

PARCEL N, ARBORFIELD GREEN, WOKINGHAM

Design Compliance Statement

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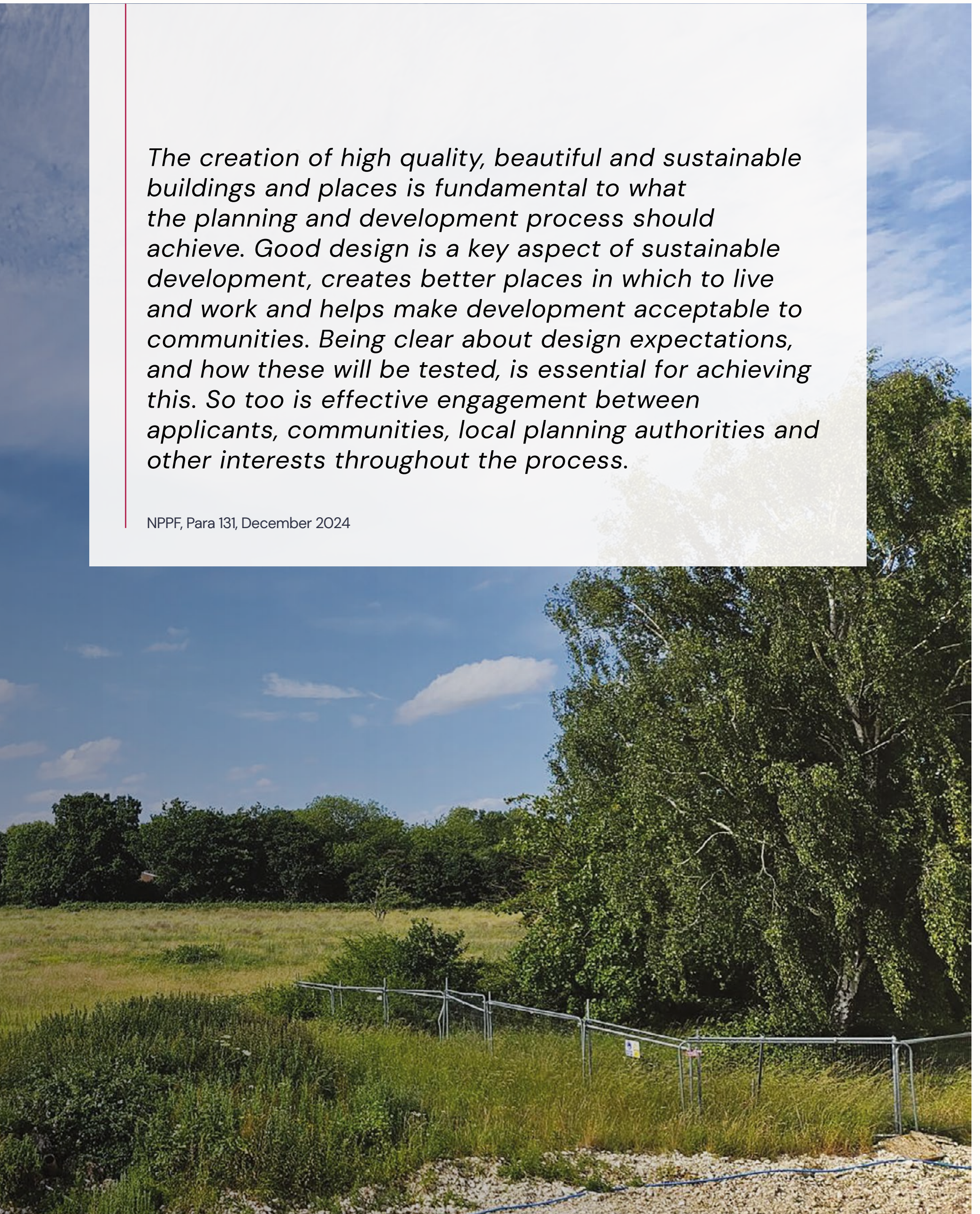
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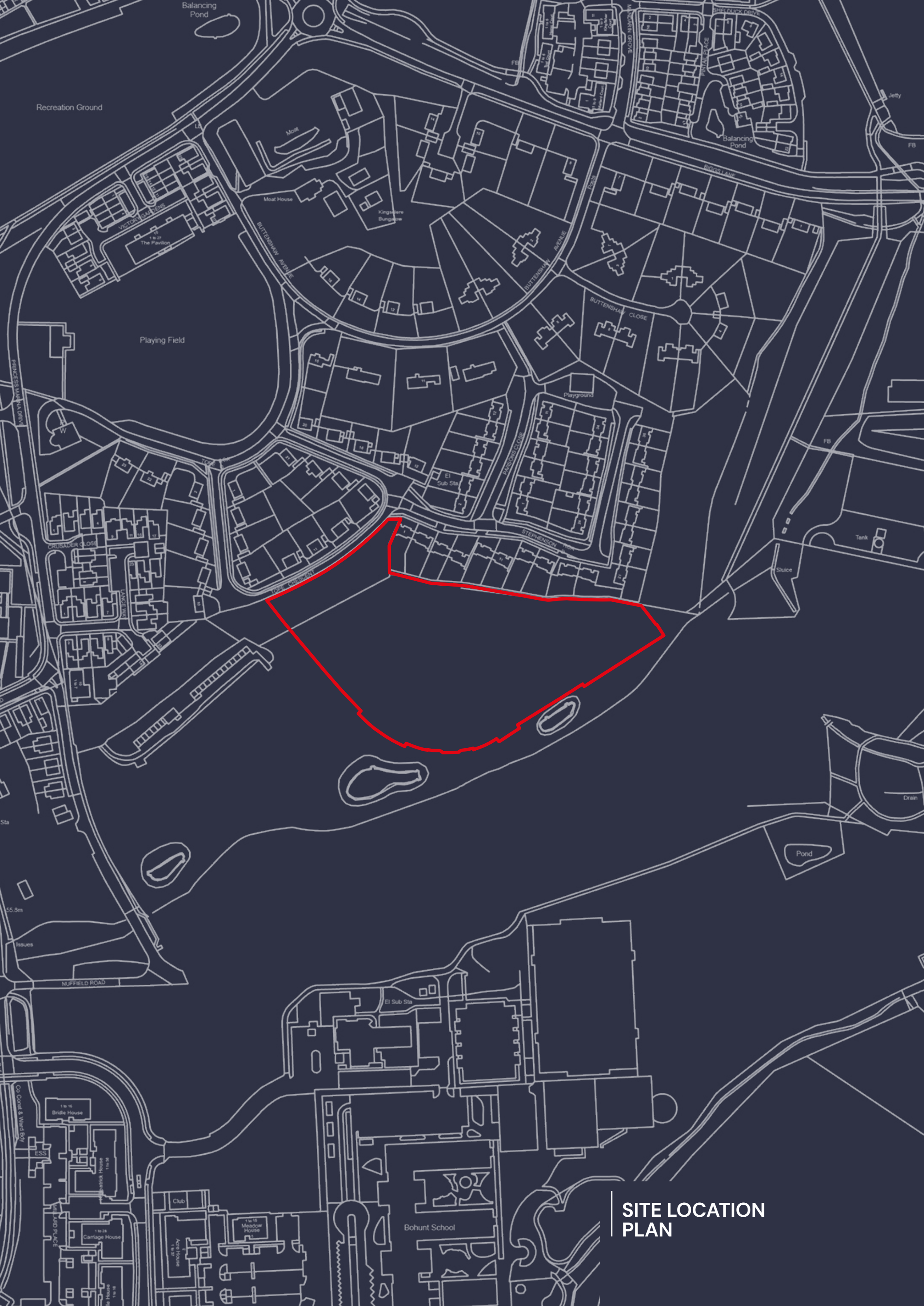
Prepared by **Pegasus Group Ltd**
Prepared on behalf of **Crest Nicholson South**
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The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF, Para 131, December 2024





SITE LOCATION PLAN

01

INTRODUCTION



PURPOSE OF STATEMENT

1.1 This statement has been prepared by **Pegasus Group** on behalf of **Crest Nicholson South** to support the Reserved Matters Application for the:

Erection of 65 units, including open market and affordable, with associated infrastructure, access and landscaping on Parcel N, Arborfield Green, Wokingham.

1.2 This statement is pursuant to the Outline Planning Permission – O/2014/2280.

1.3 This Design Compliance Statement should be read in conjunction with the other material submitted as part of this Reserved Matter Application, along with the Outline approved documentation, including the Design and Access statement and Addendum, and subsequently approved Design Code.

1.4 The reserved matter application seeks approval for the detailed matters of layout, scale, appearance, and landscaping.

1.5 The following sections of this statement aim to explain the proposed design rational behind the plans submitted and aims to prove compliance against the Outline approved material and approved Design Code.

Subsequent sections of this statement included:

Section 1: Introduction and Purpose of the Statement:

Outlines the purpose of the document.

Section 2: Assessment:

Considers the site and its surrounding in terms of the physical, social and planning context.

Section 3: Evolution:

Presentation of the agreed design principles that were derived from a combination of government policy, our own site assessment, the approved design code and design evolution in association with the Local Authority.

Section 4: Design Proposals:

Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.

1.6 This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the Reserved Matters submission.



1. Significant trees safeguarded and retained
2. Primary school location
3. Neighbourhood centre created
4. Listed Moat House protected
5. Playing fields safeguarded
6. Cricket green safeguarded
7. Community allotments
8. Horse infirmary retained and setting enhanced
9. Village Green created
10. Community allotments
11. New bridge path
12. Flood waters accommodated in enhanced water course
13. New vehicular connections to southerly SANG

14. District centre
15. Continuation of Nine Mile Ride to connect with main road
16. Secondary School location
17. Existing gym (and possibly the library) retained and reused for community purposes
18. Village square
19. Village pond
20. Creation of SANG (Suitable Alternative Natural Greenspace) to accommodate scheme
21. Creation of linear park

— Planning Application Boundary

02

ASSESSMENT



2.1 In October 2014 Crest Nicholson Operations Ltd, on behalf of the Arborfield Garrison Landowners Consortium (AGLC), submitted an Outline hybrid planning application (HPA) for the redevelopment of Arborfield Garrison.

2.2 The site was identified by Wokingham Borough Council (WBC) in 2010 as capable of delivering an infrastructure-rich and high quality new village with associated transport and green community infrastructure.

2.3 A hybrid planning consent was subsequently granted in April 2015, subject to a number of conditions (app ref: O/2014/2280).

2.4 This application site covers 5.64 acres and is located within the Village Green character area in the wider Arborfield Garrison SDL, as illustrated on the adjacent Outline approved Masterplan. The development site itself is located south west of Wokingham town and south of the M4 motorway, Junction 11.

2.5 The application site is enclosed by existing residential areas to much of its north and western boundaries. To the south and east boundary lies future open space, Linear Park, with future residential parcel RE and the district centre development just south of Linear Park.

2.6 The application site predominantly comprises open fields containing an existing tree and hedgerow belt forming its northern boundary. These are to be retained in line with the design rationale established within the approved Design Code.

2.7 The site layout for this phase has been formed around the existing site constraints and ensuring a positive interface to the proposed Linear Park to the south.

2.8 The proposed development adopts the guidelines as set out within the approved Village Green Design Code, dated November 2021. The following design objectives relevant to this Reserved Matters submission, as set out in the Design Code, have created the strong foundation that has informed and helped to shape the detailed design proposals.



Pre application Layout



Illustrative Concept Streetscenes

03

EVOLUTION



3.1 In advance of the submission of the reserved matters application, Crest Nicholson and their consultant team have worked closely with the local authority to develop and refine the site layout and the architectural principles proposed for Parcel N.

3.2 This has been conducted through a series of pre-application meetings throughout May and June 2025. Both Crest Nicholson and the local authority positively addressed the design development of the scheme within the parameters of the Outline application and approved design code for the Village Green Character Area, under which this site falls.

3.3 The first site layout submitted for pre-app (shown overleaf) was based upon the approved design code and outline parameters. Careful consideration has been made to ensure design principles set out have been implemented but also that the layout is founded on good urban design principles.

3.4 Discussions predominantly focused on layout design principles. The following items were raised and discussed throughout the various meetings.

Comment: Proposed number of dwellings is excessive for the site and the proposed density is higher than the estimated.

Response: 71 plots were originally submitted at pre-app. This number has been reduced to 67 dwellings following layout development. The density of the scheme is now broadly in line with the density parameters. The proposed density of the scheme ensures that there is noticeable differences and distinctions across the three character areas within Parcel N.

Comment: Impact of dwellings on the northern part of the site on the TPO trees.

Response: Dwellings have been pulled away where achievable within the masterplan parameters. The tree survey submitted with the pre-app was outdated and a revised one has now been produced. This has reduced the size of a number of root protection areas. All dwellings remain outside of the root protected area.

Comment: Opportunity to downgrade some highways to increase understanding of street hierarchy.

Response: Increased use of shared surface streets in line with design parameters. The principles of these follow the approved designs for the district centre parcels. This maintains consistency and legibility as you travel between the spaces.

Comment: Unit proposed within green buffer zone in the north- west corner and opportunity to front dwellings onto Tope Crescent.

Response: Units proposed now within residential land use area. Dwellings proposed front onto the green buffer zone and onto Tope Crescent. The layout here went through a number of iterations to ensure that the various design opportunities were hit. This includes fronting out onto the proposed community orchard and the horse infirmity stables.

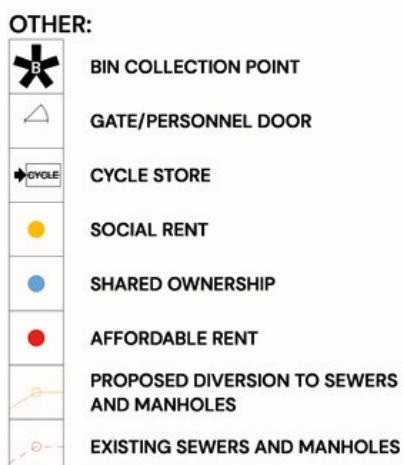
Comment: North- south road dominated by parking and lack of visitor spaces shown across the layout.

Response: Visitor spaces now included and spaced across the layout. The north south road continues to have frontage parking, albeit this has been broken up with more landscape planting opportunities and there are less dwellings proposed here. This area needed to present a different character area to dwellings fronting the linear park and therefore frontage parking with set back dwellings consisting of terraced and semi- detached types, is appropriate.

Comment: Considered poor sense of arrival at the site entrance.

Response: The scheme had mimicked principles and dwellings at the gateway edge of the District Centre from which parcel N is accessed. The dwellings were however reorientated in order to protect from exposed rear gardens onto the linear park. Following consultation reorientated and uplifted dwellings are now proposed to show distinction at the gateway/ corners but still ensure the linear park frontage is consistent along its length

3.5 As part of the first pre-application, sketch streetscenes were submitted (shown below). Comments on these were received but further pre-app discussions on these were not held. The elevational design of the dwellings mimicked the principles approved for the same character areas on the district centre residential parcels.



04

DESIGN PROPOSALS



PLACEMAKING AND APPEARANCE

Residential – 65 dwellings (Class C3)

4.1 The development achieves an average net density of 28 dwellings per hectare (dph), a density appropriate to the garden village character. The proposed land areas shown on the site layout are in accordance with the land areas established within the approved Land Use parameter plans.

4.2 The land is predominantly allocated for residential use, with incidental open spaces in areas, as buffers to existing hedgerows.

4.3 Subtle variation in density adds to a variety of character. The range allows for a variety of densities across the parcel, which creates different sub character areas, aids legibility and helps to avoid monotony. This will be reflected in the range of dwelling types from detached houses to areas with a mix of semi-detached and terraced houses.



LAYOUT

4.4 The proposed layout has been evolved from the initial Illustrative Masterplan to optimise the development, including improving outlook to the green buffer zone and boundary along Tope Crescent where buildings previously backed on to the street, by now fronting, thereby activating the frontage and providing natural surveillance.

4.5 Through proposed character areas, the layout comprises a pattern of dwelling arrangement with set-backs defining its character. For example, the streets along the southern boundary, detached dwellings are set back consistently allowing for front gardens and presenting a strong frontage to the green space directly in front. Internally, dwelling types and arrangements are more varied, though set-backs remain relatively consistent, allowing for front gardens and/or parking, adhering to the Courtyard and Lanes character area set out in the Design Code.

4.6 Other areas within the proposal, such as focal points and landscape nodes, are reinforced by proposed key dwellings, with extra elevation details (weather boarding) and/or increasing height, placed facing them. This strategic arrangement effectively frames and encloses these spaces, accentuating their significance as key focal points.

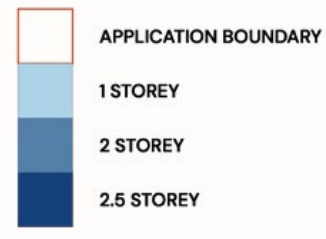
4.7 In addition, to the northern boundary dwellings have been plotted to provide sufficient distance away from existing TPOs to the north, following the updated tree survey.



Street Frontage and Landmarks Plan



Frontages and Landmarks Plan
(Source: Arborfield Green Design Code)



BUILDING HEIGHTS PLAN



AFFORDABLE HOUSING

4.8 The proposed development provides a portion of affordable housing. These houses are designed to be tenure-blind, seamlessly integrating with the overall development. The accommodation schedule outlines the proposed mix of house types.



SCALE

- 4.9 The proposed height and massing of the development consists predominantly 2 storey dwellings, with 2.5 storeys proposed in key locations in order to create good placemaking and legibility through the scheme.
- 4.10 Variation within the streetscene and character area are facilitated through the articulation of building forms, arrangements, and material choices, further contributing to the legibility of the proposed development.
- 4.11 A range of house types and sizes ranging from smaller 2-bedroom to 5-bedroom detached homes are proposed to help ensure a balanced community is created.

ACCOMMODATION SCHEDULE

Open Mix Housetype	No's	Beds	Storeys
Dromer	1	2	2
Caldwell	3	2	2
Redgrave	4	3	2
Chelmsford M4(2)	3	3	2
Chelmsford	1	3	2
Seaton	2	3	2
Filey	6	3	2.5
Romsey	12	4	2
Keswick	2	4	2
Marlborough	2	4	2
Dorking	7	4	2
Burford M4(2)	2	4	2
Walton	7	5	2.5
Affordable Housetype	No's	Beds	Storeys
1B Maisonette M4(2) GF	3	1	1
1B Maisonette M4(2) FF	3	1	1
AFR 2B3P M4(2)	1	2	2
AFR 3B4P M4(2)	1	3	2
AFR 4B5P M4(2)	1	3	2
Shared Ownership	No's	Beds	Storeys
AFR 2B3P M4(2)	1	2	2
AFR 3B4P M4(2)	2	3	2
Affordable Rent	No's	Beds	Storeys
AFR 2B3P M4(2)	1	2	2
Total Open Units	52		
Total Affordable Units	13		
Total Units	65		

APPLICATION BOUNDARY

PROPOSED VEHICULAR SITE ACCESS

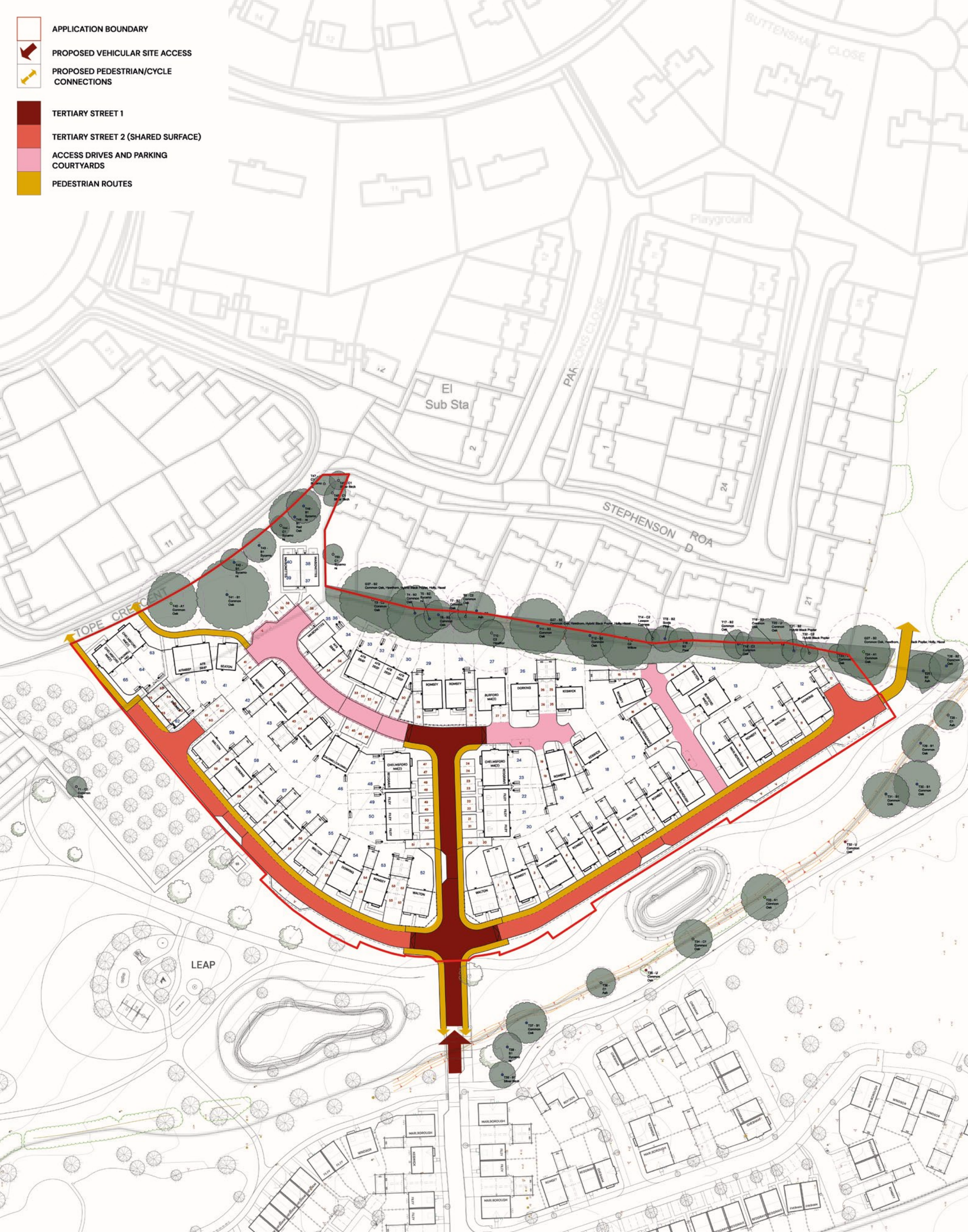
PROPOSED PEDESTRIAN/CYCLE CONNECTIONS

TERTIARY STREET 1

TERTIARY STREET 2 (SHARED SURFACE)

ACCESS DRIVES AND PARKING COURTYARDS

PEDESTRIAN ROUTES



MOVEMENT PLAN

LAYOUT AND STREETS

The development to have a clear street hierarchy consistent with the Street Hierarchy diagram. Location of lanes and drives, and access drives and parking courtyards are subject to detailed parcel design."

Page 21 Village Green: Design Code

MOVEMENT HIERARCHY

4.12 The street hierarchy strategy within Arborfield helps to define the development parcels. In keeping with the approved Design Code, the roads within the proposed development are Tertiary Streets and Access Drives and Courtyards. All streets are designed to cater for the needs of pedestrians and cyclists, as well as motor vehicles

4.13 Pedestrian and bridleway links to other parcels are proposed as per the Proposed Linkages Strategy Plan as featured within the OPA DAS (Page 91) and the following Design Code (Page 26).

4.14 The shared surface widths are in-line with the approved road width strategy as per the District Centre parcel just south of the site.

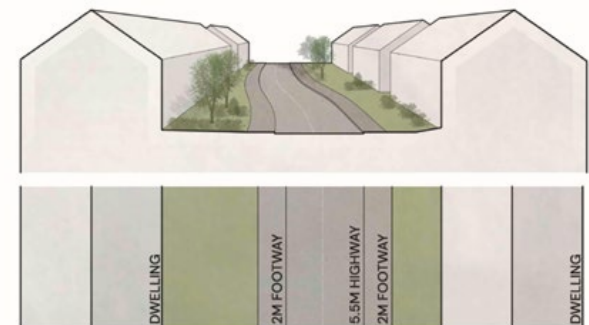
4.15 Design features to slow the traffic and to maintain safe speeds within Arborfield. Secondary streets have a design speed of 20–30 mph. Tertiary streets have a design speed of 15–20 mph as do the lanes and drives on the Green Grid edge.

4.16 Clearly defined street types help to create a distinct identity and ensures Arborfield Green is a legible place that is easy to navigate for both residents and visitors. The combination of a selection of these street types with the appropriate built form, landscape and parking strategies, contributes to the generation of distinct sub-character areas within the Village Green character area.

4.17 Verge to be provided where contributes to character area design.

The three street categories present in the proposed development are detailed below:

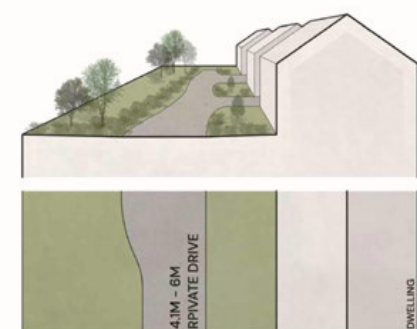
- » Tertiary Street 1.
- » Tertiary Street 2.
- » Access Drives and Courtyards.



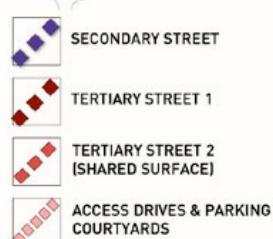
Tertiary 1



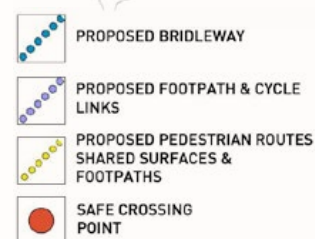
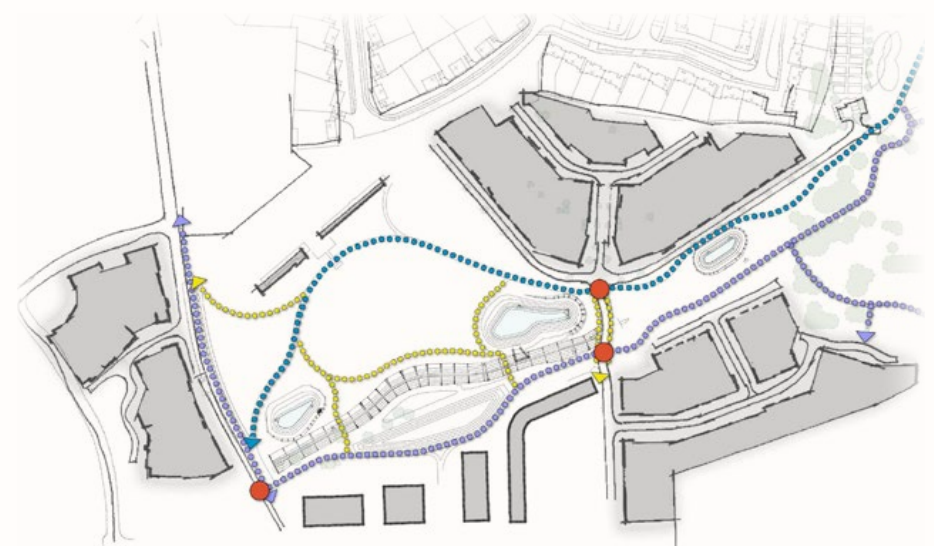
Tertiary 2 (Shared Surface)



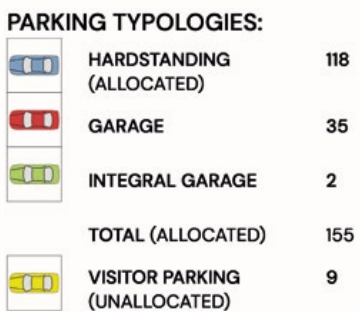
Access Drives and Courtyards



Movement Plan for Village Green
(Source: Arborfield Green Design Code)



Footpath, Cycle and Bridleway Strategy Plan
(Source: Arborfield Green Design Code)



PARKING STRATEGY PLAN



PARKING

4.18 The proposed parking strategy is in line with the guidelines set out within the design code including the WBC Parking Standards Study report (Oct 2011).

4.19 Allocated parking is predominantly on-plot, with a length of at least 5.0m from the public highway to avoid overhang, and a minimum width of 2.5m. Garages have an internal minimum dimension of 6x3m. Driveway widths are in accordance with the widths stated within the Approved Design Code.

4.20 The parking arrangement prevalent in the proposed development are as below:

- » On-plot to the side of detached dwelling, with or without garages.
- » On-plot to the front of detached dwelling (to include integral garage housetypes).
- » On-plot to the front of semi-detached, terraced, and maisonette dwelling.
- » On-plot to the side of semi-detached dwelling.
- » Parking under 'Dromer' FOG housetype.
- » Visitor spaces within the highway.
- » Visitor parking is proposed to the edges of carriageways, evenly spread throughout the site, in-line with amount required by WBC Parking Standards.
- » In response to pre-application comments visitor parking is now proposed, to the edges of carriageways, evenly spread throughout the site. The provision and location of parking spaces for visitors has been agreed with the LPA to be reviewed at s38 stage.



CYCLE PARKING

4.21 Cycle parking is proposed for plots. secure sheds are proposed to be provided in all gardens to allow for secure and convenient cycle parking.

- APPLICATION BOUNDARY
- GREEN GRID & VILLAGE STREET
- GREEN EDGE
- COURTYARD & LANES



CHARACTER AREAS
PLAN



APPEARANCE

4.22 The character of the site has been broadly established by the approved Design Code which has taken into consideration the existing architectural vernacular as well as ensuring the overall site created is cohesive and distinctive.

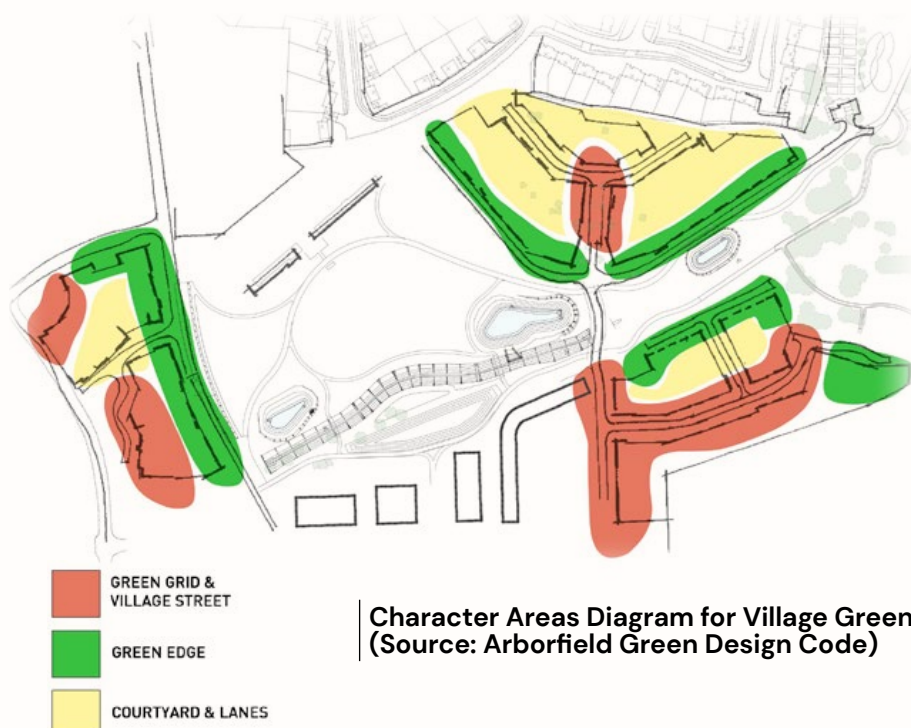
4.23 The proposed development at Arborfield Parcel N, will positively respond to and draw references from the local vernacular of the Borough. However, these historical references should be applied in a contemporary manner, thus avoiding pastiche, and ensuring the buildings are of their time.

4.24 Key buildings are distributed at important locations within the site such as corners, to terminate vistas, and facing out onto key open space nodes, for example entering the site from the south.

4.25 Arborfield Parcel N proposes 3 character areas listed below, which will be looked at in further detail in the following section.

- » Green Grid & Village Streets.
- » Green Edge.
- » Courtyard & Lanes.

4.26 Following further engagement with the local authority, they have suggested that green grid and courtyard and lanes could read as one within in this phase due to the number of units proposed.



APPLICATION BOUNDARY

FACING MATERIALS:

BRICK RED
ALDERLEY RUSSET BLEND

BRICK BUFF
LEICESTER GREY STOCK

WEATHERBOARDING – ETERNIT
(OR SIMILAR APPROVED)

ROOF MATERIALS:

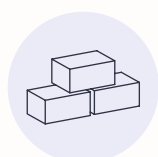
TILE (GREY)
CEDRAL THRUTONE SMOOTH SLATES

TILE (BROWN)
CEDRAL THRUTONE SMOOTH SLATES

OTHER:

- RAINWATER GOODS
(BLACK UPVC)
- FRONT DOORS
(BLACK OR GREY, OR SIMILAR APPROVED)
- PERSONNEL/REAR/SIDE DOORS
(GREY)
- GARAGE DOOR COLOUR
(TO MATCH FRONT DOOR)
- METER BOXES
(PAINTED TO MATCH DWELLING – LOCATED
TO THE SIDE WHERE POSSIBLE)
- BARGE BOARDS/FASCIAS & SOFITS
(GREY)
- WINDOW CASEMENTS
(GREY UPVC)
- DPC (BRICK)
TO MATCH PREDOMINANT FACING BRICK





MATERIALS AND DETAILING

4.27 As illustrated in the Materials Plan, there is a controlled approach to materials excluding focal buildings. External finishes are predominantly facing brick in brown/red colour with natural coloured mortar, along with a mix of white/grey brick, and the occasional use of weatherboarding elevations on focal buildings.

4.28 Roof materials in Arborfield Parcel N will be a mixture of grey or brown tiles applied in considered locations to contribute to a varied street scape.

Proposed detailing can include the following:

- » Brick banding (matching Arborfield District Centre).
- » Brick detail (matching Arborfield District Centre).
- » Weather boarding.
- » Windows will be UPVC windows.
- » Proposed doors will be contemporary style (to match Arborfield, District centre).
- » Fascias, eaves, soffits and bargeboards will be grey UPVC, and rainwater goods black.



BOUNDARY ENCLOSURES AND SURFACES

4.29 Arborfield Parcel N proposes a variety of enclosures delineating plot boundaries as well as public and private spaces. These will be in the form of the below:

- » Front gardens to be primarily soft landscaping.
- » 1.8m close boarded fence used on all plots.
- » 1.8m brick wall with appropriate coping detail to enclose gardens facing public highway.
- » 1.1m estate railing will be used on focal areas, including two end units on entrance of the site from the southern boundary.

4.30 Road finishes and associated footways are proposed to be tarmacadam finish. Block paving is proposed to be used on private drives, as well key movement junctions, such as the entrance to the site from the southern boundary.



Design Compliance Statement

GREEN GRID & VILLAGE STREET

- » Terraces and semidetached housetypes.
- » 2 – 2.5 storey housetypes-varied ridge heights and roof pitches to form interesting and varied street scene.
- » Parking spaces to the front of plots.
- » Controlled approach to materials: limited palette of materials, excluding focal buildings to emphasise the entrance.
- » Soft landscaping to front gardens.



Street Scene A

GREEN EDGE

- » Predominantly larger detached housetypes.
- » 2 – 2.5 storey housetypes-varied ridge heights and roof pitches to form interesting and varied street scene.
- » Separate garages to the side with side parking in front of garages to keep cars out of sight.
- » Visitor parking along highway.
- » Controlled approach to materials: Predominantly red brick, excluding focal buildings.
- » Softly landscaping to front gardens.
- » Maximising views onto green space.
- » Semi-contiguous frontage.



Street Scene B

COURTYARD & LANES

- » Mix of house types ranging from terraces, semi-detached and detached.
- » Private drives included with visitor parking.
- » 2 – 2.5 storey housetypes-varied ridge heights and roof pitches to form interesting and varied street scene.
- » Some separate garages.
- » Mix of frontage parking and side parking.
- » Controlled approach to materials: limited palette of materials.
- » Contiguous frontage.



Street Scene C



DESIGN DEVELOPMENT ADDENDUM

– POST SUBMISSION LAYOUT EVOLUTION

The proposed layout for Parcel N has undergone further iterative refinement in response to continued engagement with the Local Planning Authority following formal Reserved Matters submission in October 2025.. This builds upon the positive collaborative process that's outlined in the evolution section of this document. A number of further meeting were conducted with officers to discuss and evolve constructively the design of the scheme.



SITE LAYOUT REV T: OCTOBER 2025

The layout submitted as part of the first reserved matters package in October 2025. This layout built on the pre-app engagement with the LPA.

Key updates included:

- » Number of plots reduced from 71 to 67 following extensive pre-app engagement.

SITE LAYOUT REV V: DECEMBER 2025

This revision was presented in December 2025 in a meeting with the local authority and incorporated commentary from officers on the RM pack submitted in October.

Key updates included:

- » Reduction in visitor spaces along southern edge adjacent to linear park. Spaces moved in carriageway to act as traffic calming.
- » Feel of parking dominance along North south road reduced with changed surfacing (block paving) and larger gaps for planting proposed by side parking plots 20 & 52.





SITE LAYOUT REV AC: MARCH 2026

This revision was presented in March 2026 in a meeting with the local authority.

Key updates included:

- » The number of plots reduced 66. The plot removed was along the southern boundary frontage. This now shows larger detached dwellings with parking to the side, more in line with the design code requirements.
- » 2m service margin/ pedestrian zone along southern shared surface street flipped to the north side and landscape gap to southern edge increased.
- » Traffic calming buildouts reconsidered in line with tracking requirements.

SITE LAYOUT REV AF MAY 2026

This revision of the layout was submitted to the LPA as part of ongoing design development following a number of meetings with officers post submission.

Key updates included:

- » Mix of open market dwellings and design of house types adjusted to create more space within the constrained parcel.
- » This allowed increased back-to-back distances in line with the Wokingham Borough Design Guide.
- » Also increased the offset from the existing hedge/ tree belt to the northern boundary.
- » Incorporated LPA suggestion on revised root protection areas and desire line footpaths adjacent to Tope Crescent.



DESIGN DEVELOPMENT ADDENDUM

- PROPOSED LAYOUT

The updated layout demonstrates a clear and responsive design progression, with amendments made to the submission pack. The evolved scheme remains compliant with the approved Design Code and overarching principles set out within this Statement.





SUMMARY OF THE KEY CHANGES INCORPORATED INTO THE LATEST SUBMISSION LAYOUT:

- 1 The revised layout reduces the overall quantum to 65 dwellings (52 open market and 13 affordable). This has reduced frontage parking adjacent to Plots 45–46, whilst maintaining the density distribution across the character areas in accordance with the approved parameters and Design Code.
- 2 Selected plots have been substituted with the Keswick and Caldwell house types to introduce shallower footprint dwellings. This achieves compliance with private garden depth standards, relieves localised constraints and responds to revised Root Protection Areas.
- 3 The introduction of wider, shallower house types improves back-to-back separation distances in accordance with the Wokingham Borough Design Guide, whilst increasing the setback from the existing northern hedgerow and tree belt.
- 4 The site entrance has been designed to provide a strong gateway, with a symmetrical arrangement of dwellings framing the principal access in a similar way to the access into the district centre to the south.
- 5 A clear primary vista and focal termination has been established along the main spine street by centrally positioning the Romsey house type. The revised arrangement relocates parking to the side, allowing the dwelling to define the end vista.
- 6 The three character areas identified within the approved Design Code have continued to inform the evolution of the layout. The Green Edge is characterised by larger detached dwellings on a shared surface street, with side parking reinforcing a strong frontage overlooking the Linear Park.
- 7 The Green Grid and Village Street and Courtyards and Lanes character areas have been incorporated in accordance with the Design Code. Following discussions with the Local Planning Authority, the distinction between these areas has been moderated to ensure a cohesive townscape appropriate to the scale of the development.
- 8 Visitor parking has been redistributed across the site to avoid concentrations in prominent locations. The overall provision and detailed distribution will be agreed with the Local Highway Authority through the Section 38 process.
- 9 Additional soft landscaping has been introduced alongside frontage parking to reduce its visual prominence. Street trees and enhanced planting beds strengthen the streetscape and filter views along the principal street.
- 10 Soft landscape provision has been significantly enhanced through additional street trees, hedgerows and structural planting. A wider landscape buffer has also been introduced alongside the existing bridleway within the Linear Park on the south-eastern boundary.
- 11 Secure cycle parking will be provided within rear garden sheds on individual plots.
- 12 A no-dig footpath will be provided to form the desire line adjacent to Plots 60–61, near to Tope Crescent.
- 13 Additional traffic calming measures have been incorporated through widened landscaped build-outs, reinforcing lower vehicle speeds and enhancing the streetscene.

No matter the project, no matter the challenge,
you can rely on us to find solutions, to get things done,
to get things **Expertly Done.**

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