardens should form an integral part of the landscape framework.



Outdoor play space must be conveniently located close to residential areas like this example at Skylark Way, Shinfield.

development, contains a number of mature trees of amenity value which contribute to the character of the area. An indicative layout drawn for Area B is contained in Appendix A, which illustrates the retention of mature trees surrounding the existing community hall and transition areas bordering new and existing development. A 35 metre distance between the curtilage of existing properties and any new housing is required to create this transition area. The SPD also requires the sensitive introduction of new planting at the south eastern edge of Arborfield Garrison SDL should be considered as a mechanism to help enhance and protect the distinct residential setting of Finchampstead. This is illustrated by an indicative layout for Nine Mile Ride contained within Appendix B.

1c(v): In addition to open space requirements proposals for allotments should be made in order to promote local food production. These should be easily accessible for residents, and can form attractive and interesting focal points within residential neighbourhoods; on this basis they should not necessarily be located in peripheral locations, but should be integrated as part of the living landscape.

1c(vi): Provision for sports and play is essential to promote opportunities for healthy and active lifestyles. Playing fields should be provided and designed in with regard to Sport England guidance, design guidance from sporting National Governing Bodies, and the principles set out in Fields in Trust: Planning & Design for Outdoor Sport and Play. This should include provision for:

- *Outdoor sports pitches, including natural turf pitches in suitably level and easy draining locations;*
- *Sports provision for activities such as tennis, bowls and basketball; and*
- *Changing facilities, club storage facilities, lighting and safe parking (including secure cycle parking).*

In providing for sport, existing facilities arising from the Garrison should be re-used provided that they can be demonstrated to be safe and easily accessible to residents.

Shared and dual use of indoor and outdoor sports facilities between new schools and clubs should be thoroughly explored with the Local Education Authority, local stakeholders and community groups. Where this is proposed the applicants will be required to demonstrate that such agreements with the LEA can be delivered.

Provision for play will include:

- *Designated play areas comprising Neighbourhood Equipped Areas for Play (NEAPs), Local Equipped Areas for Play (LEAPs), Local Landscaped Areas for Play, and Local Areas for Play (LAPs) which should benefit from casual safety surveillance, by direct overlooking from adjacent and surrounding development, and by proximity to routes and connections through and across the SDL;*
- *Other outdoor play and recreational facilities, including Multi-Use Games Areas (MUGAs), Skate Parks, BMX Tracks, Youth Shelters, at safe and appropriate locations;*

1c(vii): Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the requirements of the CS, and will therefore be based on a formula of 8 hectares per 1000 population assuming an average household size of 2.4 persons per dwelling for development land within 5 km radius of the Special Protection Area, and 2.16ha per 1000 population for the development land lying between 5 and 7 km from the Special Protection Area. It should take full account of the design criteria and specification of Natural England. This should be located in the southern part of the SDL, (noted by the EiP Inspector as an appropriate SANG location), around West Court which is a Grade II Listed Building, as one large, comprehensive site with appropriate parking accessible to the A327. It should take full account of the design criteria and specification of Natural England. Regard should also be given to the Thames

basin heath's Strategic Access Management and Monitoring (SAMB) project, for which a planning contribution may be sought.

Its functional role as SANG should remain in perpetuity and should play a key role in retaining the separation between settlements. The CS requires both open space and SANG to remain in perpetuity.



At New Hall in Harlow careful attention to detail, a unified palette of materials and street tree planting create a high quality tertiary street that accommodates all users.



In Exeter a modern extension to a listed mill building utilises a low maintenance sedum roof that minimises rainwater run-off and provides a valuable city centre habitat.



Sustainable Urban Drainage principles have been built into the layout of The Carillons, Wokingham providing a strong setting for development and an important open space network.

Design Principle 1d: The design of the urban landscape should contribute to the sustainability, ecology, and amenity of the development.

Requirements

- 1d(i): Streets should be characterised by well managed planting, to include street trees of an appropriate scale and robustness. Existing hedgerows may be incorporated into new streets where possible and steps should be taken to ensure their protection during construction and thereafter.
- 1d(ii): SUDS (Sustainable Urban Drainage System) will be required to permeate built-up areas of the SDL. Where SUDS features are present in streets they should be designed to fit that context, and to be an integral part of the street. SUDS features within the District and Neighbourhood centres are anticipated to be more urban in character, and will differ from those in residential areas and in areas of open space. The choice of surface materials for hard landscape areas will take into account the opportunity for comprehensive SUDS; this will need to be demonstrated at the Reserved Matters stage as detail landscape schemes begin to emerge.
- 1d(iii): Play areas are expected to be designed on an individual basis to respond to their context. Therefore, those within the urban areas will have a different design approach to those located in areas of strategic open space.
- 1d(iv): Opportunities for the use of green or brown roofs and green walls should be pursued for schools, community buildings and for the supermarket. Primary schools in particular are considered suitable candidates for these features, as green roofs and walls will aid natural cooling and insulation. In addition, schools should benefit from outdoor classrooms and good levels of sun-shading.



The landscape framework must provide for a variety of informal recreational activities as well a mix of habitats as at this green space in Wokingham.



Footpaths provide ready access to this open space at The Carillons in Wokingham.



Public art is an important component in the design of the landscape framework. This example is in Campbell Park, Milton Keynes.

Design Principle 1e: The landscape framework should include high levels of connectivity between areas of open space, SANG, green infrastructure, sports and play areas in order to ensure good levels of access and use.

Requirements

- 1e(i): A system of local recreational routes should cross the SDL and make provision for walking and cycling. Where possible, these routes should seek to enhance existing Sustrans routes and connect to existing and new public rights of way so as to afford access beyond the SDL boundaries.
- 1e(ii): These routes should be regarded as green corridors, and should in themselves enhance ecological connections around the SDL.
- 1e(iii): Particular attention should be given to providing safe and convenient connections between and within the proposed SANG and the residential neighbourhoods.
- 1e(iv): Within the network of recreational routes opportunities for interpretation panels should be identified in order to relate the SDL's cultural and military heritage to future SDL users.

- 1e(v): Public art drawing inspiration from local traditions or history or providing a strong statement relating to the location as a place will be encouraged. Installations and art features should be located where they can be encountered as people move around the SDL, so that they can be enjoyed by a greater number of people. Art which draws inspiration from local traditions or history, or providing a strong statement relating to the location as a place will be encouraged. To ensure this is achieved, a strategy for public art should form part of the planning application process. The strategy should identify themes and locations (within both built areas and open landscape areas) for public art, and make clear the methods of funding and delivery that will be brought forward as the development progresses.

Design Principle 1f: A system of landscape management should be put in place to ensure ongoing maintenance, enhancement and stewardship of the landscape.

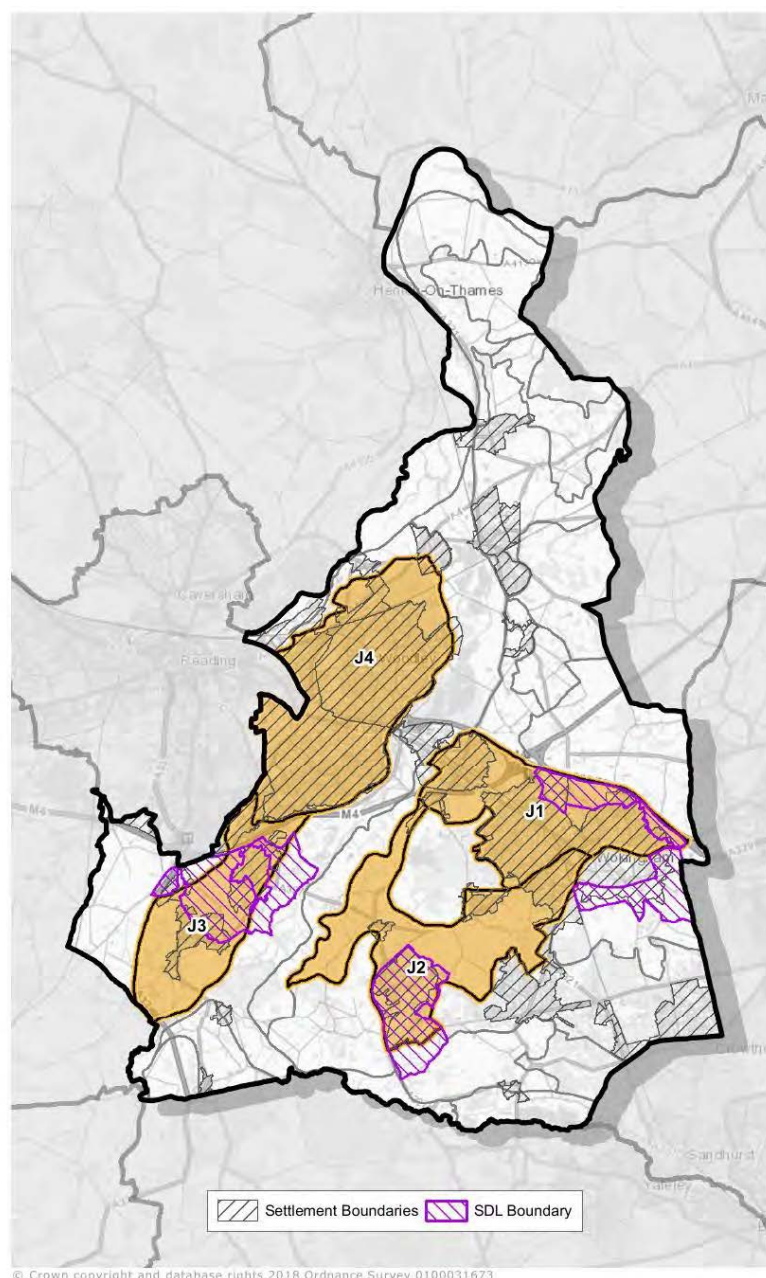
Requirements

- 1f(i): The applicants should enter into discussions with WBC with regard to the ongoing management and maintenance of all of the landscape elements of the development. Innovative strategies and alternative mechanisms for maintenance by the Council should be tabled for discussion at an early stage in the design process. These matters will be the subject of Section 106 legal agreements to ensure that they are both achieved and retained.

APPENDIX 4

EXTRACT FROM WOKINGHAM BOROUGH LANDSCAPE CHARACTER
ASSESSMENT (2019)

J: Settled And Farmed Clay



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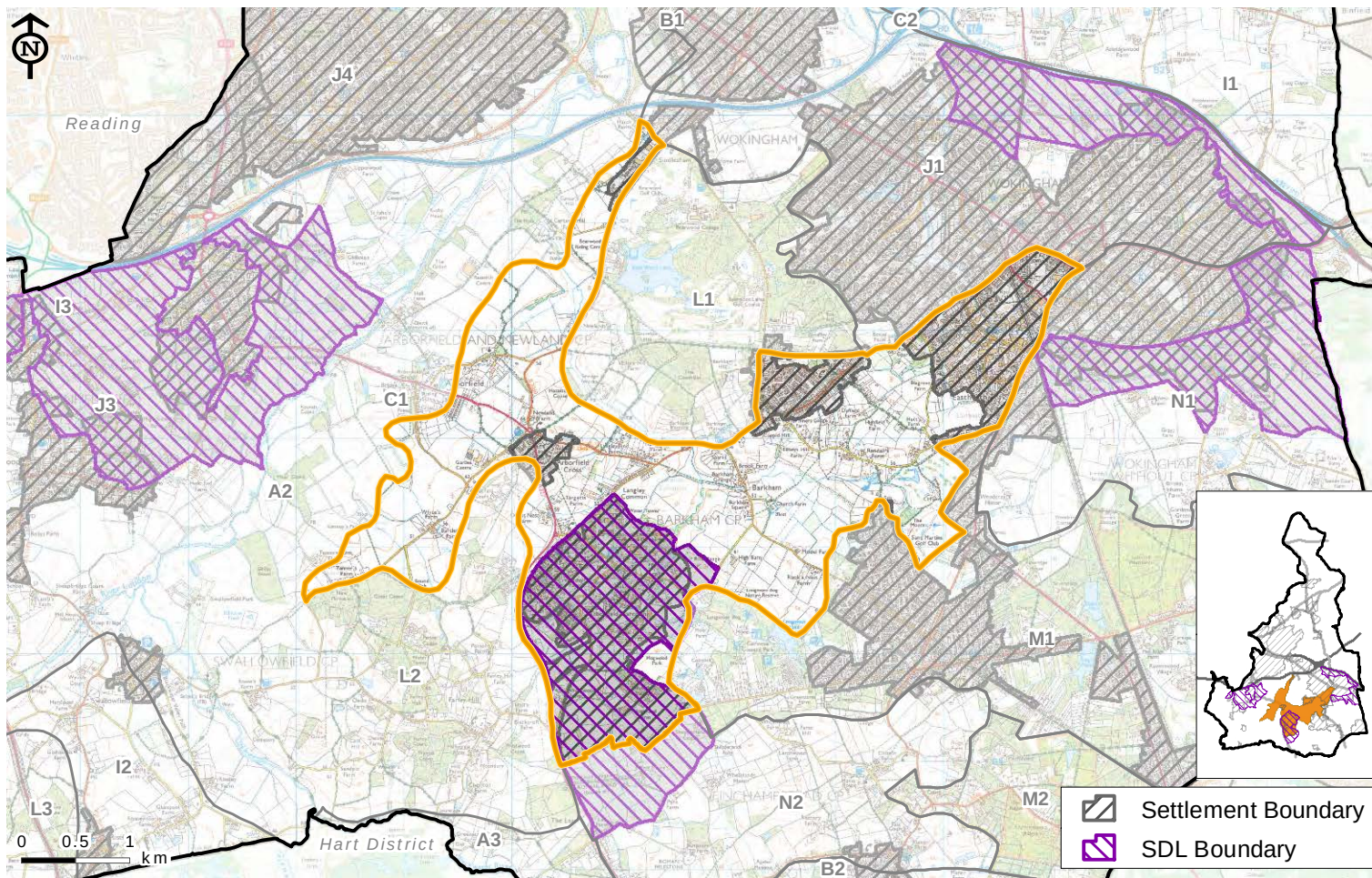
Description

The LCT is characterised by a shelving and undulating landform underlain by London Clay. There are large tracts of post-war settlement, connected by both major and minor roads cutting across the landscape. Areas of large arable fields remain, as well as tributaries draining towards the Loddon.

Landscape Character Areas

The Settled and Farmed Clay LCT is subdivided into four Landscape Character Areas:

- J1: Wokingham-Winnersh Settled and Farmed Clay
- J2: Arborfield Cross and Barkham Settled and Farmed Clay
- J3: Spencers Wood Settled and Farmed Clay
- J4: Woodley-Earley Settled and Farmed Clay



SUMMARY

A gently undulating landscape, principally in agricultural use. Large arable fields bound by hedgerows dominate, with smaller fields of sheep pasture and horse paddocks close to settlements.

The western boundary abuts the lower lying C1: Arborfield River Terrace defined by the 50m AOD contour line. Higher areas of Wooded Sand and Gravel Hills (L1 and L2) confine the clay to the north and south and the boundary follows the base of the hill slope. The eastern boundary extends to Wokingham, while the south-eastern boundary is the well-defined edge of the forested area of M1: Finchampstead Forested and Settled Sands.



Key Characteristics

- A gently undulating landscape between 50m and 65m AOD, underlain by London Clay with localised areas of River Terrace Gravels. Shallow wooded valleys follow the course of the Barkham Brook, which is geologically marked by areas of alluvium.
- Consistent pattern of water bodies including streams, drainage channels, ditches and open water bodies of various sizes resulting from the clayey and loamy soils which impede drainage.
- Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with BAP priority habitats and ancient woodland, and the wooded horizons of the surrounding hills. This creates a loose sense of enclosure.
- Arable farming dominates, with pasture on higher ground and horse paddocks near settlement. Fields are large and geometric, bound by fragmented hedgerows supported by post and wire. Fields used for paddocks are often subdivided with horse tape.
- Small-scale wet woodland and wetland habitats scattered on the edge of the area, often designated as LWS. BAP priority habitat wet woodland is found at Bottle Copse and The Moors, with wet meadow and wet grassland found at Brook Farm Meadow LWS.
- A dense settled character influenced by modern development including the new garden village on the site of Arborfield Garrison and the southern edge of Wokingham which incorporates an industrial estate. There is little consistent style or form.
- Older scattered settlement of farms, hamlets and small nucleated villages at Barkham and Arborfield Cross. The buildings have traditional vernacular of timber framing and clay tiles, exemplified by the Conservation Area at Arborfield Cross. A number of farmhouses are listed, including Grade II* Barlett's Farmhouse.
- A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges and hedgerow trees, sometimes opening directly onto the arable fields. The A327 adds noise and movement to the area.
- Public rights of way run between the settlements, and provide access for recreational use.
- A rural character away from development and roads, with views across to adjacent character areas including across the Loddon Valley.
- A historic road, now represented by footpaths, lanes and Victorian carriageways, that appears on Norden's map of 1607, connecting Swallowfield Park via Arborfield Cross and the Coombes (in LCA L1), with Wokingham.

Natural Landscape

- J2.1 The area is gently undulating at between 50m and 65m AOD. In some areas it is more rolling with steeper slopes, for instance where it narrows between the two areas of hills to the west forming a shallow valley between Barkham and Arborfield. Locally these shallow valleys and the wooded area around them are known as 'The Coombes', which extends into L1.
- J2.2 Predominately underlain by London Clay with the sand of the Bagshot Formation in the east and localised Fourth and Fifth River Terrace gravel deposits in the far northern tips. Small areas of Alluvium follow the courses of the network of streams associated with the Barkham Brook.

- J2.3 The soils tend to have impeded drainage or high groundwater and there is a consistent pattern through the area of drainage channels, streams, ditches and open water bodies of varying sizes. There are small-scale wetland characteristics around the water bodies, including wet meadow, wet grassland and BAP priority habitat wet woodland at Brook Farm Meadow and The Moors, both designated as Local Wildlife Sites (LWS).
- J2.4 The principal land uses are settlement and agriculture. Arable cultivation dominates agricultural land use in large geometric fields with sheep pasture on higher ground. Post and wire fencing is a common replacement for gaps in the hedgerows. Smaller horse paddocks with post and rail fencing are associated with settled areas such as the fringes of Wokingham. The large-scale landscape acts as an important separation between settlements.
- J2.5 Trees are an important element in the landscape, including mature hedgerow trees and remnant hedgerow trees in fields. These combine with woodland belts and the wooded horizons of the surrounding hills to create a rural character to the area, which is influenced by modern development on the urban fringe. Shelterbelts and small farm woodlands are typical lowland oak woodland, some with hazel coppice. Pound Copse and Bottle Copse are both LWS, comprising BAP priority habitat lowland mixed deciduous woodland and ancient woodland of neglected coppice, dominated by oak (*Quercus robur*) and hazel (*Corylus avellana*).

Cultural Landscape

- J2.6 It is likely that the clay soils, being difficult to work, remained predominantly wooded until Saxon times and were not settled during the prehistoric or Romano-British periods. There was a Domesday settlement at Barkham, although the present village has shifted. Its original site is marked by the position of the church, and a late medieval/post-medieval moat manor at Church Farm. There is a second possible moat at the site of the former Biggs Farm, now within the Arborfield Garrison.
- J2.7 Wokingham (described more fully in J1) was first recorded in 1146, and was granted a market in 1219. Although the village of Arborfield Cross developed at a major junction of roads, the area as a whole contained few rural villages and settlement outside Wokingham consisted mainly of dispersed farms.
- J2.8 Parliamentary enclosures produced the regular, straight-edged field boundaries that are particularly prevalent in the areas of former commons, such as at Langley Common and Barkham Common, areas of which remain well-preserved. Across the rest of the area, however, the predominantly irregular field boundaries indicate the voluntary enclosure of earlier field systems.
- J2.9 Later developments have considerably changed the landscape. In particular the development of the Army Remount Depot during the First World War and later the headquarters of the Corps Royal Electrical and Mechanical Engineers Training Establishment in World War II led to the formation of Arborfield Garrison. Second World War pillboxes are to be found secreted in the countryside. Apparently designed to defend the garrison and routes to London the most evident today is the one covering Barkham Bridge on the B3349. The military moved out of Arborfield Garrison in 2016 and the site, and land to the south which was not part of the former garrison, is being developed as part of the Arborfield Garrison SDL, which once completed will provide up to 3,500 homes.
- J2.10 Modern estates of large 'executive style' homes at Arborfield Garrison have little consistent character or form, although brick is the most common material. The suburbs of Wokingham extend into this character area at Eastheath, and there are industrial estates on the edge of Wokingham and near Hogwood Farm. The built edge of Arborfield Garrison SDL is currently abrupt, however SANGS to the south and east will integrate the settlement within the wider countryside as planting matures.
- J2.11 An older pattern of farmsteads and villages includes part of Arborfield, Arborfield Cross, and Barkham. The rural farmsteads and hamlets are largely traditional buildings, timber framed or brick with clay tiles, with weatherboarded barns, as shown by the Arborfield Cross Conservation Area. Many of the farmhouses are now listed buildings, including the Grade II* 16th century Barlett's Farmhouse.

- J2.12 There is a regular network of roads throughout the area which tend to have a rural character with ditches, hedgerows and hedgerow trees, although increased traffic is having a negative impact. Rural tracks, bridleways and, less frequently, footpaths give access for recreational use, for instance to the ancient settlement of Barkham and to fishing ponds. Opportunities for formal recreation are provided by Greenfields Carp Fishing and the Sand Martins Golf Club, both on the edge of Finchampstead.
- J2.13 The A327 runs along much of the edge of the Arborfield Garrison SDL, and is much busier than other roads. New roads proposed as part of the Arborfield Garrison SDL will link the settlement to the A327 west of Arborfield, extend Nine Mile Ride from Finchampstead and upgrade the single lane Barkham Bridge.

Perceptual Landscape

- J2.14 This landscape has a wooded context from hedgerow trees and wooded horizons outside of the area, which creates a loose sense of enclosure to the north and south. There are views across the adjacent character areas to the east and west, including across the Loddon Valley.
- J2.15 The A327 introduces noise and movement to the area, however as it is now bounded by the Arborfield Garrison SDL it is less disruptive to rural character. Away from the settlements there is generally a rural character, enhanced by hedgerows and the large fields which act as separation between settlements.

Valuable Landscape Attributes

- Barkham Brook and associated wetland which provide important ecological habitats including wet meadow and BAP priority habitat wet woodland.
- Pattern of arable and pastoral fields, which provides a rural character away from settlement, and creates an important separation between settlements.
- Mature hedgerow trees and in-field trees which provide a wooded character and visual interest within the landscape.
- Historic Second World War pillboxes and other defence works, which are now a scenic part of the landscape.
- Rural settlement pattern of farms, hamlets and small nucleated villages outside the urban area which provides a rural character and a link to the past.
- Recreational value of the network of rights of way between settlements.
- Views across the landscape to surrounding character areas, particularly across the river valleys to the west and to the wooded hills to the north and south provides a loose sense of enclosure.

Landscape Condition

The landscape is in overall moderate condition, due to the pattern of arable and pastoral fields, and remnant wetland influences associated with Barkham Brook. However, the hedgerow network is fragmented and the introduction of further development through the Arborfield Garrison SDL and associated infrastructure will further fragment the rural settlement pattern altering the character of the area.

Key Issues

- Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change. Climate change is also likely to result in increased seasonal variation in river flows.
- Hedgerow loss and replacement with fencing associated with the expansion of fields and intensification of agriculture.
- Loss of structure and species diversity of the woodland belts has occurred in the past through cessation of coppice management. However, there are positive signs that woodlands are being brought back into management.
- Drainage operations have resulted in loss of wetland habitats. This threat continues as a result of drainage schemes associated with new building works and agriculture.
- Lack of the recruitment of young trees (through natural regeneration or planting) required to rebalance the age structure of parkland and hedgerow trees is an on-going threat to the character of the landscape.
- Pressure for more horse/pony paddocks, particularly at settlement edges leading to an accumulation of shelters, vehicles and equipment.
- Pressure for large scale residential development and supporting infrastructure impacting landscape character. Rapid rate of change due to ongoing redevelopment and expansion of Arborfield Garrison including development of 3,500 homes as part of the Arborfield Garrison strategic development but includes two areas of SANG to the south and the east of the SDL.
- Continuing pressure for new roads including the proposed Arborfield Cross Relief Road, Nine Mile Ride Extension and upgrading the Barkham Bridge will increase the fragmentation of the landscape and visual intrusion of transport corridors.
- Increased traffic on rural roads due to expanding residential development in the area leading to loss of tranquillity, erosion of road verges and increased levels of air pollution in rural areas.
- Light pollution at night causing 'sky glow'.
- High demands for recreation continue to threaten the tranquillity of the landscape. Recreational pressure can lead to erosion of special archaeological features, ecological features and other landscape features and is a continuing problem in this well-populated borough.
- Increasing demand for communication masts, pylons and poles leading to visual intrusion of these elements in the open landscape.

Landscape Strategy

To maintain the landscape character of the *Arborfield Cross and Barkham Settled and Farmed Clay* the following strategy is required: to conserve and enhance the remaining rural character of the landscape. The key aspects to be conserved and enhanced are the field pattern with mature hedgerow trees, wetland and woodland habitats, rural lanes and historic features.

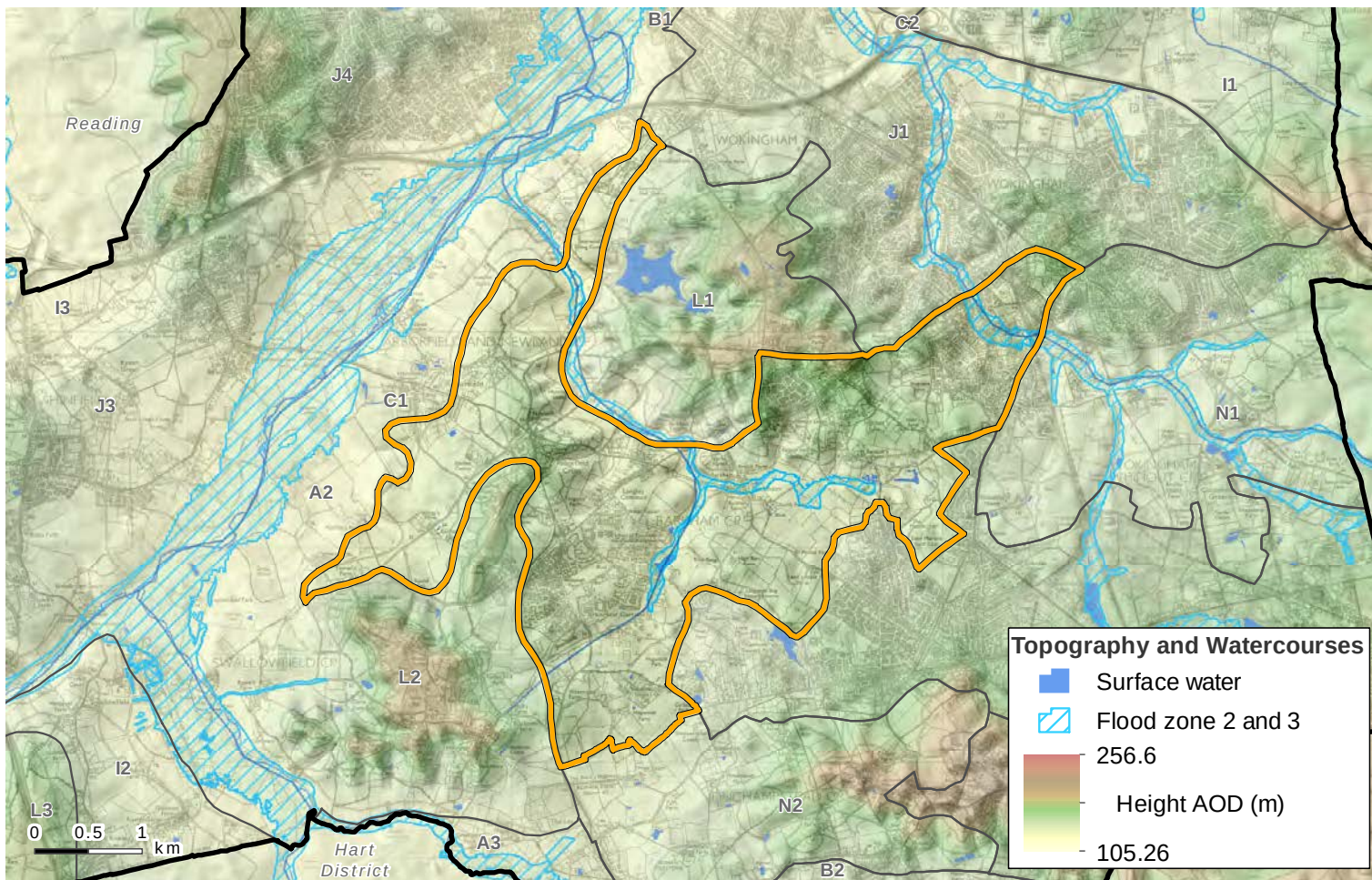
In terms of development, the aim is to integrate new development into its landscape setting, and retain the open and rural character of the landscape between settlements.

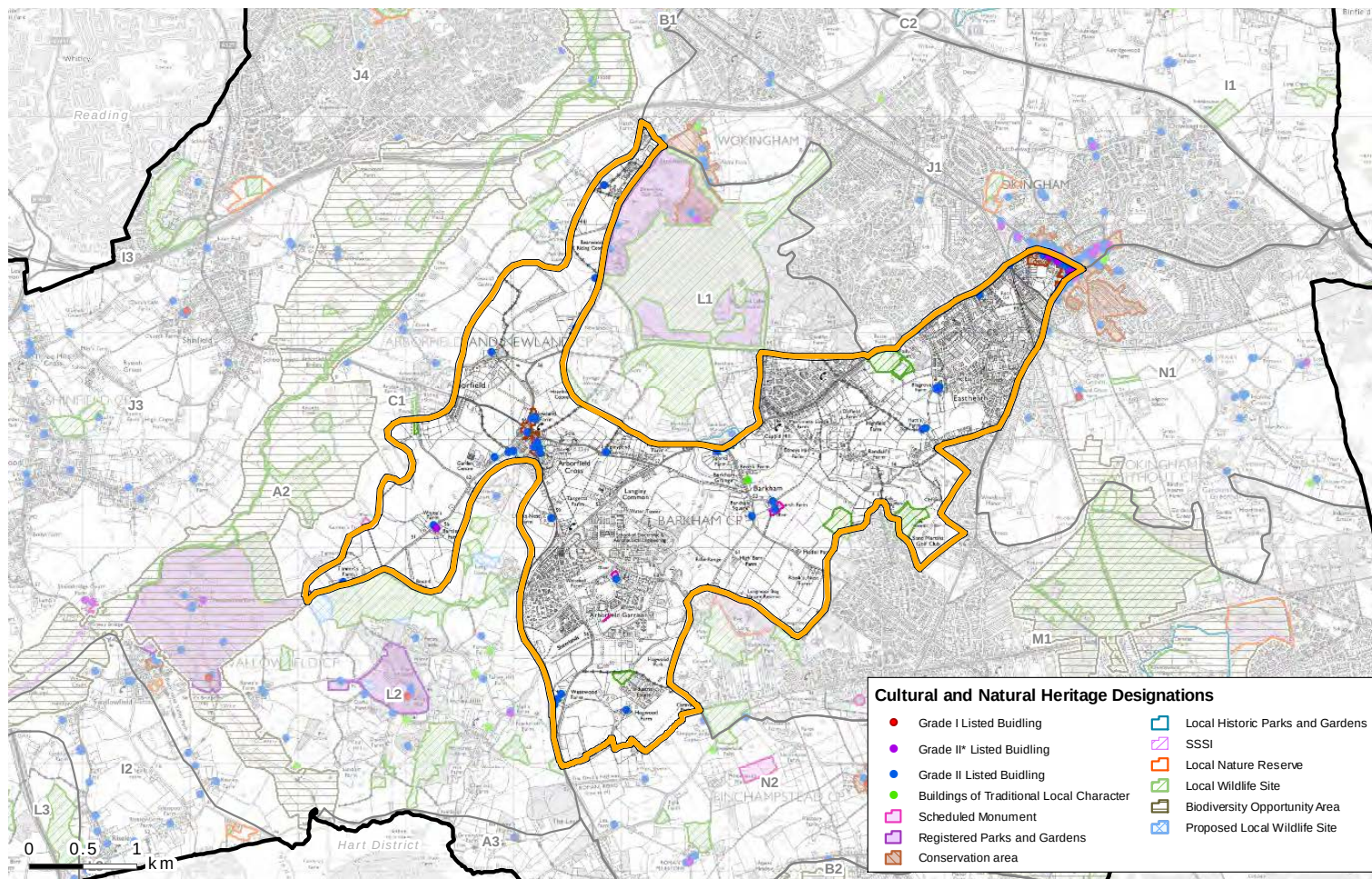
Landscape Guidelines

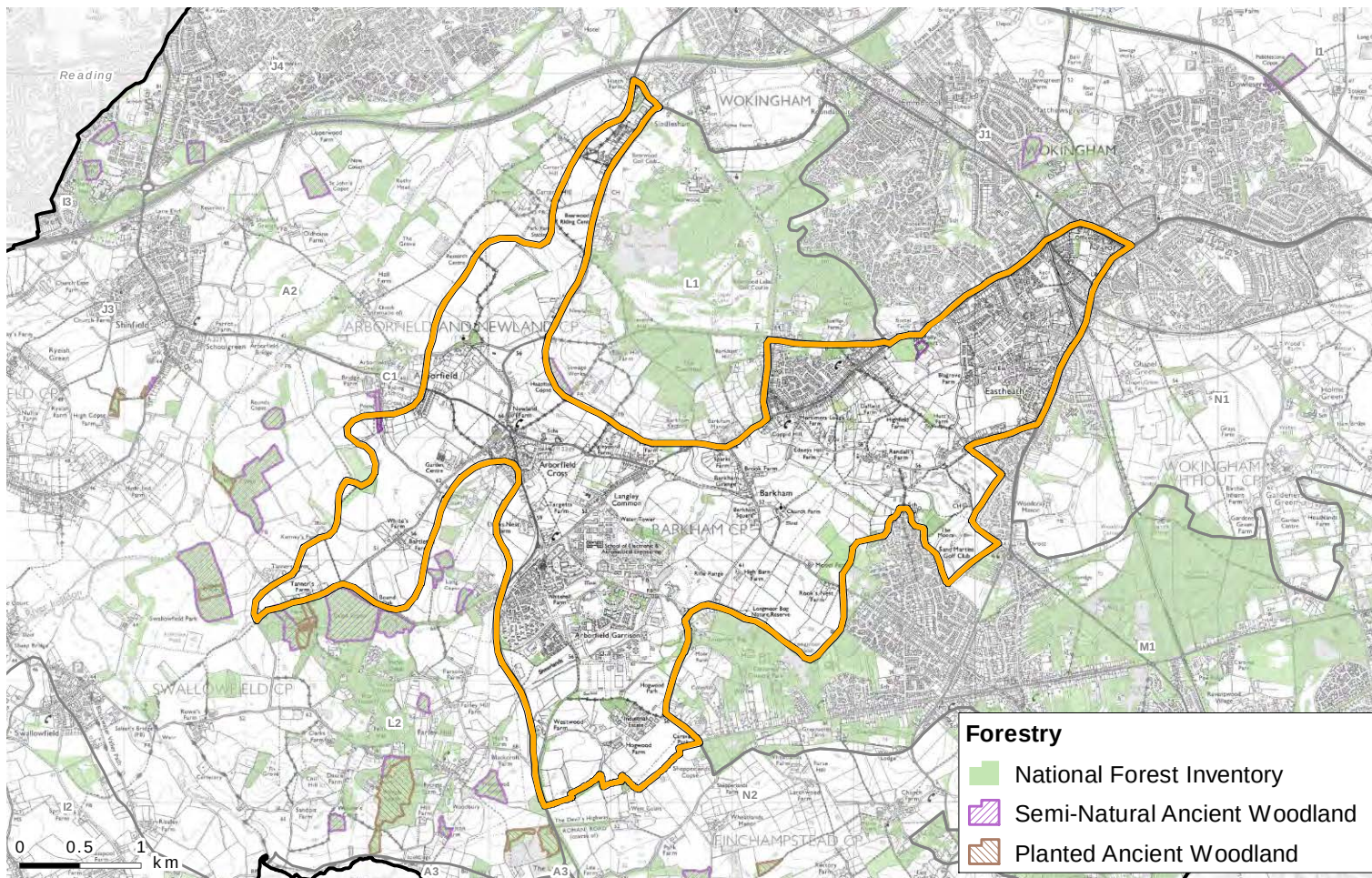
- Conserve the scenic quality and naturalistic character of the Barkham Brook.

- Conserve woodlands, including ancient woodland, BAP priority habitats and remnant standard trees. Continue to promote appropriate management through natural regeneration, control of non-native species and coppicing as a management tool for neglected woodland.
- Increase the extent of native deciduous woodland, using locally occurring native species in order to provide screening of roads and development and linking woodland habitats. Seek to avoid introduction of coniferous boundaries and shelterbelts.
- Conserve the open and rural qualities of the farmed landscape which provides a physical and visual separation or gap between settlements. Protect the individual identity of towns and villages, and retain their sense of physical and visual separation. In particular protect the sensitive areas of open land between Arborfield Garrison and Barkham, and Barkham and Wokingham town, and Arborfield Garrison and Arborfield Cross.
- Manage and enhance the wildlife interest of agricultural fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods around intensively farmed fields.
- Conserve and manage hedgerows with standard trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstall or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.
- Manage the integration of equine related activities into the landscape through the maintenance of existing boundaries or restoration of hedgerows and control of associated built elements.
- Conserve and protect the landscape pattern of mixed pasture and arable fields and encourage appropriate management of grassland by grazing.
- Conserve, enhance and manage wetland and woodland habitats including within LWS. Protect the habitats from development, changes in land use and encroachment by secondary woodland and scrub. An appropriate wetland and woodland management regime is critical.
- Consider undertaking character appraisals/village design statements of key settlements such as Arborfield and Barkham to identify distinctive features worthy of conservation such as local style and vernacular. Conserve the value of Arborfield Cross Conservation Area and the listed and historic buildings, including farmhouses, and non-designed heritage assets such as Second World War defences.
- Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas particularly around Wokingham town, Arborfield Garrison, and Finchampstead.
- Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the potential impacts of any new development on valuable attributes.
- Maintain and enhance the character of rural lanes resisting unsympathetic highways improvements, infrastructure and signage particularly in the most rural areas.
- Use appropriate tree planting to help integrate new roads in relation to proposed Arborfield Cross Relief Road and the extension of Nine Mile Ride. Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.
- Conserve views to distinctive wooded horizons. Particular care should be taken in the siting of communication masts or other vertical elements, which have the potential to be highly visible in this elevated landscape.

- Reduce and prevent further noise and light pollution through the sensitive siting of any new development, including infrastructure, and especially any proposed night-time lighting.

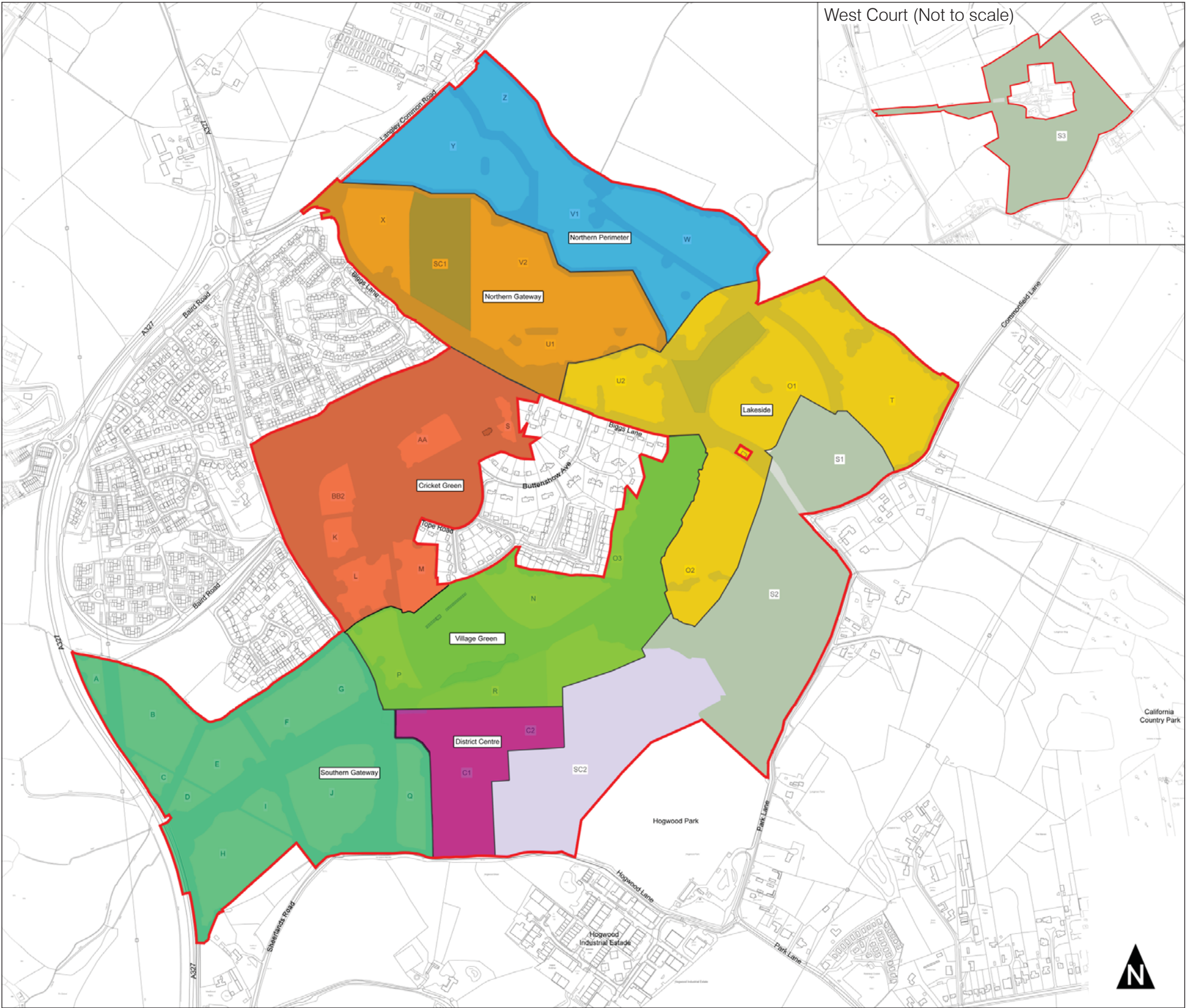






APPENDIX 5

EXTRACT FROM DAS ADDENDUM FOR
ARBORFIELD GARRISON SDL (2015)



Illustrative Character Areas Plan (Not to scale) (AGLC/HPA/DOC/3/PL07)

5.7.10 Northern Perimeter

Overview

With its own access off Langley Common Road, this area is separated from the Northern Gateway area to the south by the proposed green linear corridor connecting existing trees and major routes on an east-west axis.

This area is currently predominated by the existing military buildings and grid of Hazebrouck Barracks, many of limited quality and repair. This area does contain some notable buildings, such as the large helicopter hanger, which could prove good sources of temporary income and local employment during the early build out phases, providing added custom for the new community's facilities.

Placemaking

The military road grid and some of the existing buildings will provide a good starting point for masterplanning designs. This area can form a continuation of the Northern Gateway area, with medium density housing around more closely knit streets, however its separation by the green grid, and its strong frontage to Langley Common Road, does allow this Northern Perimeter area to have an architectural character of its own.

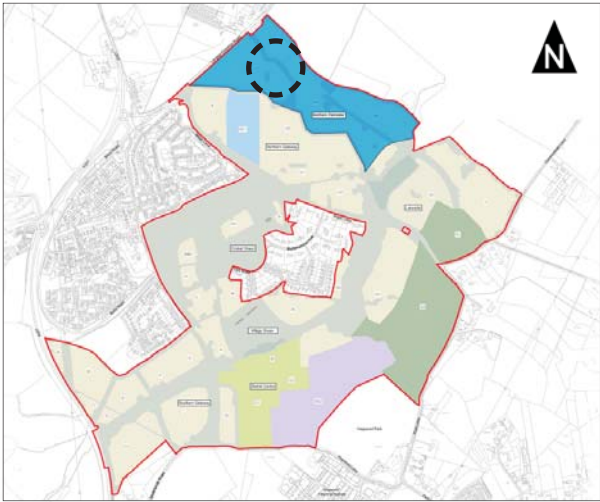
Resident Profile

Being one of the largest character areas in terms of number of homes, this area will have a broad mix of mainly larger family housing, with some weighting towards smaller and more affordable homes for younger families with small children, due to its close proximity to the new primary school and neighbourhood facilities.

Density and Quantum

The intent for this character area is for medium density housing predominantly of 2 and 2½ storey, dropping to lower density towards the northern boundary to reflect the transition into the open countryside beyond. The site boundaries will be strengthened with supplementary planting to further reduce the impact of development on the site edges.

An intended density of 25-35 DPH, with around 400 homes.



Location Plan (Not to scale)



Illustrative Northern Perimeter Plan (Not to scale)



Precedent Images



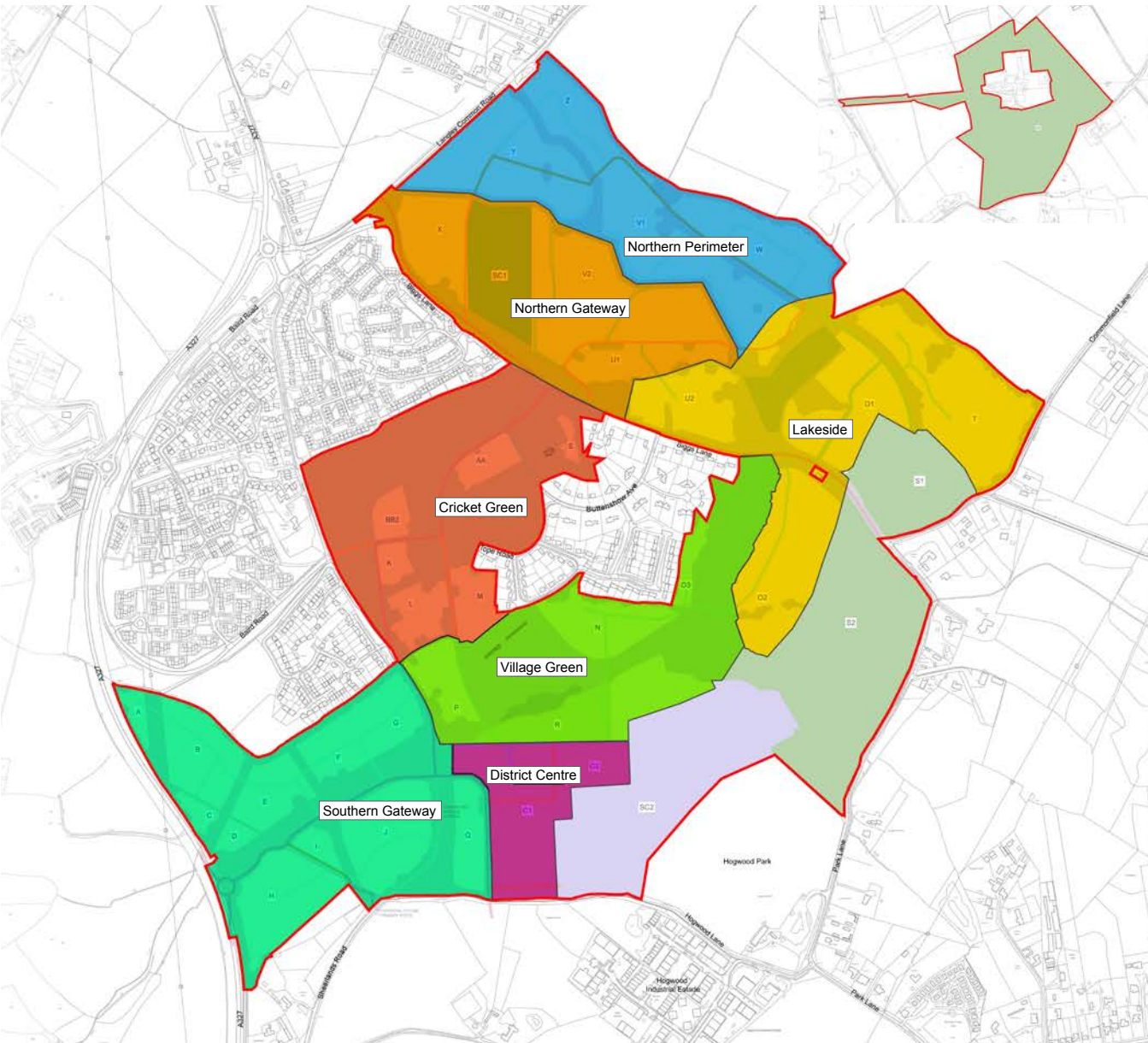
Aerial Sketch Perspective of Northern Perimeter (Not to scale)



Existing View along Princess Marina Drive

Character Areas Overview

Within the overall landscape-led strategy for the design, and based on the site analysis and design development work summarised in sections 2 to 4 of the Design and Access Statement, seven character areas were identified.



Introduction

This section of the DAS Addendum Document builds on the analysis and proposals contained in section 5 of the DAS, providing further detail of how each character area responds to the character, opportunities and constraints of the site.

This is described initially in tabular form as a comprehensive summary. This overview is then followed by more detail for each of the seven character areas, arranged to reflect the design process which has been led by landscape and contextual analysis, with resulting proposals for how each character area would respond to its context in a positive fashion.

This process of further developing the character areas has reinforced the appropriateness of the overall character areas strategy as proposed in the DAS, and this remains fully in place. In places, however, analysis has identified where some adjustments to character area boundaries would enable the character areas to reflect and respond better to their setting and context. The main location where such changes are proposed is at the interface of the Lakeside character area with the adjoining Northern Gateway and Northern Perimeter areas. The adjoining plan identifies the proposed, slightly revised distribution of character areas across the site.

Comprehensive summary tables

The tables shown over the next three pages identify the key characteristics of each character area. The structure of the tables is as follows:

Concepts and Influences

This first table summarises the main conceptual, contextual and referenced influences for each character area. In response to these influences, it then proposes an overall approach to the built structure of each character area based on two metrics:

The essential character of the existing site is a dialogue between an often strongly ordered military settlement, and the naturalistic arable and pastoral landscape setting within which the settlement sits. The dominance of one or other of these elements varies across the existing site. The proposed character areas should reflect this dialogue in their overall formality or informality.

Alongside this, it is proposed that different parts of the existing site should vary in whether their key figural elements are built or spatial. For example, within the 'Cricket Green' character area, at present the key figural elements are buildings (such as the Sergeants Mess or Moat House) experienced as focal elements within a landscaped 'ground' setting. In contrast, within the adjoining Northern Gateway character area, the creation of a 'ground' of built form within which streets and spaces form the key figural elements would be an appropriate response to context and history.

Typologies

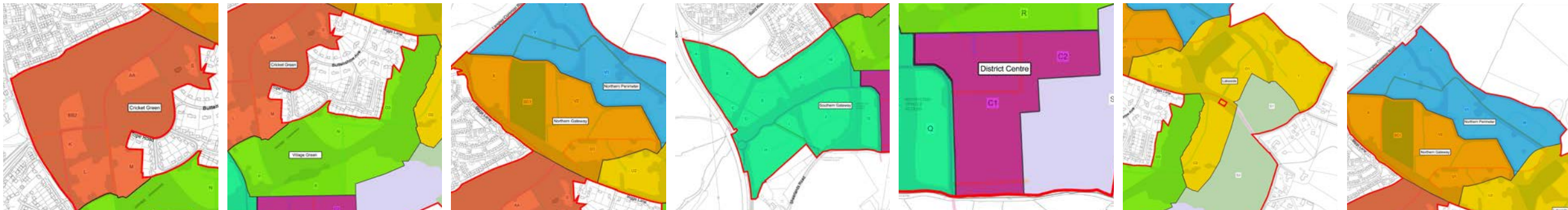
This second table identifies the typological characteristics contained within each character area, based largely on the approach to residential density and building height described in the application parameter plans. The block typologies indicated here follow the approach outlined in Section 4.3 of the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011), and the application of these to the proposed masterplan are further described in section 5.2 of this document.

Compositional Elements

This third table brings together the principles outlined within the first two tables, identifying approaches to more specific elements within the built layout such as streets geometry, frontage and roofline character, and variation in facing materials.

Character Areas

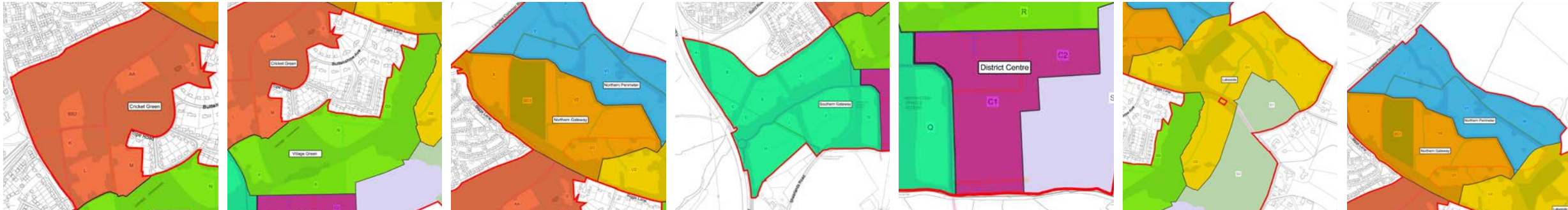
Concepts and Influences



Concepts and Influences	Cricket Green	Village Green	Northern Gateway	Southern Gateway	District Centre	Lakeside	Northern Perimeter
Key concepts	Collegiate. Recreational parkland. Setting for formal sporting and community events	Pastoral. Varied spatial experience with central 'village green' focus. Setting for informal recreation and community events	Composed, structured and ordered	Rural, village character	Mixed use focus with well defined and active spaces and buildings	Picturesque with incidents and vistas	Composed, structured and ordered, managing transition to soft countryside edge
Character reference / precedent	Existing character of this area with buildings fronting open landscaped spaces	Traditional 'village green' and surrounds	Formal 'garden city' tradition	Surrounding villages	Village centre character with more District Centre character further south for retail uses	Picturesque parkland tradition	Transition to village edge
Landscape setting	Reinforce existing open character punctuated with parkland trees and other formal landscape elements	Naturalistic elements artfully combined and related with new planting and water features	Formal and geometric planting reflecting military history of site and formal 'garden city' tradition	Retention and enhancement of existing features such as trees and hedgerows with new natural elements and habitat	Central spaces to be predominantly hard landscaping punctuated with formal elements such as trees	Naturalistic elements artfully combined and related. Reinforce buffer planting to countryside edge	Formal and geometric planting reflecting military history of site, softening towards eastern edge
Formality / informality	Formal	Formal	Strongly formal	Strongly informal	Strongly formal	Informal	Formal
Key figural elements	Single buildings, groups of buildings and trees set within wider open space	Varied landscape spaces defined by planted edges with buildings beyond. Area around retained stables especially important	Geometric streets and spaces defined by strong built form	Informal landscape spaces loosely defined by existing and new landscape features and built edges. Central linear park especially important	Geometric streets and squares strongly defined by built form	Both groups of buildings within open space, and spatial elements defined by landscaping or buildings, responding to specific contexts	Geometric streets and spaces defined by built form



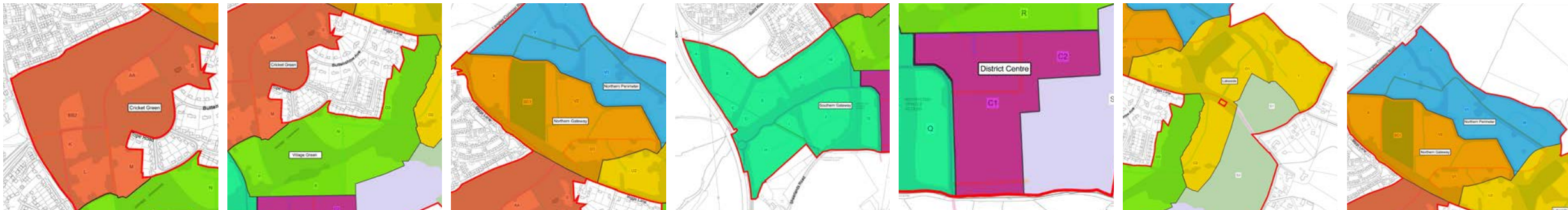
Character Areas
Typologies



Typologies	Cricket Green	Village Green	Northern Gateway	Southern Gateway	District Centre	Lakeside	Northern Perimeter
Block types	Generally Village Residential, with focal building replacing Sergeants Mess	Generally Village Residential, with area closest to District Centre using Village Core typology	Generally Village Residential, with focal areas closest to Biggs Lane	Generally Village Residential, with area closest to existing neighbours to north using Village Edge typology	Village Core	Generally Village Residential, with area closest to southern and eastern edges using Village Edge typology	Generally Village Residential, with area closest to southern and eastern edges using Village Edge typology
Building types	Generally semi-detached and detached, with terraces and interspersed apartments	Range of terraced, semi-detached and detached with interspersed apartments	Range of terraced, semi-detached, detached and apartments, with strong frontages to Biggs Lane	Generally semi-detached and detached with occasional apartments	Mixed use buildings with apartments over retail uses	Range of terraced, semi-detached and detached with interspersed apartments	Range of terraced, semi-detached and detached with interspersed apartments
Building heights	Majority two storeys, with potentially taller focal building replacing Sergeants Mess (up to four storeys). Care taken to minimise impact on existing neighbours	Generally two to three storeys. Care taken to minimise impact on existing neighbours to north. Taller buildings closest to District Centre manage the transition	Generally two to three storeys, with potentially four storey focal buildings marking junction of Biggs Lane with Princess Marina Drive	Generally two to three storeys. Care taken to minimise impact on existing neighbours to north	Generally three storeys, stepping up to four storeys at focal points	Generally two to three storeys, generally reducing along north eastern edge. Care taken to minimise impact on rural landscape adjoining	Generally two to three storeys, generally reducing along north eastern edge
Parking strategies	Generally on curtilage, with some courtyard parking if required, screened from view from wider open space	Generally on curtilage. Occasional courtyard parking could be used if required, screened from view from wider open space	Generally on curtilage, with some courtyard parking if required	Generally on curtilage	Generally in courtyard, screened by built form from main street frontage	Generally on curtilage. Occasional courtyard parking could be used if required, screened from view from wider open space	Generally on curtilage. Occasional courtyard parking could be used if required, screened from view from wider open space

Character Areas

Compositional Elements



Compositional Elements	Cricket Green	Village Green	Northern Gateway	Southern Gateway	District Centre	Lakeside	Northern Perimeter
Streets geometry	Existing streets generally retained. Streets generally straight, allowing longer views to open space	Existing streets often retained. Streets generally in shorter sections, either straight or curved	Streets generally straight, often with views north or south to open space. Existing streets sometimes retained	Streets generally winding and informal between junction nodes. Streetscape to have rural character	Streets generally straight, forming strong village centre pattern of streets, formal squares and nodes	Streets generally in shorter sections, either straight or curved. Existing streets sometimes retained	Streets generally straight, often with views east or west to open space. Existing streets sometimes retained
Frontages	Generally consistent building line with frontages and building orientations composed to relate appropriately to open landscaping	Generally consistent building line with frontages and building orientations composed to relate appropriately to open landscaping	Consistent building line with regularity and formality, with strong rhythms and symmetries	Building line and orientation varies to reinforce informality	Building line follows street geometry, with potential projection or recession of key buildings to articulate frontages	Building line follows street geometry, with definition of key buildings or groups of buildings to articulate frontages	Consistent building line with regularity and formality, with strong rhythms and symmetries
Roofline	Generally consistent, with variations considered as part of overall composition	Generally consistent, with variations considered as part of overall composition	Generally consistent with variations reinforcing overall formality	Roofline and orientation of buildings varies to create informality. Street trees interspersed with buildings to further fragment roofscape	Generally consistent, with variations considered as part of overall composition	Generally consistent, but with variation often used to articulate form. Building heights reduce along eastern countryside edge	Generally consistent with variations reinforcing overall formality. Building heights reduce along eastern countryside edge
Corner buildings	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features. Opposite corners should be designed as paired gateways	Corners do not necessarily need special articulation except at key junctions	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features	Key corners facing open space articulated, for example by change in height or roofscape, to provide local landmark features. Opposite corners should be designed as paired gateways
Boundary treatments	Formal features such as manicured hedges of a consistent species along a frontage, or railings	Formal features such as manicured hedges of a consistent species along a frontage, or railings	Formal and consistent hedges or railings to front gardens	Informally planted, with hedges, timber rails or similar rural character. Timber fences to back gardens	Where boundary treatment is required, to be low wall or railings	Generally hedges, with some variety in species and character. Timber fences to back gardens	Formal and consistent hedges or railings. Timber fences to back gardens
Changes in facing materials	Limited and considered, to emphasise key focal buildings	Limited and considered, to emphasise key focal buildings	Very limited and considered	Varied informally, within overall palette	Limited and considered, to emphasise key focal buildings	More varied to add informality	Very limited and considered



Legend

1. Feature building terminating vista across Biggs Lane eastwards from sports pitches
2. Paired feature buildings form gateway treatment and frame main access point into character area from Biggs Lane
3. Formal square denotes arrival into the development area and provides setting for potential local scale non-residential uses
4. Existing road retained with formal frontages laid out with a strong orthogonal geometry
5. Small square arranged around retained tree punctuates formal street
6. Formal frontage to parkland landscape
7. Interconnected linear green grid fronted with formal groupings of buildings arranged parallel to grid alignment. Frontages to be punctuated with feature buildings arranged to coordinate with street alignments on opposite side of landscaped space
8. Existing sports pitch area forms basis of primary school site
9. Frontage to Biggs Lane provides strong sense of arrival
10. Feature buildings arranged in a formally composed way ensuring that they respond to vistas from streets to the south-west of Biggs Lane
11. Streets generally to be formal and straight. Some streets re-use existing roads. Streets are often arranged to provide vistas through the development area to the linear landscape either along Biggs Lane or the linear green grid interfacing with the Northern Perimeter character area adjoining
12. Building typology generally to be a range of semi-detached, terraced and detached houses, with interspersed apartment buildings
13. Building heights to be generally two to three storeys, with buildings facing the sports pitches to the south-west of Biggs Lane up to four storeys in height
14. Frontage character generally to be formal and regular, with strong rhythms and symmetries. Rooflines and distribution of facing materials to also be formally coordinated
15. Residential parking to generally be provided on curtilage, with additional parking designed into street layout, including parking for visitors. Courtyard parking could be used occasionally if required



Illustrative plan showing gateway access off Biggs Lane



Illustrative built character



Formal tree lined street



Formal crescent



Formal tree lined street



Frontage to green grid



Formal frontage to landscaped space

N



Northern Perimeter Character Area

Built Character



This area, similarly to the adjoining Northern Gateway character area, is characterised by extensive built development, comprising a wide range of building forms and characters arranged mostly around a strong orthogonal north / south geometry. The extent of built development is slightly less intense here, however, and existing landscape features are slightly more present, including a long lime-lined avenue leading from the centre of the character area down to the eastern end of the lake. This character area also has two long and significant edges; to the north-east on the edge of open countryside, and to the north-west along Langley Common Road.

This character area should therefore closely follow the strongly formal philosophy of the adjoining Northern Gateway character area, but with a gradually softer feel approaching the countryside edge to the north-east.

Similar to the Northern Gateway character area, the key figural elements here should be the landscaped streets, squares and spaces, with edges defined by surrounding buildings, and with a geometric layout. The edge facing Langley Common Road should present a positive frontage incorporating tree planting to establish the identity of the development along this approach road in a positive way.

Residential built typologies within this character area would generally comprise semi-detached, terraced and detached dwellings with interspersed apartment buildings. Residential density and building heights would be relatively consistent, with a maximum height of three storeys across the character area.



Key

- | | | | |
|--|------------------------------|--|-------------------|
| Character Area Boundary | Existing Watercourse | Location for Feature Building | Primary Street |
| Proposed Green Grid | Proposed SuDS Strategy | Indicative Location of Focal Space within Development Area | Secondary Street |
| Existing Good Quality Trees to be retained | Important Built Frontage | Existing Buildings to be Retained | Tertiary Street |
| Proposed Strategic Planting | Sensitive Edge to Neighbours | | No Buildings Zone |



Legend

1.

Development to provide positive frontage to Langley Common Road behind new treed avenue. Frontage to be formal and rhythmic, reflecting the wider character area. Access to frontage to be through the development from the south
2.

Paired feature buildings form gateway treatment and frame main access point into character area
3.

Existing road retained with formal frontages laid out with a strong orthogonal geometry. Existing lime avenue to be retained as key element within streetscape
4.

Frontage here to have formal character as a setting for vista south towards the lake
5.

Formal squares arranged around retained trees punctuate development layout
6.

Development to front onto north-eastern edge, with quiet residential streets accessed from within the wider development layout. Frontages here to reflect formal character of this part of the development, but building typology to generally be detached or semi-detached dwellings to achieve a more fragmented profile where buildings are visible from beyond the site
7.

Interconnected linear green grid fronted with formal groupings of buildings arranged parallel to grid alignment. Frontages to be punctuated with feature buildings arranged to coordinate with street alignments on opposite side of landscaped space
8.

Streets generally to be formal and straight. Some streets re-use existing roads. Streets are often arranged to provide vistas through the development area to the countryside edge to the north-east or the linear green grid interfacing with the Northern Gateway character area adjoining
9.

Building typology generally to be a range of semi-detached, terraced and detached houses, with interspersed apartment buildings
10.

Building heights to be generally two to three storeys, with buildings close to the countryside edge generally reducing in height
11.

Frontage character generally to be formal and regular, with strong rhythms and symmetries. Rooflines and distribution of facing materials to also be formally coordinated
12.

Residential parking to generally be provided on curtilage, with additional parking designed into street layout, including parking for visitors. Courtyard parking could be used occasionally if required



Illustrative character precedent views



Illustrative built character



Illustrative character precedent view



Illustrative plan showing buildings fronting green grid

landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-landscape.com
W: www.aspect-landscape.com