Taylor Wimpey

LAND OFF WATMORE LANE,

PHASE 1

WINNERSH

DESIGN AND ACCESS STATEMENT

D.105

JUNE 2025

Reserved matters application relating to scale, layout, appearance and landscaping in respect of 111 dwellings.

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PREFACE

FOREWORD

This Design and Access Statement is submitted in support of a Reserved Matters planning application for land off Watmore Lane, Winnersh Farm, Wokingham, submitted on behalf of Taylor Wimpey West London. The reserved matters planning application is submitted pursuant to Wokingham Borough Council Local Plan and Borough Wide Design Guide.

Outline planning permission (reference: 230208) for the site was granted on appeal on the 6th of March 2024 for: residential development of up to 234 homes with all matters reserved except access from Maidensfield. A Non-Material Amendment (NMA) application was approved on 7th April 2025 to alter the wording of planning conditions attached to the outline planning permission to introduce phasing into the permission. Two reserved matters planning applications are being submitted in relation to the outline planning permission. This reserved matters planning application is submitted for a new sustainable and design-led housing development of 111 dwellings with 40 % affordable housing.

This application seeks approval for 111 new residential dwellings, informal and formal open space, footpaths, cycleways and internal roads; associated parking, landscaping, planting, utilities and drainage infrastructure including connection to the strategic foul network; and associated infrastructure and groundworks.

The Design and Access Statement sets out the principles, design development and design rationale for the whole site, before moving onto the specific design rationale and design for the phase 1 reserved matters application.

THIS DOCUMENT

This Design and Access Statement has been prepared in line with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, the National Planning Practice Guidance (Section 14: Making an Application).

This Design and Access Statement sets out the following details on the proposed development:

- The vision and background to the site and the development of the proposals;
- The key design principles, approach and development philosophy;
- An appraisal of the settlement character, landscape, environmental, transport, service and infrastructure characteristics of the site and surrounds;
- A set of design principles, approaches and an analysis of the overall site layout;
- An accessibility and movement network, including transport connections, access and permeability;
- An appraisal of street and character areas;
- A set of landscape, environmental and sustainability objectives.

1.
INTRODUCTION

1.01 EXECUTIVE SUMMARY

1.02 DEVELOPMENT PRINCIPLES

1.03 KEY DESIGN OBJECTIVES

1.0 INTRODUCTION

1.01 EXECUTIVE SUMMARY

The design and development standards set out by National policy and Wokingham Borough Council's local policy and guidance have shaped our application proposals.

The scheme has also been developed and shaped through extensive engagement with Wokingham Borough Council's pre-application process, following the approval of the outline planning application. This approach is in line with the recommendations of national planning policy and recognises the increasing necessity for high-quality design in new dwellings. This application embodies a high standard of design to make a positive contribution to the local character and for the new and existing community.

A project design team has been assembled to help inform the scheme design objectives and proposed site layout design in order to create an appropriate and respectful development that makes good use of the land whilst meeting all key site constraints. The proposals have also been informed by a detailed appraisal of the local context and surrounding development patterns and character, as well as the extensive technical work undertaken to inform the planning application and more recent studies.

The intention is to deliver a development that will enhance the local area and make significant contribution to the character of both Winnersh and the wider communities within Wokingham Borough.

The site layout comprises a range of open market and affordable houses and apartments. A significant proportion of the site will be given over to new landscaping, formal and informal public open space, and play spaces to encourage community interaction and areas for ecological enhancements.

Across the two phases the proposed scheme will deliver:

- A total of 229 new homes, 40% of which would be affordable;
- The affordable housing would be a range of apartments and housing with social rent, affordable rent, shared ownership and first homes;
- A comprehensive landscaping scheme that will significantly soften the proposed development area and retain the majority of existing hedges and trees;
- The main approved vehicular access for the site will be at the end of Maidensfield.
- A focus on sustainability - the scheme will be a high-quality and sustainable development, designed to achieve a significant saving in CO2 reduction over traditional construction and to encompass renewable energy generation;
- A design approach that both creates variety and promotes individuality within the various streets utilising a varied palette of local materials in a contemporary way.
- The informal central open space will feature a Local Area for Play (L.A.P.), with trees and planting around its edges, and will connect to the north-eastern open space, enhancing the site's overall green network and drawing the landscape into the site.
- The north and eastern open spaces will include a Locally Equipped Area for Play (L.E.A.P.), encouraging a healthy lifestyle for residents and the local area.
- The site's ecological enhancements, including attenuation basins, new tree planting, and shrubs, will support achieving substantial Biodiversity Net Gain (BNG) across multiple categories. The proposals will deliver a net gain of 8.39 units (32.06%) for habitats, 2.45 units (27.54%) for hedgerows, and 0.37 units (11.05%) for watercourses. These measures will significantly enhance both the natural landscape and the site's overall environmental sustainability.
- The open space to the north of the site offers clear views over Emm Brook from the site entrance, enhancing residents' connection to the site's natural features.

The site will be delivered in two phases, with the delivery of affordable housing, landscaping, ecological enhancements, open space, play, split appropriately across the two phases.

1.0 INTRODUCTION

'THE QUALITY OF THE PLACES WE LIVE IN HAS AN IMPACT ON ALL ASPECTS OF LIFE. HOW WELL THEY ARE DESIGNED WILL INFLUENCE HOW SAFE WE FEEL, HOW EASY IT IS TO WALK ROUND, WHETHER WE HAVE SHOPS, COMMUNITY FACILITIES AND SCHOOLS NEARBY, WHETHER OUR CHILDREN HAVE SAFE PLACES TO PLAY.

IT WILL ALSO AFFECT WHETHER THERE IS GOOD ACCESS TO PUBLIC TRANSPORT AND A GOOD CHOICE OF HOMES IN WHICH TO LIVE. IT IS ESSENTIAL THAT THE PLACES WE CREATE AND IMPROVE EMBODY THE PRINCIPLES OF GOOD URBAN DESIGN.

GOOD URBAN DESIGN IS ESSENTIAL TO DELIVER PLACES WHICH ARE SUSTAINABLE ON ALL COUNTS: PLACES THAT CREATE SOCIAL, ENVIRONMENTAL AND ECONOMIC VALUE. ENSURING THAT PLACES ARE WELL DESIGNED SHOULD BE A PRIORITY OF EVERYONE INVOLVED IN SHAPING AND MAINTAINING THE BUILT ENVIRONMENT.'

- Urban Design Compendium 2 (second edition);

1.02 DEVELOPMENT PRINCIPLES

The site layout incorporates a number of location specific urban design principles to inform the structure of the built form. These principles, as set out below, have shaped the development proposals, as follows:

- **Making a Legible Place;** creating a development that is a destination, is easy to understand, is simple to navigate around and functions as a linked collection of experiences. A legible street network and hierarchy is vital to this, providing a clear point of arrival and departure, linked to routes between character areas.
- **Creating a Development of Character;** establishing a place with an individual, distinct identity that functions within the existing character of Winnersh. A high quality of public realm will provide pedestrian oriented movement routes to calm vehicular traffic.
- **Focusing on the Detail;** creating clearly defined building and boundary edges, using active building frontages to create enclosure and sense of place punctuated by key building details and features on important vistas. Entrances should face the public realm, creating activity on the street-scene and to open spaces within the development.
- **Creating Variety and Quality in the Street;** built form should vary in height and footprint within an overarching design style to create an active, vibrant and stimulating public realm. Open spaces should be attractive and furnished, used to encourage outdoor activity and community interaction.
- **Ensuring Permeability in the Public Realm;** providing an urban environment that offers a choice of different movement routes by vehicular, cycle or pedestrian means.
- **Establishing the Sustainable Community Ideal;** creating a well designed and built urban environment, with access to surrounding community resources. A sustainable community will have effective opportunities for community interaction and will be environmentally responsible.
- **Creating a Safe and Secure Development** and encouraging shared responsibility for public areas. Activity in the street-scene is vital for security, overlooking the public realm, car parking areas, open space and pedestrian routes.
- **Ensuring Long Term Viability;** establishing a long term management plan for the maintenance of open spaces, movement routes & landscaped areas.

1.03 KEY DESIGN OBJECTIVES

The development principles outlined on the previous page establish our overarching vision for the scheme. To realise these principles, we have formulated a set of design objectives that will guide our overall site layout design philosophy. These achievable goals include:

- The development will include 111 dwellings, ranging from 1-bedroom apartments to 4-bedroom houses, as a sustainable addition to the area.
- It will provide 40% affordable housing, including social rent, affordable rent, shared ownership, and first homes, in line with planning policy and the Section 106 Agreement.
- Creation of a safe main access into and out of the site from Maidensfield, complemented by a clear street network to enhance navigation and traffic flow.
- The design will feature linked character areas with varied scale and massing within a cohesive materials palette.
- Public open spaces will include landscaped recreational areas and boundary planting to encourage community interaction.
- Areas for ecological enhancement will improve biodiversity.
- A drainage strategy utilising Sustainable Drainage Systems (SuDS), including attenuation basins, will be implemented.
- Designated play areas for children will be integrated into the development.
- A central open space will serve as a focal point for community activities.
- Shared streets will promote a pedestrian-friendly environment while enhancing connectivity to the eastern open space and Emm Brook.

Proposed Site Layout

2.

THE SITE AND ITS CONTEXT

2.01 SITE CONTEXT

2.02 SITE DESCRIPTION

2.03 LOCAL VERNACULAR

2.04 FLOODING / ENVIRONMENTAL DESIGNATIONS

2.05 OPPORTUNITIES AND CONSTRAINTS

2.0 THE SITE AND ITS CONTEXT

2.01 SITE CONTEXT

The application site is located at Winnersh, Wokingham and comprises an area of approximately 5.72Ha. The site located on the eastern side of Maidensfield, with the M4/A329(M) junction a short distance to the east. The application site is surrounded by built development on three sides, with the existing built-up area of Winnersh to the west, the Emm Brook to the east, and main roads to the north, east, and south.

The Oak Tree School is located south of the site. The land to the east of the school and south of the site is owned by the Council. This site was previously subject to an outline planning application for 87 dwellings, however this was withdrawn in November 2023. The application site is included as a draft allocation for residential development within the WBC Proposed Submission Local Plan Update document.

Winnersh has a population of approximately 10,870 people according to the 2021 census and is well-served by facilities including shops, schools, nurseries, GP surgeries, pubs, a railway station and a bus services. Winnersh is located between Reading and Wokingham with direct public transport links to London, Reading and Guilford including railway and bus links.

Site aerial image

2.02 SITE DESCRIPTION

The site is a vacant undeveloped field that falls away to the south and east towards Emm Brook. A cluster of six trees with TPOs are located to the north, with additional TPO trees and groups scattered along the site boundary. The site also features other trees, including some classified as veteran trees. The boundary is further defined by hedgerows, shrubs, and other smaller trees. In addition, there is an area of ancient woodland to the north east of the site boundary alongside Emm Brook. The southern boundary divides the field into 2 phases. The southern portion of the field will be part of phase 2 and will be subject to a separate reserved matters planning application.

The main access to the site is along Maidensfield and this will form the new access for the residential development. A mobile home park is located to the north of the site and views to the site from Grovelands park can be seen in view 02.

A recently completed SEN school abuts the southern boundary, and a secondary access in to the site is proposed to connect alongside this school.

Site aerial image

Approved Access Point

View from Maidensfield, looking east towards site entrance (Approved Access Point)

View from within site, looking south across site

View from within site, looking north west across site

View from eastern boundary, looking south west across site

2.03 LOCAL VERNACULAR

The Winnersh vernacular is of varying styles; a number of Georgian and Victorian style dwellings are located in the local and wider context. There is a mix of roof styles in the locality including; gable front, front to back and hipped roofs. The dwellings range from 1, 2, 2.5 and 3 storeys in height. Multiple materials and styles are being used together. The following is observed and aspects of these characteristics are taken forward into the design stages of the scheme:

- Red bricks
- Soldier course brick headers
- Brick cills and integral cills
- Tile hanging
- Gable porches
- Variations of buff brick
- Brown and white window framing
- Timber decoration
- Brick quoining
- Brown, grey and red clay roof tiles and grey slate roof tiles
- Soldier course brick banding
- Wet and dry verges

These observations of the local vernacular provide valuable context. Our scheme aims to carefully select and adapt specific features to create a cohesive development with a distinct identity. The design should be divided into character areas, each relating to the others while drawing inspiration from different aspects of Winnersh.

By thoughtfully choosing from this palette of local materials and architectural elements, we intend to create a development that respects the area's heritage while establishing its own unique character.

See images on next page for reference

Aerial Image of Winnersh

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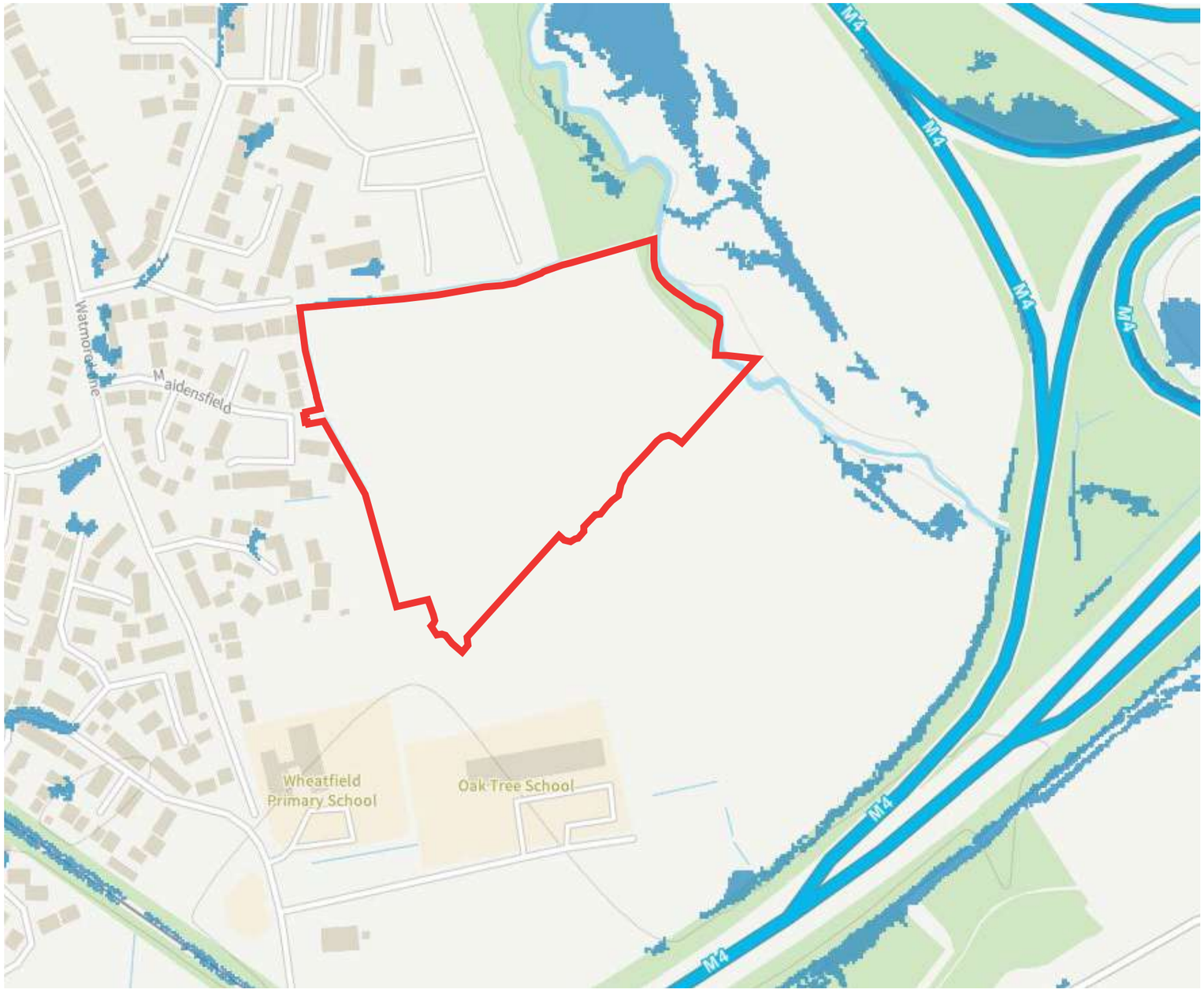
2.04 FLOODING / ENVIRONMENTAL DESIGNATIONS

The eastern boundary of the site is directly adjacent to Emm Brook , a tributary off the River Loddon which runs north west of Winnersh. The easternmost edge of the site contains areas within flood zones 2 and 3. The eastern edge lends itself to be an open recreational space of natural beauty and water features, playing on the natural course of the river and land formations in Winnersh; particularly the lakes north of the site, rivers and marsh land.

The site proposal will incorporate a number of water features including attenuation basins along the eastern edge serving as surface water storage for the scheme to ensure water will only exit the site at the existing green field run-off rate.

The proposed residential properties and development area will all be located within Flood Zone 1. No changes to ground elevation are proposed within flood zone 2 or 3.



Extent of flooding from Surface water

- Very Low
- Low
- Medium
- High

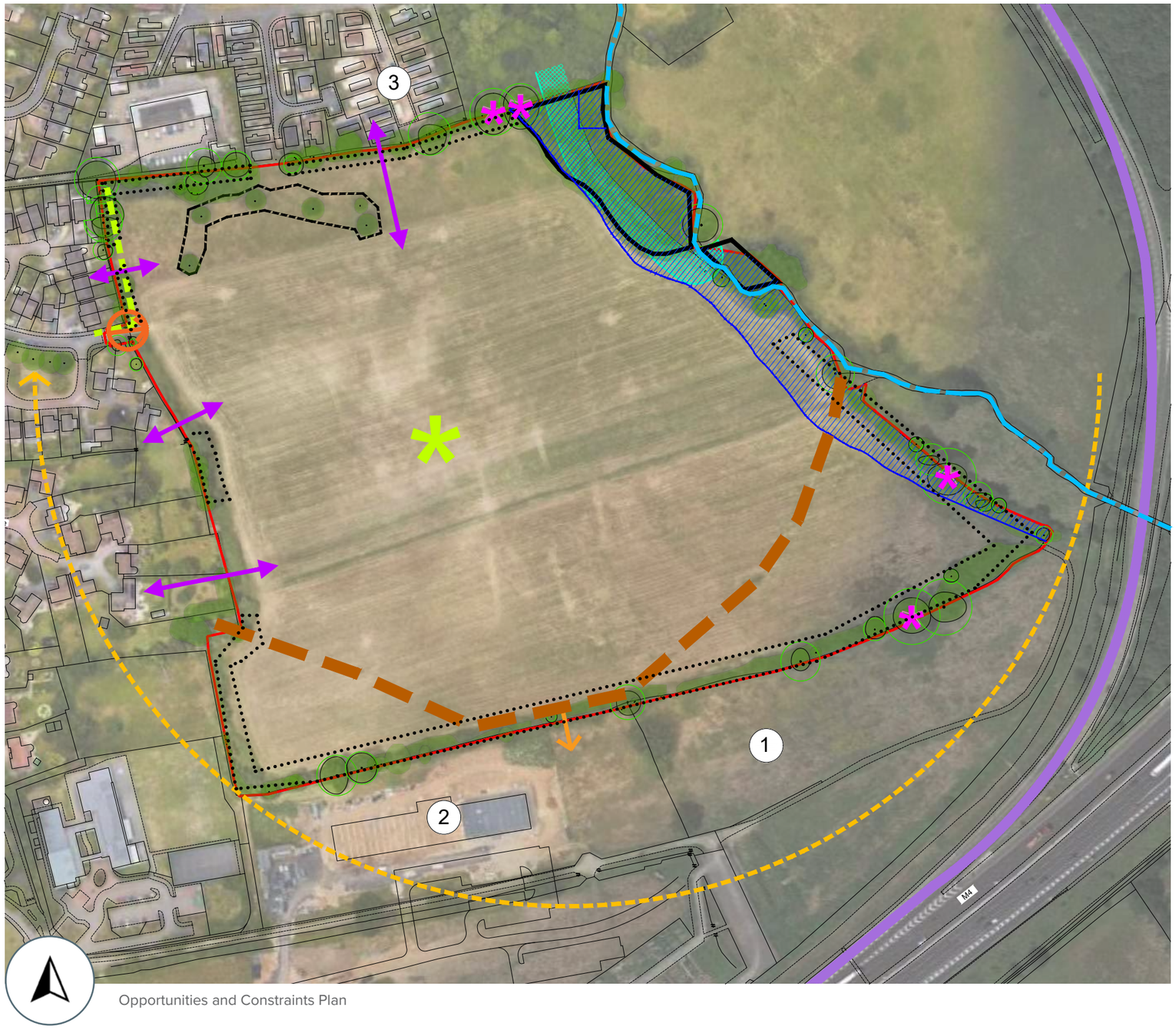
2.05 OPPORTUNITIES AND CONSTRAINTS

Following the approval of the outline planning permission, additional analysis was conducted to identify opportunities and constraints for the proposed development land, crucial for enhancing the scheme at detailed reserved matters stage. Considerations include;

- Retaining existing boundary vegetation to create a green buffer
- Careful consideration of all trees to be retained
- Creating a landscape framework space to the east, integrating ecological measures avoiding development in flood zones 2 or 3
- A central open space area to create a heart to the development
- Internal pedestrian and cycle routes should connecting open spaces, promoting a pedestrian-friendly environment
- Allowing for pedestrian and vehicles linkages to Winnersh via the eastern and southern site access points
- Residential interfaces should have rear gardens facing the shared boundary
- Ensuring development respects the sewer easement

KEY

- Approved Access Point
- Central Village Green (Focal Point, Play and Encouraging Healthy Lifestyles)
- Existing Trees
- Emm Brook
- Flood Zone 2
- Existing Sewer Line
- (1) Withdrawn Application for Residential Development (87 units) Application Number 212404
- (2) Approved SEN School - Application Number 211772
- Potential Secondary Access
- (3) Mobile Home Park - Grovelands Park
- Noise Source from M4/ A329(M)
- Ancient Woodland with 15m Buffer
- TPO Woodland
- TPO Group
- TPO Area
- Veteran Trees
- Sunpath
- Existing HV Cable
- Residential Interface



Opportunities and Constraints Plan

3.

SCHEME EVOLUTION AND DESIGN

3.01 SCHEME EVOLUTION

3.02 INITIAL RESPONSE TO INSPECTOR'S COMMENTS

3.03 FIRST PRE-APPLICATION MEETING - JUNE 2024

3.04 INFORMAL DISCUSSION - JUNE 2024

3.05 SECOND PRE-APPLICATION MEETING - JULY 2024

3.06 FOLLOW UP MEETING -JULY 2024

3.0 SCHEME EVOLUTION AND DESIGN

3.01 SCHEME EVOLUTION

The appeal decision for the outline planning application contained several comments by the Planning Inspector relating to the illustrative site layout submitted. These have been reviewed in detail and a summary of the key points made by the inspector are summarised with reference to the paragraph number in the decision.

- Enlarging the open space near the site access by removing six homes along the northern boundary would help retain views towards Emm Brook and the adjoining woodland. (52)
- The street could be tree-lined with generous front gardens, creating a transition between the built-up area and countryside, with homes facing east over the open space. (53)
- Significant structural landscaping, feature trees, and a muted palette of materials, including dark roofs, could soften the visual impact of the development from the M4 slip road. (54)
- The street trees appear too formal, and the layout lacks a gradual transition into the countryside. Additionally, the use of 2.5 and 3 storey buildings is inconsistent with the character of the wider area. (60)
- The scheme could replicate Eastbury Park's open space with informal central areas, parkland around mature Oak trees, tree-lined streets, and hedged front gardens. More trees may be needed to meet the Framework's tree-lined street requirement, and an informal village green could enhance the development's centre and legibility. (62)
- Incorporate significant greenery to soften the development and allow the scheme to respect the current settlement edge character and street hierarchy. (63)
- Design the link with Maidensfield to retain its edge-of-settlement character by softening the transition with a green gateway, reduced density at the entrance, and similar building heights. Increased density could be accommodated in the southern part of the site. (64)
- The scheme could be designed with a 20mph speed limit and generous planting, creating a mixed secondary/tertiary street character that integrates with Maidensfield. (69)

Outline Application - Illustrative Site Layout

3.02 INITIAL RESPONSE TO INSPECTOR'S COMMENTS

An initial concept plan was prepared to illustrate how the site layout could evolve to address the Planning Inspector's comments. This was discussed with the case officer prior to the first pre-application submission. The key design responses are set out below:

52 - Development has been removed to link open spaces, retaining views from the site entrance to Emm Brook and woodland.

53 - Roads have shifted eastward, allowing for larger front gardens. Tree-lined avenues connect to the eastern open space, with houses on the eastern boundary facing this area.

54 - The development will feature extensive landscaping to soften its impact, with feature trees and increased planting to the south. The material palette will be considered in future development.

60 - Street trees have been implemented as noted in point 53. Additional planting will enhance garden depths, which will meet or exceed requirements. Varied building scales will improve site character, with taller buildings at landmark locations for wayfinding.

62 - An informal open space with a play area has been added north of the site entrance, extending views. Tree-lined streets and extended front gardens enhance landscaping, while a proposed 'village green' improves legibility.

63 - Significant greenery has been incorporated, with no development along the northern and eastern boundaries.

64 - Views toward Emm Brook are retained, preserving a settlement edge feel. Transitions are softened by tree-lined green fingers and limited development at the entrance. Higher density, including three-storey buildings, is focused southward to reduce impact on open space, the SEN school, and neighboring residences.

69 - Streets feature diverse types to integrate with Maidensfield: main tree-lined avenue, secondary loop roads with pavements, and shared surfaces/private drives.

* - Relating to paragraphs 13-22 of the appeal decision, secondary access has been aligned for potential Council Land application, joining the site at the least disruptive point.

Outline Application - Concept Plan

3.03 FIRST PRE-APPLICATION MEETING - JUNE 2024

The site layout shown here was submitted to the Council as part of the first pre-application pack and was discussed at a meeting in June 2024. A summary of the key layout points raised is provided below:

- Consideration should be given to the entrance from Maidensfield and how the architecture and open space relates to the existing area.
- The perimeter road should remain intact with no separate drives to the back land plots such as near plot 135.
- The use of Flats Over Garages should be avoided where possible.
- It was acknowledged that the central area is one of the most appropriate location for taller buildings and that 3 storey apartment blocks could be acceptable on the site. However, there were concerns that this area may feel too urban with the number of 3 storey apartment blocks proposed and the block situated north of the central open space. Parking should also be reviewed here to decrease the number of parking areas facing the open space.
- Feedback highlighted that the central open space appears too formal, with suggestions to explore a more informal shape to encourage a less formal character and support more spontaneous activities.
- Concerns were raised in relation to the private drives with a preference that the perimeter blocks are not broken up and are better defined. There were queries over how these private drives would feel and their legibility.
- Could the sub-station be relocated from the open space.
- Further consideration should be given to the south-west area with plots 27-34 to ensure suitable space is allowed for front gardens and defensible space is created.
- The intentions for the retention of the existing vegetation and proposed boundary treatments along the western boundary should be clarified.
- The location of 2.5 storey houses across the site was considered acceptable. The taller buildings on the southern edge need to be considered in terms of their context and the relationship to the land to the south.
- Parking should be located on plot wherever possible. Parking courts should be landscaped and should not be located in prominent location of the street scene.

Pre App 1 - Illustrative Site Layout

3.04 INFORMAL DISCUSSION - JUNE 2024

Following the initial pre-application meeting, a series of constructive discussions took place with the Local Planning Authority (LPA) to review the principles of road layout and perimeter block design. These discussions aimed to ensure that future proposals align with the Council's objectives for the site.

In late June 2024, a diagram was presented to the Planning Officer, highlighting key aspects of the development. It was mutually agreed that, contrary to the Inspector's comments in paragraph 60, integrating taller elements into the scheme is feasible. The LPA acknowledged that positioning 2.5 and 3-storey buildings further into the development would mitigate direct comparisons with existing properties.

The dialogue included considerations for the locations of the 3-storey apartments, the design of central open spaces, larger perimeter blocks, and road hierarchy. The diagram illustrated how perimeter blocks could be more clearly defined while reducing the extent of secondary shared surface roads. The Planning Officer responded positively to this approach, contingent on further detailing, which informed the subsequent updates to the proposed site layout.

Sketch for Discussion - June 2024

Key

- 2 Storey
- 2.5 Storey
- 3 Storey

3.05 SECOND PRE-APPLICATION MEETING - JULY 2024

The site layout was updated following the comments received at the first pre-application meeting to address as many of the points raised as possible, based on the indicative development plan agreed upon with Planning Officers at the subsequent meeting. A second pre-application meeting was then held with the case officer and landscape officer in July 2024. It was generally accepted that this was an improvement and had addressed many of the previously raised points, however a series of further comments were raised as follows:

- Parking near Plots 1-6 not ideal
- The western tertiary road lacking planting and green infrastructure
- Central open space appears too small and should be more a focal area
- Shared surface streets working better, especially in eastern part of site
- Western most and central shared surface street could be further improved, preference is to remove FOGs.
- Further discussion is needed regarding the best location for the 3 storey apartments.
- The drainage basins have the potential to dominate the public open space and The importance of the view from Maidensfield was emphasised, ensure that plots do not 'stick out' into this view.
- Some queries over parking provision / location for apartments
- Southern site boundary planting should be enhanced
- Parking courtyard in south-west corner should have enhanced landscaping and be a focal point when travelling from central open space
- Good planting alongside gardens in south-east corner may make this path and area acceptable

Pre App 2 - Illustrative Site Layout

3.06 FOLLOW UP MEETING -JULY 2024

Following receipt of the second pre-application comments, a follow up discussion was had with Planning officer to talk through the remaining comments, and the following changes were then subsequently actioned:

- (1) Following the expression of a preference for the 3 storey apartment blocks on the southern entrance to be relocated, and with the suggestion of increased density in the centre of the site, those apartments have now been relocated
- (2) The central open space width has been increased, and the road along the eastern edge which separated the central open space and the central core has now been removed
- (3) The western shared surface road in particular has been redesigned to have a more active frontage and different character feel.
- (4) The western Tertiary Road has been redesigned to include a planted verge along its length with some significant planting areas incorporated

Further informal meetings were held with the case officer where this layout was discussed, and it was agreed that the officer was comfortable with this as a basis for the planning application submission. These alterations demonstrate a responsive approach to the planning feedback, aiming to create a more balanced and well-designed development that better aligns with the local authority's expectations.

Updated site layout following further discussion with Planning Officer

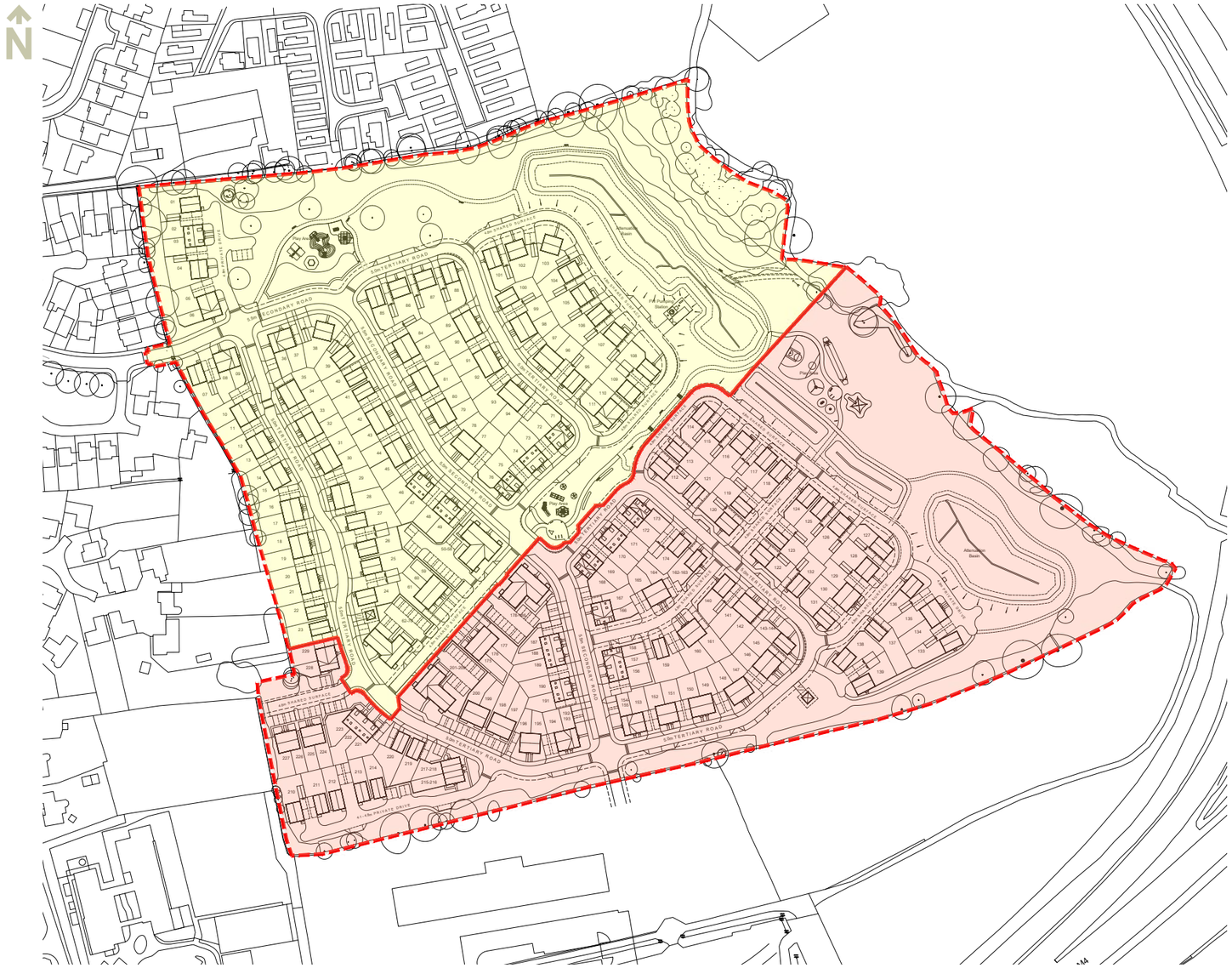
3.07 PHASING PLAN

The reserved matters for the site is submitted as two phases. The phasing of the Site is consistent with condition 20 of the outline planning permission.

The first phase will comprise 111 units to be accessed from Maidensfield, and the second will comprise 118 units as well as a second access point from the south of the Site. Design development has taken place to ensure that the Site will be phased in an appropriate way, whilst ensuring all the benefits will be realised from a comprehensive scheme coming forward on the whole site.

Both phases will deliver 40% affordable housing, ensuring compliance with local planning policies and addressing housing needs. Both phases contain the necessary drainage, water, civil and utility infrastructure; pedestrian, cycle and vehicular routes; open space; play areas and landscaping to serve the dwellings within that phase.. The pumping station will need to be provided as part of phase 1 and will serve both phases. Both phases will require their own substations.

This phased approach allows the development to come forward in a timely way, while still allowing the realisation of a comprehensive design rationale and delivery of planning benefits on the Site as a whole.



Phasing Plan

3.08 PHASE 1 SITE PLAN

- Phase 1 is designed to establish a central community focus.
- It includes the construction of 111 housing units, with 40% affordable housing, ensuring the availability of diverse housing options.
- A Locally Equipped Area for Play (LEAP) and a Local Area for Play (LAP) will be implemented to provide dedicated play spaces for children and families.
- The central open space will be created as a primary area for community interaction and recreation.
- Initial drainage infrastructure will be established through the construction of basins and swales, forming part of the sustainable drainage system.
- A network of paths will be built around the central open space to encourage pedestrian movement and connectivity.
- The sole access for Phase 1 will be the agreed access point from Maidensfield as approved through the outline planning permission.
- The northern landscaped area will provide a green buffer and open views to Emm Brook from the site entrance.
- The pumping station has been relocated from the south to the east of the site to serve both phases.

Phasing Plan - Phase 1

4.

LANDSCAPE DESIGN

4.01 LANDSCAPE MASTERPLAN

4.02 BASINS

4.03 APPROACH TO PLAY

4.04 OPEN SPACE PROVISION

4.05 ECOLOGY AND BIODIVERSITY ENHANCEMENT

4.0 LANDSCAPE DESIGN

4.01 LANDSCAPE MASTERPLAN

The Landscape masterplan is made up of different components which form the overall landscape strategy. To the north of the site, the open space is design to replicate nearby parkland setting and to provide connectivity with the Emm Brook. Clusters of trees set within grassland meadow makes this area of the site feel like a traditional parkland setting while also housing the LEAP play area and is overlooked by the residential development.

To the east of the development, the public open space plays host to the sites drainage features and the NEAP play area proposals. The NEAP and ball court are surrounded by tree planting and wildflower meadow, making this space an area of seasonal interest while providing opportunities for play and recreation. These features are overlooked by the nearby housing, providing security and an animated landscape.

The central area of open space brings the green open space into the heart of the development. This area contains pedestrian routes towards the NEAP and wildflower meadow while also hosting the LAP and a communal seating area. This green space sits within a hard landscape made up of feature block paving and surrounding architecture with weather boarded facades, making this a unique part of the site. A range of shrubs and grasses vary the planting palette here, contributing to a unique character within the development and complimenting the hard landscape and surrounding architecture.

Landscape Masterplan

The western boundary of the scheme will feature a close boarded fence, complemented by the retention of existing vegetation. This established planting, together with the new fence, will provide an effective screen for the proposed architecture. The vegetation will be further strengthened with additional planting to create a robust site boundary and enhance screening to and from existing properties.

The plot landscape has been broken into four different characters, providing a variation of street scenes across the development. Firstly the spine road is made up of generous grassed verges with semi-mature street streets lining the route. Plot frontages are completing this formal, linear landscape with the use of clipped, formal hedgerows to either side of the carriageway.
Secondary streets see the number of formal, clipped hedgerows reduced as shrub planting provides structure to frontages along with colour. A palette of evergreens and herbaceous shrubs means these streets have seasonal interest.

Private drives include clipped, native hedgerows to their periphery, complimenting the adjacent public open space. Plot landscape within private drives is made up of shrub planting of varying colours, heights and forms, softening the edges of the proposed architecture while bringing splashes of colour to the landscape.

The final character area is the central space of the site, where the public open space comes to the heart of the development. The LAP takes center stage here, providing a play space for younger families, with seating for small gatherings and recreational open space. Planting contains splashes of colour, pollinators and grasses to bring the space to life with colour and seasonal interest, along with carrying textures and forms.

The landscape strategy for the site is being delivered in two phases. The phasing of key landscape elements is as follows:

The northern open space, including the parkland setting, connectivity to Emm Brook, and the LEAP play area, is delivered in Phase 1.

The eastern open space is split: the northern section, including one large drainage basin, is delivered in Phase 1; the NEAP play area, ball court, and the southern section, including two smaller basins, are delivered in Phase 2.

The central open space, including pedestrian routes, the LAP, and communal seating, is provided in Phase 1.

The western boundary treatment (close boarded fence and planting) is predominantly in Phase 1, with a small section in Phase 2.

The spine road landscape (grassed verges, semi-mature street trees, and formal hedgerows) and private drives (native hedgerows and shrub planting) are provided across both phases.

4.02 BASINS

The SuDS basins primarily provide a sustainable drainage solution for the site but also contribute to its ecological value. Wildflower meadow, both dry and seasonally wet, offers opportunities for flora and fauna, supporting wildlife habitats within the site. Basins also allow for marginal planting, further enhancing the range of habitats in the open space design.

The SuDS basins and associated drainage features have been designed to operate self-sufficiently for each phase of the development, ensuring effective surface water management as each phase is delivered. Once the entire scheme is complete, the SuDS network will function cohesively to provide sustainable drainage for the whole site

4.03 APPROACH TO PLAY

The site at Winnersh contains three play areas located across the development.

LAP

The LAP is located in the centre of the development and caters for young families. The equipment here is timber framed and coloured to match the surrounding building facades. The play equipment is located adjacent to an enclosed run around space alongside a block paved focal area which houses seating and cycle stands and is sheltered by surrounding shrub and tree planting. The LAP and its associated features will be delivered in Phase 1.

LEAP

The LEAP is located to the north of the development, within the public open space. The play equipment here has been selected as the next step up from the LAP, giving slightly older children a more challenging play experience. The layout is more spacious, with no boundary fence, allowing play to be within a parkland setting. The LEAP will also be provided in Phase 1, ensuring appropriate provision for younger and older children from the outset.

NEAP

The NEAP is located to the east of the site, within the public open space and adjacent to the proposed drainage features. The equipment here is aimed towards older children and teenagers, providing a challenging play experience along with a hard surfaced ball court for football, basketball and other small-sided and informal games. The location of the NEAP allows for older children to play together away from dwellings, while remaining overlooked from a distance. The NEAP and ball court will be delivered in Phase 2, providing additional play opportunities for older children as the development progresses.

4.04 OPEN SPACE PROVISION

The open space has been designed to carry out a number of roles while providing open green space for residents to enjoy. The amount of total open space delivered across both phases is in accordance with condition 19 of the outline planning permission and the Section 106 Agreement.

Firstly, the vegetation to the site boundaries provides screening from both within and outside the site. Existing vegetation has been retained and enhanced by additional thicket and tree planting to strengthen the site boundaries.

The open space also houses the site's drainage and attenuation features. These provide interest through marginal and aquatic planting, adding to the site's ecological value. Wildflower and tree planting make these features part of a biodiverse landscape used for recreational activities. The south-east corner of the site is allocated as a reptile receptor area, using grassland and wildflower meadow to support reptiles.

The north of the site offers an informal parkland setting. Swathes of long grassland and clusters of trees break up areas of amenity grassland and frame the LEAP. This area is designed to connect with Emm Brook, enhancing ecological corridors and providing residents with access and views to the natural watercourse.

Public open space at the centre works with the proposed architectural styles and hard landscaping to create its own character area. This focal point offers a screened location for the LAP alongside recreational routes adjacent to lush shrub and long grass planting. Here, the open space is brought into the heart of the scheme.

4.05 ECOLOGY AND BIODIVERSITY ENHANCEMENT

The outline planning application was supported by a suite of detailed surveys for habitats and protected species. An Ecological Impact Assessment identified important ecological features at the site and set out appropriate impact avoidance and mitigation measures to be implemented alongside the development to ensure the protection of these features. Updated survey work has been undertaken to inform the detailed development proposals to confirm the current condition and status of ecological features and to provide up-to-date survey information to inform mitigation proposals. A summary of key ecological features/mitigation measures is provided below:

Hedgerows, trees and woodland – the majority of existing hedgerows, trees and woodland (including ancient woodland) will be retained and buffered alongside the proposals. Protective measures will be implemented during the construction phase to avoid impacts to these important habitat features.

Emm Brook – the river forms a key ecological corridor at the site which will be retained and protected during the construction phase. Adjacent open space areas will act to provide a significant buffer between the river and the development edge, with targeted planting measures along the riparian zone to buffer and enhance this key corridor.

Reptiles – a Reptile Mitigation Strategy has been developed and will be implemented during the construction phase to avoid impacts to reptile on-site. An enhanced and protected receptor area will be established to provide a safe space for reptiles to utilise during construction. Following completion, reptile species will then have access to the newly created diverse habitats within open space areas.

The enhancement of existing ecological features and opportunities on-site for wildlife is a key element of the proposals and measures have been designed into the development to mitigate for potential impacts and provide an overall betterment in habitat opportunities, diversity and value. A Biodiversity Net Gain (BNG) assessment of the detailed scheme has been completed covering habitats, hedgerows and watercourses that are applicable to the site. BNG delivery will be phased, with each phase contributing to the overall net gain target, ensuring cumulative benefits across the development. A net gain in biodiversity of over 10% will occur as a result of the proposed development and a Landscape and Ecology Management Plan has been produced which sets out the habitat creation, enhancement and management actions that will be implemented to ensure this BNG target is achieved.

In addition to habitat creation and enhancement measures, a range of new habitat features will be provided to enhance habitat availability for specific target species groups. Bat and bird boxes will installed on new dwellings and retained trees across the site to provide extensive new opportunities for roosting/nesting. A range of insect hotels and bug boxes will be provided within private gardens and across open spaces to complement the creation of species-rich wildflower meadows of significant value to insects. Purpose-built log piles and hibernacula will be created in discrete, sheltered areas on-site to provide sheltering opportunities for a wide range of species, including reptiles, amphibians and invertebrates. To ensure hedgehogs can access private garden areas and the habitat opportunities they provide, gaps will be provided in garden fences to form 'hedgehog highways', to maximise habitat availability for this species

Bat Box

Bat Box

Bird Nesting Box

Hedgehog Gateway

5.

ARCHITECTURAL DESIGN AND LAYOUT

5.01 LAYOUT, USE & AMOUNT

5.02 CENTRAL OPEN SPACE

5.03 SHARED SURFACES

5.04 RURAL EDGE TRANSITION

5.05 BUILDING HEIGHTS / SCALE

5.06 CHARACTER AREAS

5.07 MATERIAL STRATEGY

5.08 MATERIAL SELECTION

5.09 GREEN EDGE CHARACTER AREA

5.10 CENTRAL CORE CHARACTER AREA

5.11 SOUTH WESTERN QUARTER CHARACTER AREA

5.12 HOUSING MIX

5.13 AFFORDABLE HOUSING

5.14 ACCESSIBILITY

5.15 CRIME PREVENTION

5.0 ARCHITECTURAL DESIGN AND LAYOUT

5.01 LAYOUT, USE & AMOUNT

The layout proposes a development centred around an informal public space that connects to the open area along the eastern boundary. The design is landscape-led integrating with the surrounding environment, maintaining views over Emm Brook and offering a balance between built form and open space.

The site will provide a total of 229 homes, consisting of a mix of flats, terraced, semi-detached and detached houses. The scheme will include 40% affordable housing. The design prioritises sustainability, with over 10% Biodiversity Net Gain and significant open spaces along the northern and eastern boundaries, enhancing the ecological and landscape value of the site. Two reserved matters applications are being submitted in relation to the outline planning permission with phase 1 delivering 111 dwellings and phase 2 delivering 118 dwellings. An appropriate level of affordable housing, open space, landscaping, BNG, drainage, play provision will be delivered as part of each phase.

The layout aligns with the principles of the National Design Guide, focusing on creating a safe, inclusive, and interactive environment. Dwellings are carefully positioned to benefit from long views across open spaces, and key buildings act as focal points, enhancing legibility and promoting a strong sense of place. The development respects the existing context, with appropriate setbacks from neighbouring properties to ensure a harmonious integration with the surroundings.

A fully policy-compliant parking provision is included, featuring a combination of driveways, garages, and visitor parking spaces. Sustainable drainage solutions, such as attenuation basins and swales, are integrated into the open spaces, ensuring that these areas remain attractive, functional, and contribute to the overall ecological enhancement of the site.

KEY
- View over Emm Brook
- View over open space
- Key Building

N

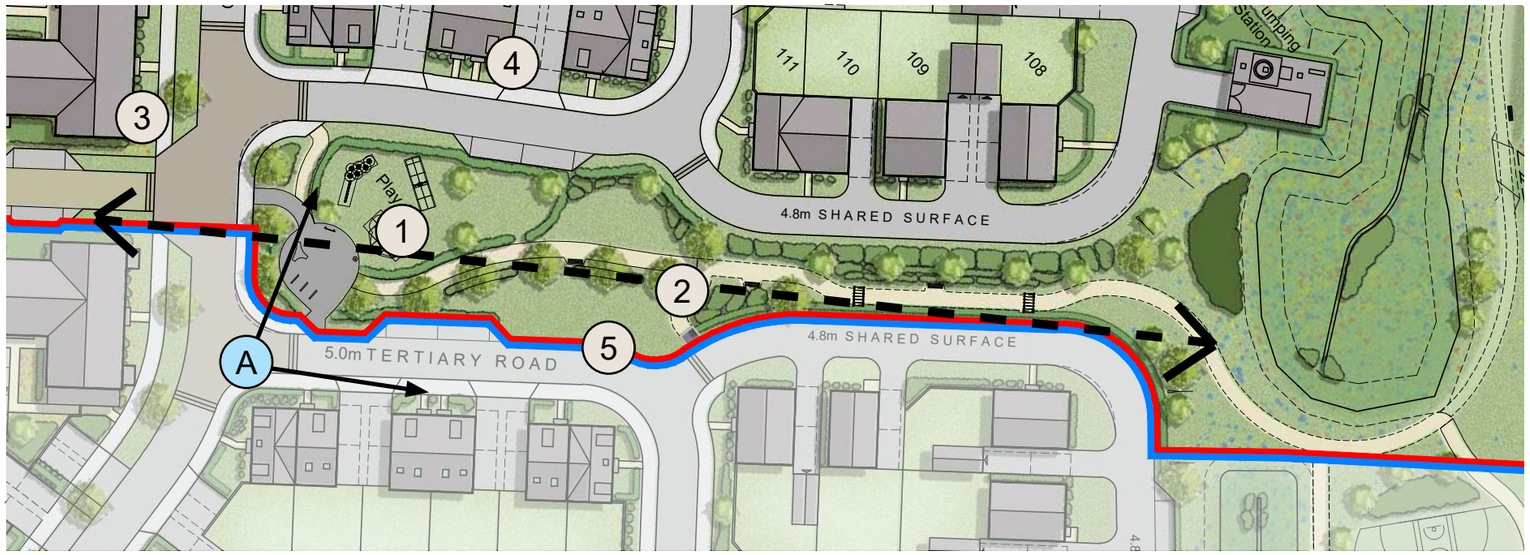
Proposed Site Layout

5.02 CENTRAL OPEN SPACE

This area is seen as the key heart to the development, where the main north-south tree lined street connecting the two access points intersects with the east west shared surface / landscaped open space pedestrian route. This contains the following features:

- (1) Central Play Area within a short distance from all proposed dwellings
- (2) Access from the centre of the site across to the larger eastern open space fostering a cohesive network of green infrastructure. This integration enhances accessibility and reduces habitat fragmentation, allowing wildlife and people to move freely between the connected areas.
- (3) 3 storey apartments with balconies overlooking this area to assist with natural surveillance
- (4) 2.5 storey townhouses to provide additional sense of scale
- (5) Carefully designed landscaping to create a focal point, incorporating distinctive planting, benches, and features to enhance the area's visual appeal and community significance.

The central open space, including the play area and key landscaping features, is included in Phase 1 of the development, ensuring that these important community and ecological assets will be delivered early and accessible from the outset.



Site Layout Extract of Central Open

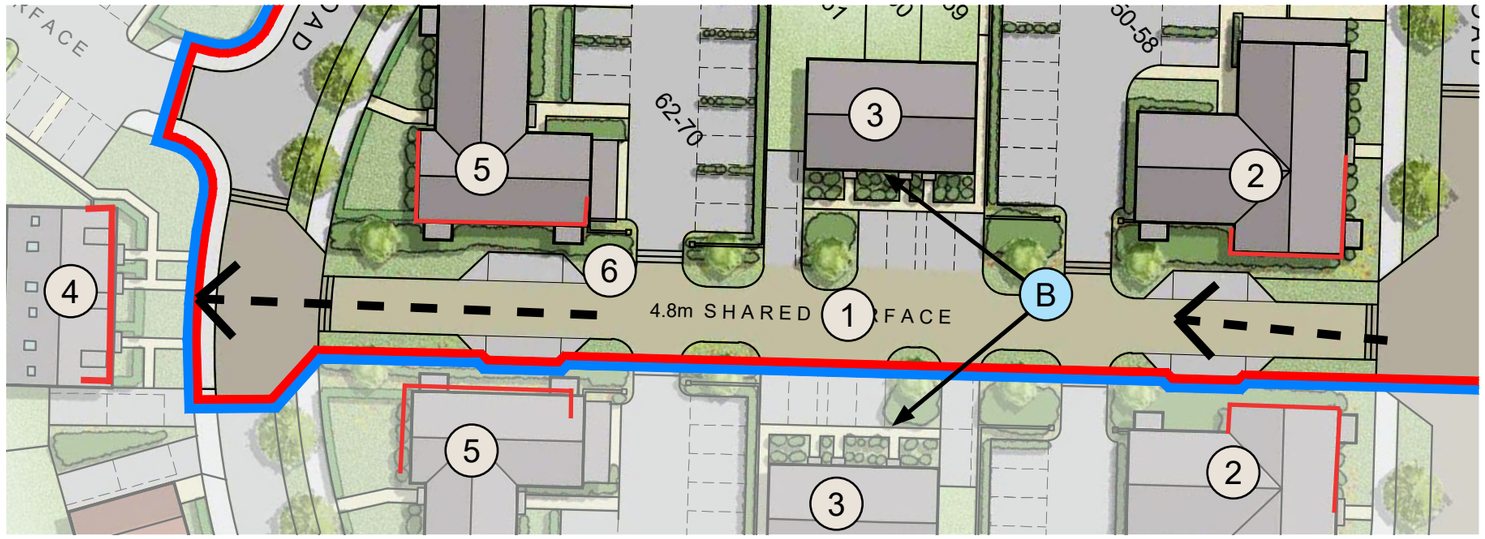
A - View of Central Open Space

5.03 SHARED SURFACES

Shared surface spaces are designed to place pedestrians with priority over vehicles and to provide pleasant and attractive streets. In terms of the western most shared surface this has been designed to a very specific rational as follows:

- (1) Block paved surface indicates pedestrians have priority and warns vehicles to travel at a lower speed
- (2) Higher scale apartments flanking the central open space act as gateway buildings, providing the eastern entrance to this area. The elevations of these apartment buildings facing the street will feature active frontages, enhancing natural surveillance and contributing to a lively, secure streetscape
- (3) Terraced houses either side of the street aid enclosure, as do the screen walls around the parking for the apartments
- (4) A focal point is provided to terminate the vista by way of a 2.5 storey terrace of dwellings
- (5) Additional 3 storey apartments help enclose the western end of the street, again acting as gateway features
- (6) The whole street area is well landscaped to soften the appearance
- (7) Parking has been located off-street as much as possible, with some on-street options included to add variety and enhance the streetscape

The northern part of this street is included in Phase 1, with the southern part to be delivered in Phase 2, ensuring phased development aligns with the overall design intent.



Site Layout Extract of Shared Surface

View B

5.04 RURAL EDGE TRANSITION

The eastern edge to the site is designed as a transition out to the more rural edge of Winnersh, and towards Emm Brook. This area is designed to incorporate the following features:

- (1) Low density 2 storey detached dwellings throughout
- (2) Shared surface block paved roads akin to the more rural setting
- (3) attenuation basins and swales as visual and ecological enhancements to the overall open space
- (4) Walking routes integrated within and around the open space, connecting to ecologically enhanced areas
- (5) Informal open areas designated for recreation

Site Layout Extract of Rural Edge Transition

Indicative View of Rural Edge Transition (Taken from phase 2)