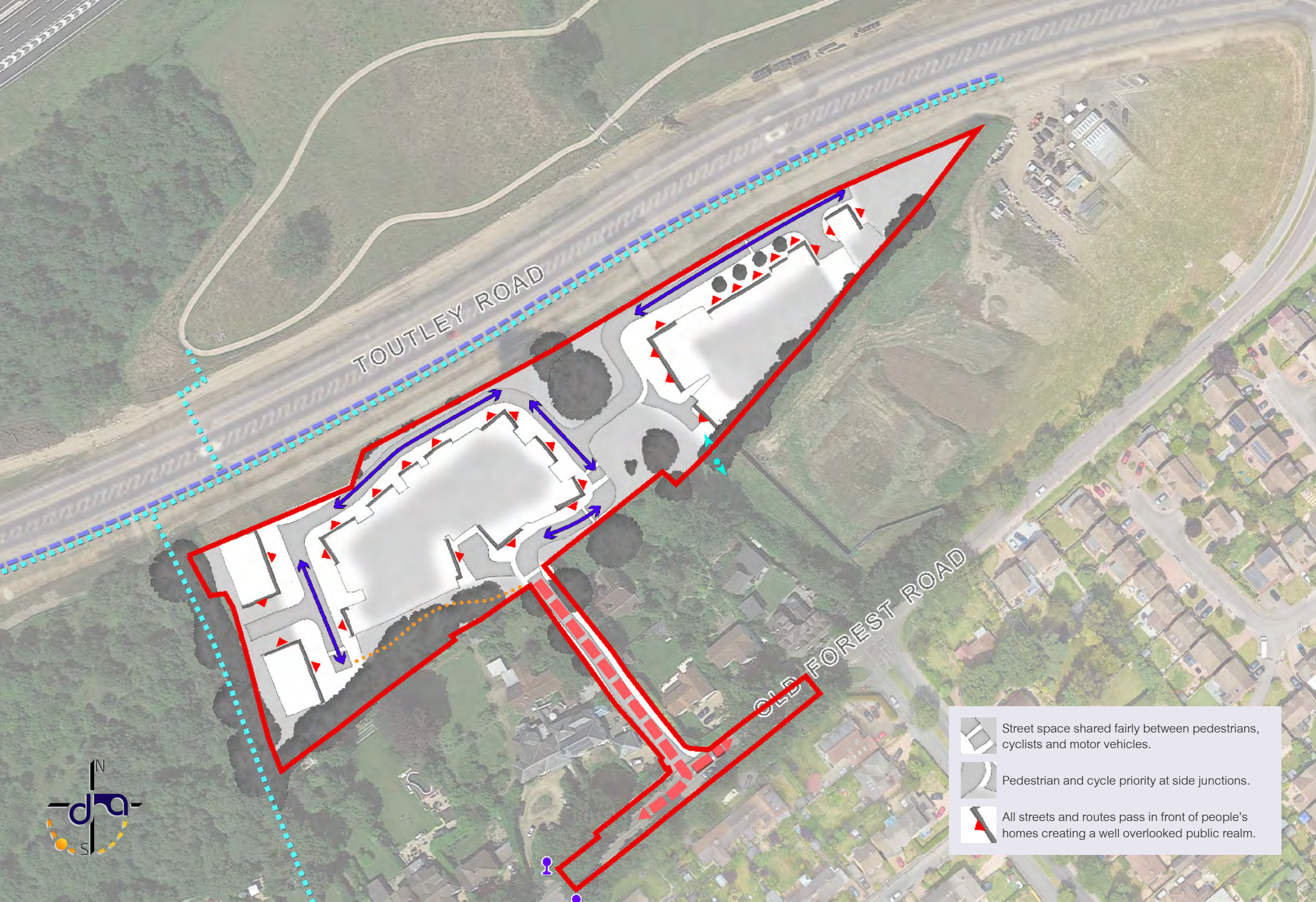




-  Street space shared fairly between pedestrians, cyclists and motor vehicles.
-  Pedestrian and cycle priority at side junctions.
-  All streets and routes pass in front of people's homes creating a well overlooked public realm.



Natural [Travel] Connections

...which integrate the new streets and spaces into the site and connect them with the wider neighbourhood.

& Walking, Cycling & Public Transport

...being the attractive choices for short trips - improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

Easy to move through and around for pedestrians and cycles - with short, straight and direct walking and cycling connections:

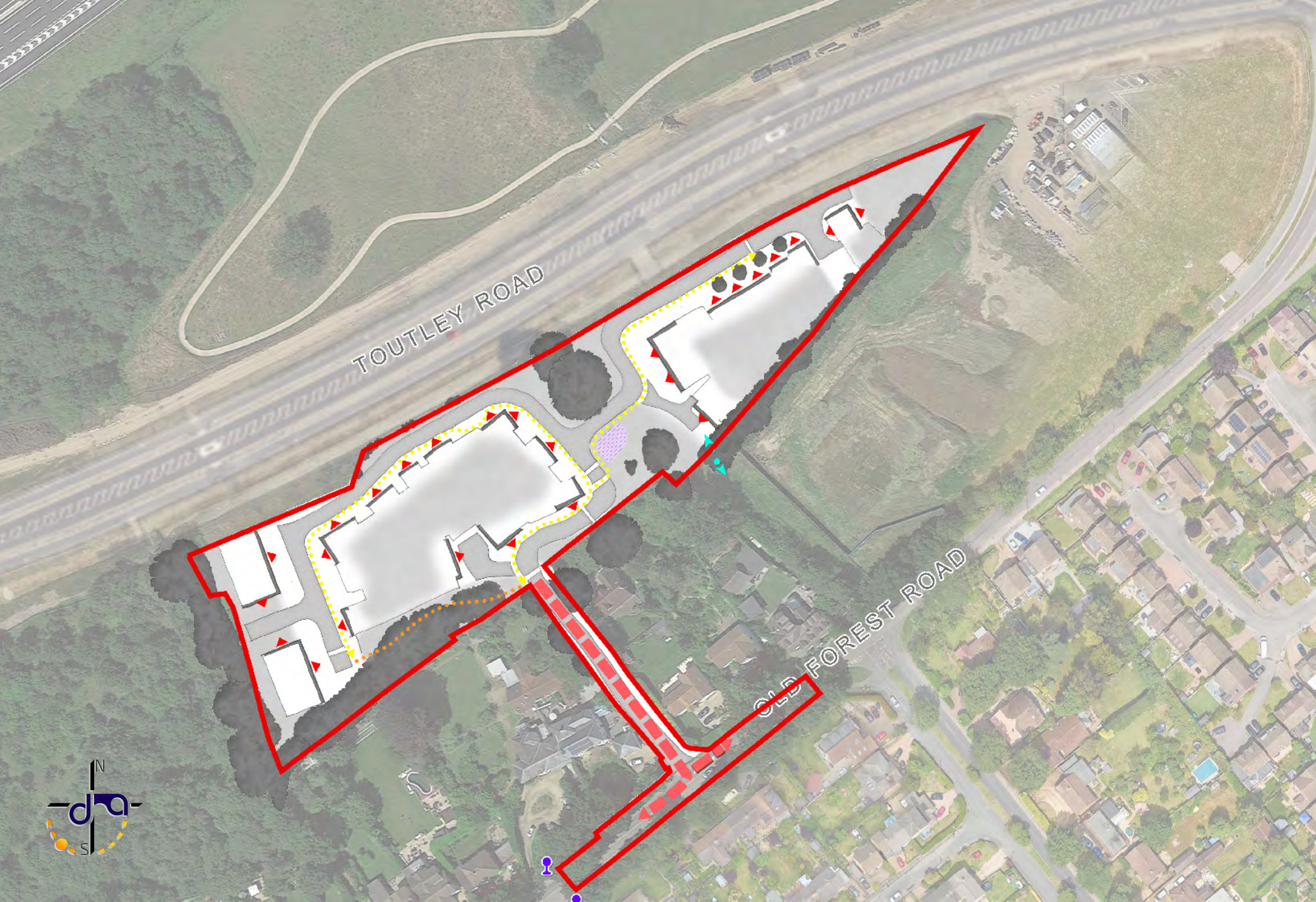
-  Providing several points of access in effective locations along Old Forest Road.
-  To public transport stops along Old Forest Road
-  Pedestrian route/desire line from entrance to apartment blocks.
-  Ensuring pedestrian and vehicular routes are passively policed by dwelling frontages.

Connected street patterns that promote pedestrian and cycle choice over vehicles:

-  Straight or nearly straight streets which are designed to cultivate low vehicle speeds.
-  Making pedestrian routes as direct as possible.
-  Continuous adoptable-standard public streets along development edges.
-  Creating a pleasant low traffic environment around people's homes.

Ensuring walking and cycling routes are safe and attractive:





Facilities & Services

Connecting to the local facilities with attractive, accessible routes - facilitating walking and cycle choice, and social interaction.

Providing new housing in a prominent, accessible, connected location.

Anticipating and responding to desire lines:

 To bus stops along Old Forest Road, and local sports club/green space.

 To local primary school.

Providing new recreation facilities and access routes:

 New local equipped areas for play.

 Providing a segregated cycle and pedestrian link.

Making the desire lines attractive and desirable routes:

 'Play on the way' - to make walking more fun.

 Aligning routes alongside greenspace - to make walking more pleasant.

 Creating human-scale intersecting routes and spaces - to make walking more social.

 Active frontages providing surveillance - to make walking more safe.

 Benches and places to pause - to make walking more democratic - for many user groups.





access to the development

“The policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account”

“Consultation ... undertaken on issues related to access to the development and what account has been taken of the outcome”

“How any specific issues which might affect access to the development have been addressed”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(c-e)



policy adopted as to access



Access & Connectivity

Good access is vital to ensure that people can get to and from their homes, local facilities, and places of work without adverse impact on existing residents. This section is to be read in conjunction with the Transport Reports prepared to support this application.

The site benefits from an established network of footways, which provide safe and convenient pedestrian access to surrounding areas. Existing footways along Old Forest Road provide access to existing services/facilities, including recreation, education, retail and public transport provisions within the centre of Wokingham.

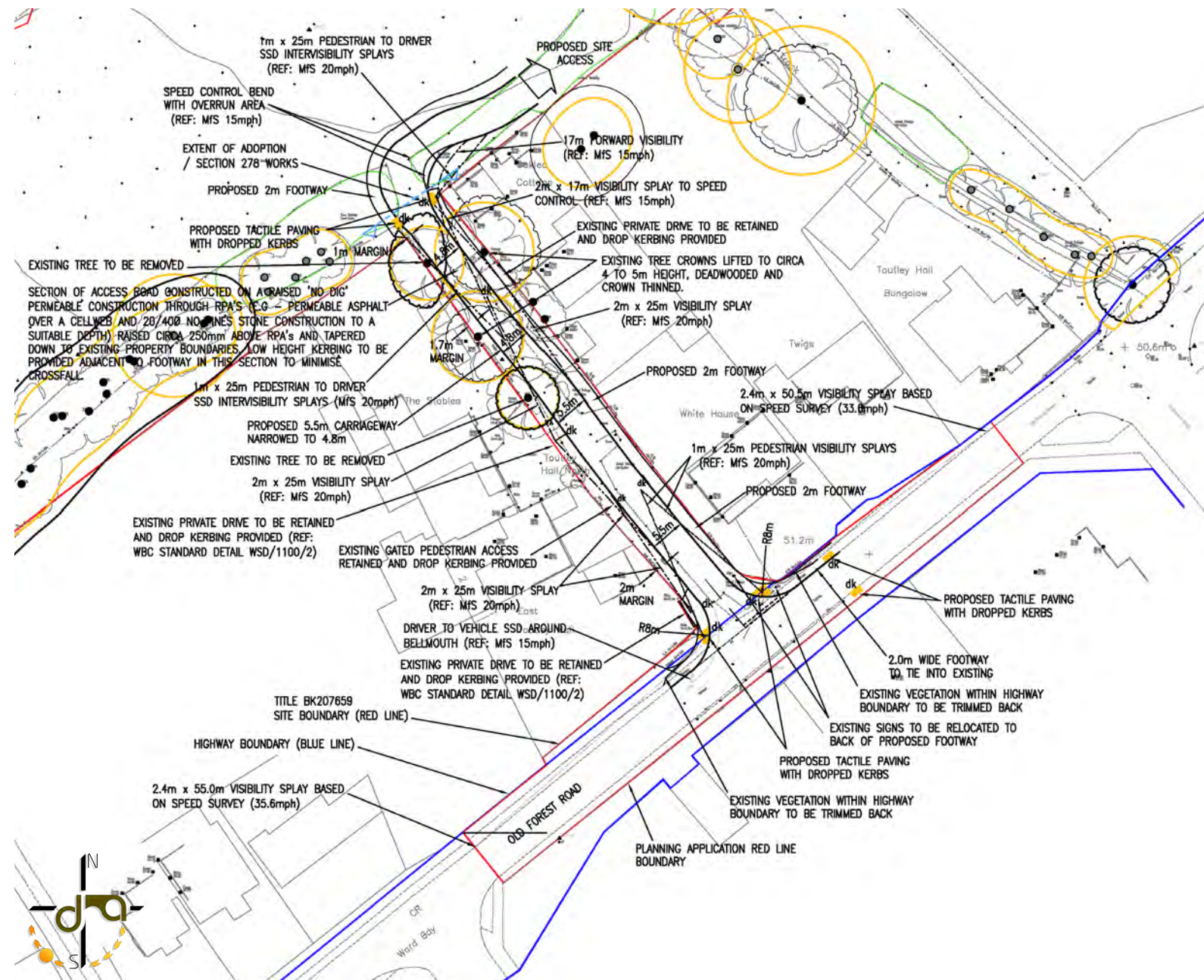
In accordance with the latest NPPF, safe and suitable access is proposed for all users, with permeable footways provided within the site and connections to the existing footway network proposed along Old Forest Road. Access to existing public transport (bus) services will also be facilitated via the existing footway network. Where required, safe controlled crossing points are also proposed.

Existing public transport services are also located in close proximity to the site, with services providing connections to the centre of Wokingham, Winnersh, Reading, and other nearby settlements available from existing stops within walking distance of the site.

Proposed Access

Access into the site is proposed via an existing track off Old Forest Road. This would be improved to provide safe access into the site for all modes. Subject to a width of 5.5m along much of its length between Old Forest Road and the site, a 2.0m footway will also be provided to integrate with the existing pedestrian infrastructure, to enhance connectivity and promote sustainable, active travel choices from the outset.

Visibility splays have been provided in both directions, in line with 85th percentile vehicle speeds along Old Forest Road to ensure safe access can be provided. An independent Road Safety Audit has also been completed to support the application.



ref.16: Site Access Plan prepared by Stuart Michael Associates

policies, consultation & issues relating to access



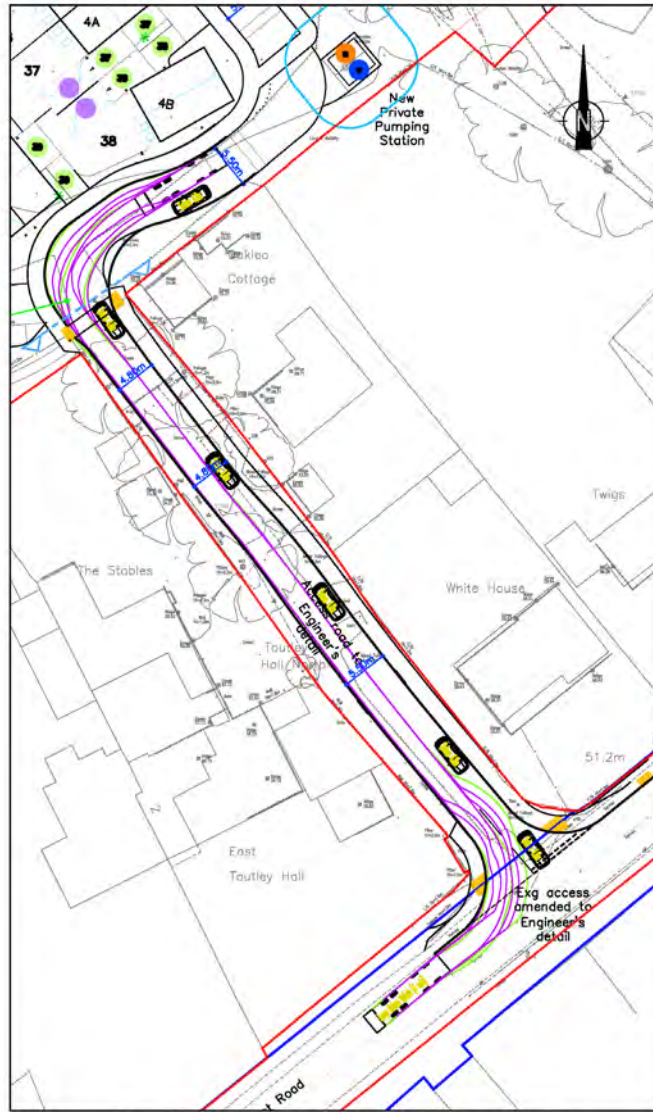
Specific Issues Which Might Affect Access to the Development:

Internal Layout

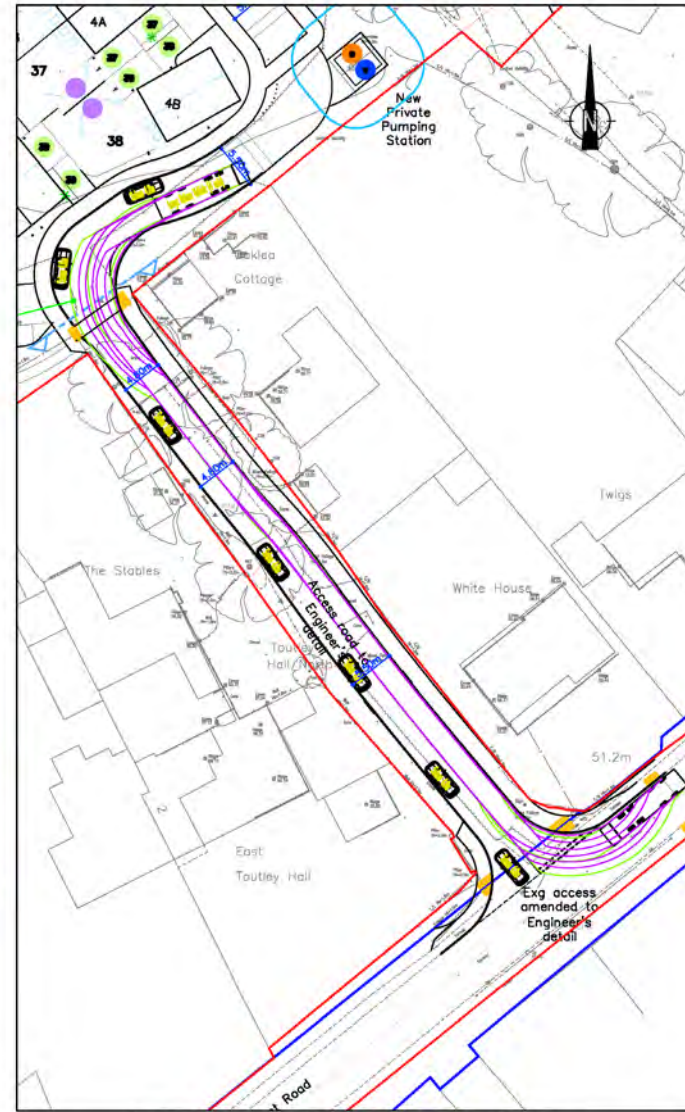
- ☐ The site will provide a comprehensive network of internal streets, culs-de-sac, and shared spaces, meeting the needs of users not only in terms of travel but also as places to live. These will be subject to a design speed of 20mph, whereby priority will not be given to vehicles but shared with pedestrians and cyclists.
- ☐ It is proposed that the routes within the site would provide:
 - Shared spaces within the site, which would help to encourage low vehicle speeds; make it easier for people to move around sustainably; promote social interaction and create an environment where pedestrians/cyclists are not intimidated by motorists;
 - Parking spaces to be provided in accordance with Council Parking Standards;
 - Safe, attractive and well-lit movement corridors throughout the site to connect with existing pedestrian/cycle routes; and
 - Create easy, safe and direct crossings to facilitate pedestrian/cycle trips to/from existing services and facilities in proximity to the site.

Residential Travel Plan

- ☐ In line with national and local policy, a Framework Travel Plan has been prepared to accompany the application, which provides a range of measures to encourage and incentivise travel via sustainable modes and reduce car dependency. The Travel Plan sets out initial targets/objectives and the suggested approach to the implementation, management and monitoring strategy of the Final Travel Plan for the proposed development, which would be subject to either a Planning Condition or S.106 obligation.



1) LARGE REFUSE VEHICLE SWEEP PATH – LEFT TURN INTO SITE IN FORWARD GEAR, PASSING A LARGE CAR



2) LARGE REFUSE VEHICLE SWEEP PATH – EXIT SITE IN FORWARD GEAR, PASSING A LARGE CAR

layout principles & concepts

"The design principles and concepts that have been applied to the proposed development"

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)



memorable, legible masterplan

- ... which has characterful, well-defined, legible streetscapes
- ... which incorporates landscape features, trees and amenity planting
- ... which has clearly delineated private realm
- ... which has sufficient cycle & vehicle parking
- ... and which provides a range of accessible new homes





A Memorable [Layout] Character

Creating a place with a distinctive character inspired by Wokingham and the wider neighbourhood.

Responding to Wokingham's inspiring characteristics:

- ☞ The locality and policy context call for an efficient layout with a high standard of design and landscaping, which responds positively to the local context.
- ☞ Materiality which reflects the varied nature of the area.
- ☞ A mixture of linear and informal building frontages in response to Old Forest Road and the surrounding developments.
- ☞ Inspiration found through the consideration of place names that have a connection to the locality.

Structural landscaping to reinforce the memorable character & promote the social life of the new neighbourhood:

- ☞ Offering the spaces and facilities which allow activity to happen and to bring places to life:
 - Green space at centre of site, providing an LAP as well as open grass
 - Green space to east of site, providing attenuation basin and surrounding trees
 - Woodland to the west and south of site
 - With the right degree of passive surveillance.
- ☞ Retaining existing boundary trees as an integral part of the memorable greenspace character.
- ☞ Retaining existing trees in the core of the site as an integral part of the memorable greenspace character.

Grain and townscape which respond to the neighbourhood:

- ☞ Arranging the built form in an equivalent urban grain format to the wider neighbourhood:.
- ☞ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.



ref.18:

The Memorable Masterplan





Well Defined Streets & Spaces

...which are connected and well overlooked - a strong framework of clearly defined perimeter blocks.

Enclosing and defining spaces:



Using buildings.



Using street trees.



Using structural open space landscaping.



Using water.

Perimeter blocks with clearly defined public fronts and private backs:



Clear structure of perimeter blocks.



Active frontages - front doors and habitable room windows that face streets and public spaces.



Front gardens - enlivening the street and creating a more human scale to the apartments.



Buildings at corners which positively address both streets with habitable room windows.



Well resolved internal vistas.



Well resolved external vistas towards greenspace.



Views of vista buildings.

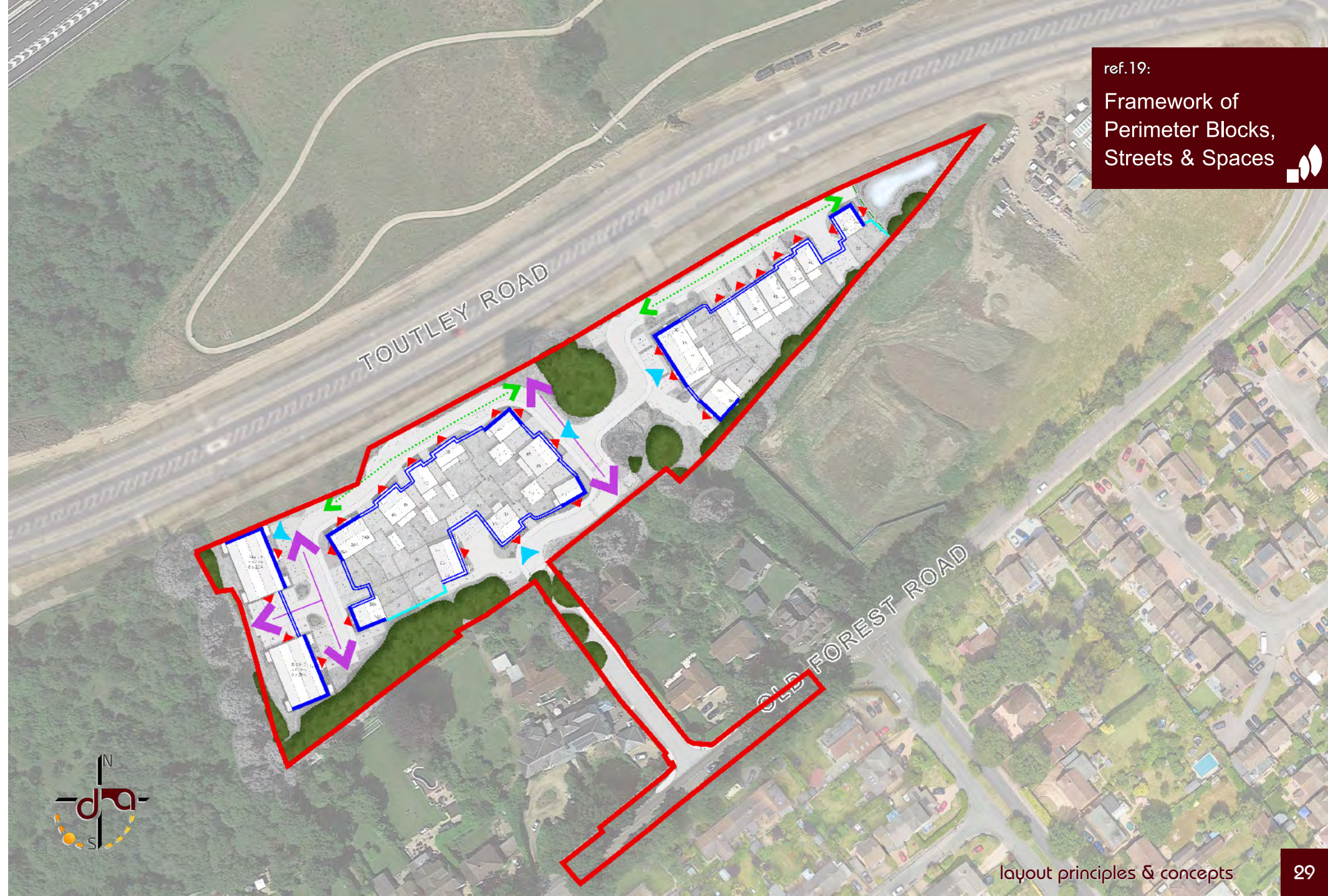
Cohesive building compositions and building lines:



Strong continuous building line creating a linear frontage.



Informal more spacious building line creating a more organic frontage.



ref.19:

Framework of
Perimeter Blocks,
Streets & Spaces





Easy to Find Your Way Around

...with legible features to help people navigate around and through the new neighbourhood.

Straight, direct, connected streets:



A simple street pattern based on a more relaxed grid.



Straight and direct streets with a destination in view.



Curved streets which continuously open up new views as they are travelled along.

Clear differentiation by design and character to help people to find their way around:



Primary street through the entrance of the site- larger road with footways



Secondary street- connecting road which splits and runs through the body of the site.



Tertiary streets- pedestrian friendly, serving mainly as access roads to parking areas and housing

Helping people create a 'mental map' of the new neighbourhood:



Framed views of greenspace.



Vista and keynote buildings as landmarks.



Vista trees and greenspace as landmarks.



ref.20:

Legible,
Accessible
Movement





Healthy Streets

...which balance the need for people to move along and cross streets alongside the need to accommodate vehicle movement.

...which encourage walking, cycling, outdoor play, social interaction and street life.

"Streets for people" - with safe and inclusive pedestrian and cycle provision:



Designed for low vehicle speeds (20mph or less) for pedestrians and cyclists to feel safe.



Tight corner radii wherever possible.



Carriageway widths minimised (less than 6m).



Continuing pavements and cycleways across side streets - for pedestrian and cycle priority at each junction.



Cycle provision along shared carriageways on routes where vehicles will be slower and less frequent.

Promoting activity in the street - a balance of placemaking, meeting, play and enjoyment functions, and vehicle movement:



Places to sit, chat or play.



Active frontages and front doors - providing activity and surveillance to the street.



Trees and street landscaping that add sensory richness - visual, scent and sound..



ref.21:

Streets as Places:
Personal & Traffic
Connections





Walking, Cycling & Public Transport

...being the attractive choices for short trips
- improving physical health and the local
environment, reducing congestion, pollution and
carbon emissions.

Short, straight and direct walking and cycling connections:



To Winnersh and Wokingham as well as bus stops along
Old Forest Road



To Emmbrook School as well as bus stops along
Commons Road

Ensuring walking and cycling routes are safe and attractive:



Street space shared fairly between pedestrians, cyclists
and motor vehicles.



Pedestrian and cycle priority at side junctions.



Tight corner radii at street junctions and side streets -
controlling vehicle speed.



Carriageways at the minimum width to allow for pedestrian
and cycle accessibility alongside vehicle passing.



All streets and routes pass in front of people's homes
creating a well overlooked public realm.

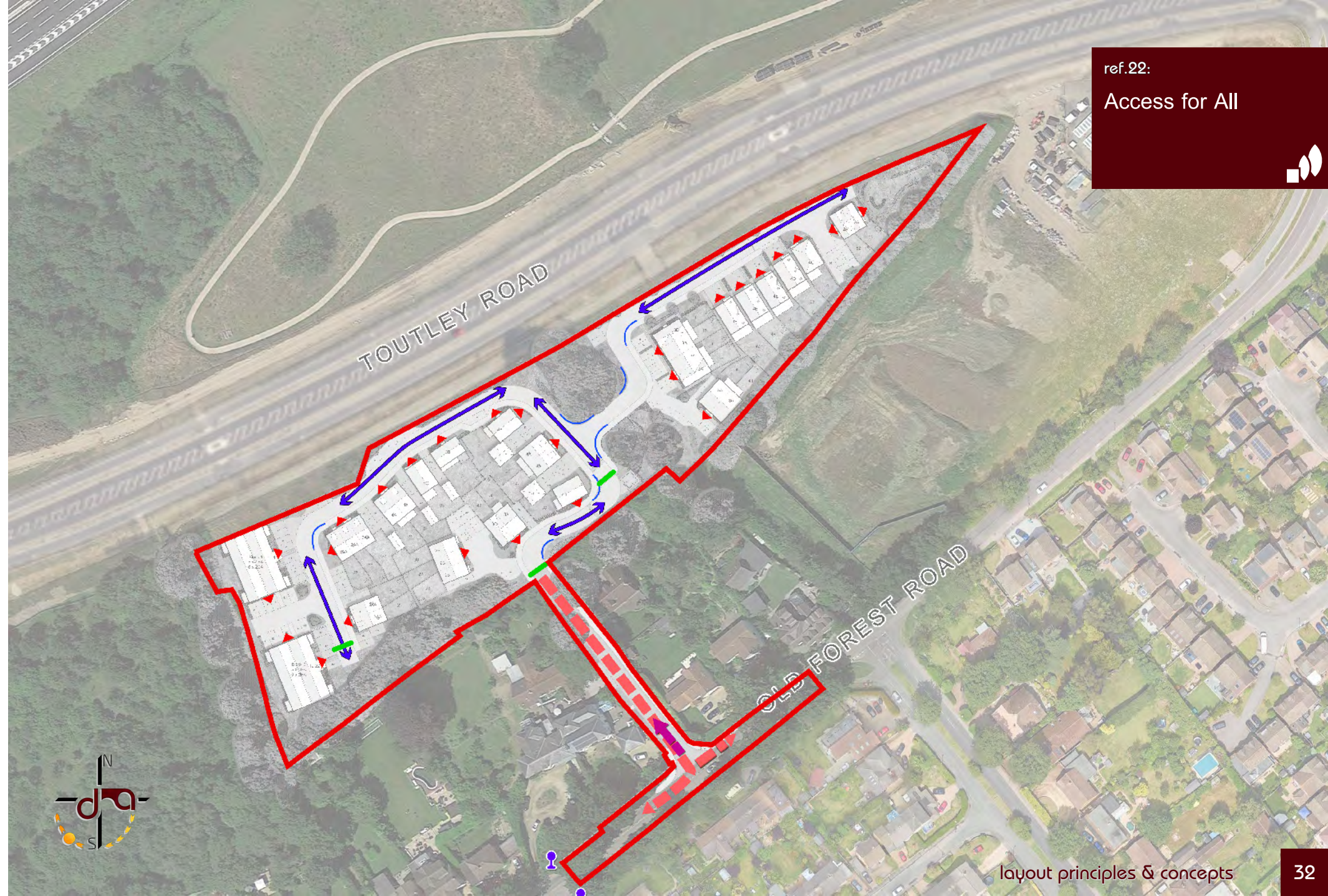


20mph design speeds, designations and traffic calming.



ref.22:

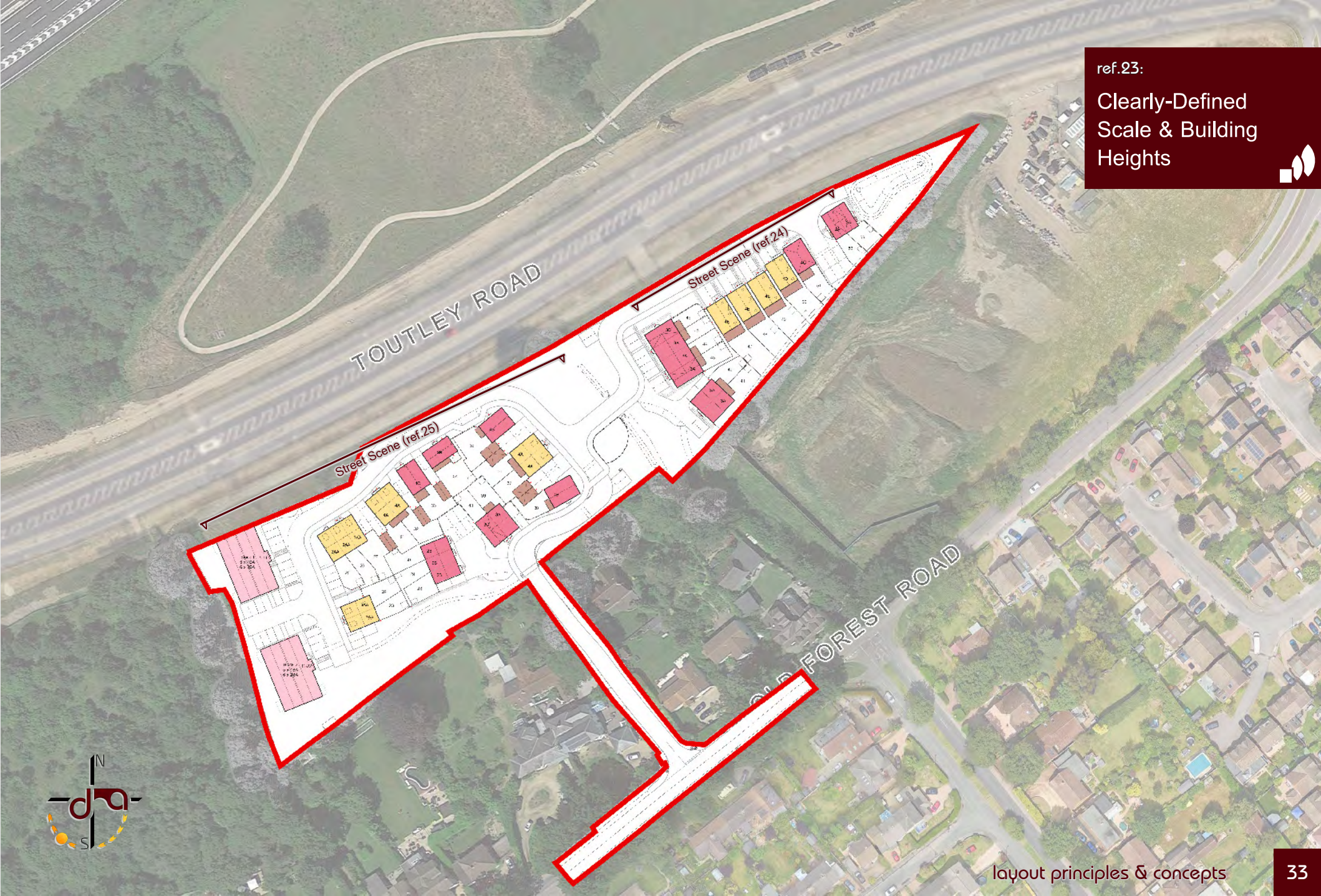
Access for All



Form & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:

-  Single storey
- garages & subservient extensions
-  2 storeys
- domestic-scale houses
-  2½ storeys
- domestic-scale houses with dormers and lifted eaves
-  3 storeys
- apartment buildings



ref.23:
Clearly-Defined
Scale & Building
Heights



ref.24: Proposed street scene showing a continuous linear housing composition, in a mid density format, featuring dwellings with loft space accommodation.



ref.25: Proposed street scene showing a mixture of dwelling types in a lower density format, featuring dwellings with loft space accommodation and 3 storey pavilion apartments.

landscape principles & concepts

*“The design principles and concepts that have
been applied to the proposed development”*

*The Town and Country Planning (Development Management
Procedure) (England) Order 2015 para.9.(3)(a)*



Key Landscape Conclusions:

- Comprehensive high quality landscape scheme which includes a number of landscape and biodiversity enhancements throughout.
- Inclusion of landscape buffers to the northern and eastern site boundaries to maintain green boundaries to the development and ecological connectivity.
- Enhanced ecological features with the inclusion of wildflower corridors to enhance biodiversity across the development.
- Enhanced pedestrian links and accessibility through the creation of links within the open space.
- Inclusion of recreational play spaces within the POS and natural play designed along the footpath to provide play facilities for both new residents and existing residents within the locality.

environment & landscape

Landscape Design Approach:

New tree planting is proposed to ensure a high-quality residential scheme is created, ensuring longevity to the localised treescape, whilst allowing the built elements to be successfully integrated within the setting. The tree species also assists in identifying legibility and highlighting the pedestrian routes or key nodal points. Larger specimen species are included where space allows, providing mitigation for the tree removals and a more coordinated street scene. Feature tree species such as *Prunus cerasifera* 'Nigra' and *Malus hupenhensis* will provide interest in key locations in closer proximity to built form in the form of leaf colour and seasonal blossom.

With a change in the environment the use of specific planting pallets and blue infrastructure design are to be accommodating the change in weather. More drought tolerant tree and shrub planting which requires less watering is to be woven through the development to encourage a more sustainable approach to landscaping. Adapting planting to suit landscape position and topography within the open spaces ensure a tailored planting approach is reflected to assist in providing a more sustainable landscape design.

Play Provision:

The play space within the development is carefully designed to provide stimulating natural play opportunities which is both accessible and a safe environments that encourage active, outdoor play.

A small LAP is designed specifically for younger children and families. This more intimate, natural play area provides a safe and accessible space where toddlers and preschoolers can explore, learn, and play. The LAP is designed with low-impact, age-appropriate play features, including small timber play structures, sensory planting, and soft-ground surfacing to ensure safety while encouraging sensory and motor development. The use of timber, boulders, and natural planting creates an environment that feels close to nature, fostering early connections with the outdoors. The layout allows for clear visibility and supervision from surrounding areas, providing peace of mind for parents while offering children a stimulating environment to play and learn.

The landscape design principles have been designed to reflect the local design character and help provide a high-quality development appropriate to its built setting as well as tying in with the existing vegetation boundary structure situated within and around the site boundaries. The area of natural open spaces central to the site along with secondary green fingers running along the south and northern boundaries throughout the layout design will create a biodiverse wildlife corridor providing opportunities for a range of habitats and recreational experiences including hedgerow corridors, scrub and wildflower corridors.

The proposed planting strategy will predominantly consist of native species that will include the ecological and biodiversity enhancements. The planting species will be of local provenance and reflect the typical characteristics of the wider landscape character area. These landscape enhancements will provide both enhanced links between the existing vegetation structure that defines the Site boundaries and the local setting and an enhanced degree of amenity to the surroundings, ensuring the proposals can be successfully integrated into the landscape setting. Existing vegetation structure running along the boundaries is retained and enhanced wherever feasible with additional mixed species native tree, hedge, shrub, and scrub planting that will reinforce the green infrastructure.

Native Shrub & Hedge Planting

Cornus sanguinea
Corylus avellana
Ligustrum vulgare
Prunus spinosa
Rhamnus cathartica
Viburnum lantana
Viburnum opulus



Mixed Native Hedgerows

10% Acer campestre
10% Corylus avellana
50% Crataegus monogyna
5% Ligustrum vulgare
10% Prunus spinosa
10% Viburnum lantana
5% Viburnum opulus



Species Rich Wildflower Grass

Emorsgate EM2 Standard General Purpose Meadow Mixture. Sown at 40kg/ha



Ornamental Hedge Planting

Carpinus betulus (Hornbeam)
Euonymus japonicus
Osmanthus burkwoodii
Photinia fraseri 'Red Robin'
Elaeagnus ebbingei 'Gilt Edge'



Green & Blue Infrastructure

...that has impact from 'day one' - contributing to character, wellbeing and biodiversity gain.

The green and blue infrastructure strategy delivers a connected, accessible, and multifunctional landscape network that supports healthy lifestyles, social interaction, and biodiversity. Well overlooked public open spaces are designed to offer high levels of natural surveillance, with clearly defined functions and characters that range from active amenity areas to tranquil green corridors and around the site boundaries. These spaces are interlinked to promote walkability and permeability throughout the development with both formal and informal routes.

Each landscape area offers layered value from public recreation and private amenity to ecological enhancement incorporating evergreen structural planting, varied species selection, and features that promote pollinators and invertebrate habitats. Day to day interaction with nature is encouraged through pedestrian routes, hedgerow planting, and tree planting that provide organic visual continuity, as well as designated stopping points for rest, reflection, and informal play.

Sustainable surface water management is integrated creatively within the landscape, with measures to capture and retain rainwater close to where it falls. This includes an attenuation basin to the north east and opportunities for rainwater harvesting via water butts for residential irrigation. Biodiversity is woven throughout the scheme with a strong emphasis on net gain. Habitats are created through native hedgerows, wildflower meadows, and species-rich grasslands, while wildlife movement is supported by continuous canopy links and green corridors. This layered approach ensures that green and blue infrastructure contributes meaningfully to environmental resilience, resident wellbeing, and the distinctive identity of the place.

Structural landscape hedge and tree planting has been incorporated along the northern boundary to provide filtered views to the north. The inclusion of a mixed native species hedge will create an ecological corridor connecting the existing vegetation structures west to east.

Defensible planting to be incorporated around the private space on the groundfloor apartments to provide delineation of the private and public realm

Attenuation Basin Planting & Wetland Meadow

Emorsgate Wet Grass Mix EM8, Carex pendula, Carex riparia, Eriophorum angustifolium, Lythrum salicaria.



The site layout has been sensitively designed to ensure retention of large existing mature trees which form a central focal point of the development. The retained trees are to form a key feature within the open space with new swathes of bulb planting within the grass verges to provide seasonal interest and early spring flowers for pollinators.

Drainage basin features have been incorporated and enhanced within the landscaped design proposals with the inclusion of seasonally wet native herbaceous planting species and wetland wildflower. This area of open space will create a native habitat for surrounding wildlife.

Recreational amenity has been provided within the site with the inclusion of a local area of play. The area is to provide natural play opportunities with the inclusion of logs, boulders and smaller play items which will have reduced impacts on the retained tree root protection areas.

Housing frontages are designed with the inclusion of formal clipped evergreen hedge planting to frame the frontages and create a green landscape corridor along the road frontages. In addition a pallet of shrub and herbaceous planting is included as part of the design to enhance biodiversity and create attractive plot frontages for residents to enjoy all year round.

The site access will have a corridor of soft landscaping consisting of an evergreen hedge and shrub planting to frame the site entrance. Existing tree planting is to be retained where possible along the access road to retain canopy structure and connectivity along the southern boundary.

0m 10m 20m 40m

Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Proposed Tree Planting
- Proposed Native Hedge Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Bulb Planting
- Proposed Species Rich Wildflower Mix
- Proposed Attenuation / Wetland Grass Mix
- Asphalt Located on Driveways and Paths
- Road Permeable Block Paving
- Driveway Permeable Block Paving
- Proposed Natural Play

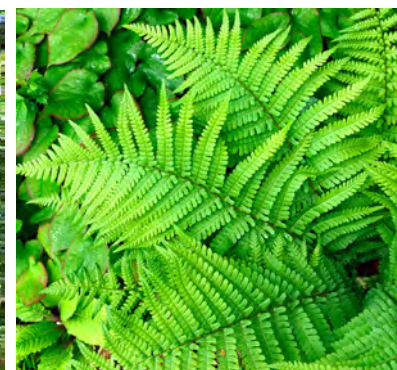
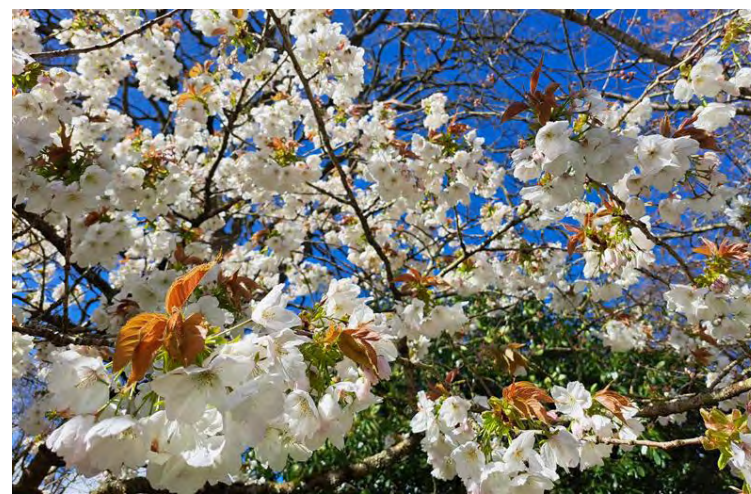
Ornamental Shrubs

Cornus sanguinea, Cornus sanguinea 'Midwinter Fire', Euonymus fortunei 'Emerald 'n' Gold', Euonymus fortunei 'Silver Queen', Hebe albicans 'Red Edge', Lavandula angustifolia 'Hidcote', Skimmia japonica 'Rubella', Viburnum davidii



ref.26:

Landscape Masterplan



Natural [Green] Connections

...which integrate the new neighbourhood into the site and connect it with its wider natural and built surroundings.

The proposal seeks to connect existing and new habitats through the careful integration of green infrastructure and tree planting. Proposed street trees will aim to form a continuous canopy structure along the northern boundary, offering valuable habitat opportunities and linking with internal areas through supplementary ornamental tree planting west to east. Existing boundary vegetation will be safeguarded wherever possible and enhanced with native hedge and tree planting. This approach not only strengthens ecological connectivity but also reflects the surrounding landscape character, encouraging wildlife to navigate safely along road corridors and into rear gardens. The result is a more permeable and resilient green network that supports biodiversity throughout the development.

Wildlife Approach:

The landscape design approach will aim to avoid and mitigate any detrimental effects on key habitats. Where possible, specific local priorities and opportunities will be incorporated into the detailed habitat design and management plans. In addition, drainage features in particular offer opportunities for incorporation of natural features of wildlife value, and working with the wider team of engineers and designers, we will look to focus the design of attenuation features for wildlife benefit with sinuous margins and native planting.

Overall, the landscape strategy has been developed to maximise delivery of wildlife enhancement, with wildlife forming an integral part of the development, whilst ensuring the detailed development includes a comprehensive connected ecological network through specific design.





Back of Pavement, Front of Home

Private spaces clearly delineated by
characterful boundary treatments -
minimising visual clutter from services
and utilities.

✎ The design of the interface between public realm and private dwelling is central to creating a coherent, welcoming, and characterful streetscape. Private spaces are clearly defined through well considered and contextually appropriate boundary treatments, such as native or ornamental hedging to frontages and close board fencing to rear gardens. These treatments help establish a strong identity for each street while also enhancing ecological value by enabling boundary permeability for wildlife and encouraging biodiversity.

✎ Front gardens are purposefully designed with sufficient depth to allow for hedge planting, creating a buffer between public footpaths and private dwellings. This space offers residents the opportunity for personalisation such as seasonal planting or decorative features while maintaining a structured, green frontage that contributes to the visual cohesion of the street.

✎ Apartment residents to the west also benefit from well-designed outdoor spaces. Ground-floor apartments are served by semi-private amenity areas that provide space for seating, drying clothes, container gardening, and informal use. These green thresholds enhance the approach to apartment buildings, particularly from parking courts, creating active, attractive edges that support social interaction and improve passive surveillance of communal areas. Collectively, this approach fosters a sense of pride in place, reinforces the identity of the streets, and ensures that every part of the development contributes positively to the public realm.



architectural principles & concepts

“The design principles and concepts that have been applied to the proposed development”

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)

