

Land to the East of Longwater Road,

# Finchampstead

DESIGN & ACCESS STATEMENT | JUNE 2024

PREPARED BY THRIVE ARCHITECTS ON BEHALF OF  
CATESBY STRATEGIC LAND LTD & STONEBOND PROPERTIES (GUILDFORD) LTD

Catesby Estates plc  
part of Urban&Civic

**Stonebond.**



|                                                                                                                                                                                                                                                                                                                                                    |          |            |        |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|--------|---------|
| CATE230603 Land at Longwater Road, Finchampstead - Design & Access Statement                                                                                                                                                                                                                                                                       |          |            |        |         |
| Document Status                                                                                                                                                                                                                                                                                                                                    | Revision | Issue Date | Author | Checker |
| PLANNING                                                                                                                                                                                                                                                                                                                                           | A        | 14.06.24   | MK/HT  | -       |
|                                                                                                                                                                                                                                                                                                                                                    |          |            |        |         |
|                                                                                                                                                                                                                                                                                                                                                    |          |            |        |         |
|                                                                                                                                                                                                                                                                                                                                                    |          |            |        |         |
| Copyright © 2024 Thrive Architects Ltd. All rights reserved.<br>The contents of this document must not be copied or reproduced in whole or in part without the written consent of Thrive Architects Ltd. Plans and/or images may use map data licensed from Ordnance Survey © Crown copyright 2024. All rights reserved. Licence number 100007359. |          |            |        |         |

CONTENTS

|                                |    |
|--------------------------------|----|
| Introduction                   | 3  |
| About this document            | 3  |
| Summary                        | 3  |
| Site Context                   | 4  |
| Site Location                  | 4  |
| Local Content                  | 6  |
| Local Amenities                | 7  |
| Constraints & Opportunities    | 8  |
| Local Policy Compliance        | 10 |
| Borough Design Guide           | 10 |
| Site Proposal                  | 12 |
| Proposed site layout           | 12 |
| Strategy Plans                 | 14 |
| Existing landscape assessment  | 20 |
| Proposed landscape strategy    | 20 |
| Arboriculture Strategy         | 22 |
| Ecology Strategy               | 23 |
| Character Areas                | 24 |
| Character Areas: Northern Edge | 26 |
| Character Areas: Southern Edge | 28 |
| National Design Guide          | 30 |
| Sustainability                 | 32 |
| Summary                        | 33 |

# Introduction

## ABOUT THIS DOCUMENT

This Design and Access Statement (‘DAS’) has been prepared by Thrive Architects on behalf of Catesby Strategic Land Ltd & Stonebond Properties (Guildford) Ltd in support of a Full Planning Application submitted to Wokingham Borough Council in respect of development proposals for Land to the East of Longwater Road, (‘the site’).

The document will provide an overview of the key factors influencing the design, referencing will be made to consultant reports where appropriate, where more detailed analysis will be available.

## SUMMARY



### Site Area

The area of the site is 2.29 Ha / 5.66 Acres.



### Public Open Space & Landscaping

- Informal open space surrounding the site providing retention and buffering of habitats.
- Existing hedgerows to and trees to be retained, reinforced with additional native species planting.
- Connection to the Moor Green Lakes Nature Reserve extension.



### Residential Mix

A total of 40 units with at least 28 affordable, a mix of 1, 2 3 & 4 bedroom houses with private gardens.



### Access

One main vehicle access from Longwater Road.



### Appearance

The buildings will feature a traditional form enhanced with contemporary detailing using a mixture of buff & red brick with boarding to replicate the existing dwellings along Wood Moor & Cricket Hill.



### Parking

- Car parking has been considered against Wokingham Borough Councils Parking Demand calculation sheet. The development falls within the village category, where minimum parking standards apply.
- Cycles storage will be provided in locked sheds in the private rear gardens and will meet the minimum standards set out in the parking standards.
- Electric vehicle charging points are provided for every dwelling, promoting sustainable transport and encouraging residents to adopt environmentally friendly practices. This initiative not only reduces carbon emissions but also supports the growing demand for clean energy solutions, contributing to a greener and more sustainable community.

# Site Context

## SITE LOCATION

Finchampstead, located in the Wokingham Borough of Berkshire, England, is a village and civil parish, situated 2 miles [3 km] south of Wokingham, 5 miles [8 km] west of Bracknell, 8 miles [13 km] south-east of Reading, and 33 miles [53 km] west of Central London.

The site, approximately rectangular in shape, spans 2.29 hectares. Positioned immediately adjacent to the village of Finchampstead, it lies to the east of Longwater Road.

Longwater Road's landscape features a grass field with mature trees along its eastern border. Hedges and tree plantings mark the southern and western edges, while the northern boundary is defined by a Public Right of Way (PROW) and the urban periphery of Finchampstead village.





Local Green Space

Wood Moor Playground

LONGWATER ROAD

PROW

F

A

B

C

E

D

Allotments

Blackwater Valley Country Park Allocation

REDLINE SHOWN ON AERIAL MAP

# Site Context

## LOCAL CONTENT

The site is situated immediately adjacent to the village of Finchampstead, which is characterised by low density family housing set within landscaped environs.

The village exhibits a variety of architectural styles having developed southwards from an initial cluster of buildings around the junction of Longwater Road and The Village (B3348) through the 20th Century.

Directly to the north is Wood Moor, which runs parallel to Longwater Road and features a cul-de-sac at the rear of the properties. These houses are all two-story dwellings, constructed with either buff or white-painted brick.

Situated to the northeast of the site, Cricket Hill provides more variation in architectural design with a blend of 1.5 and 2-story dwellings. The predominant use of red brick is supplemented by elements of boarding, render, and buff brick.

In the wider context, the housing around Longwater Lane and Burnmoor Meadow is particularly varied in appearance but has a largely consistent red brick construction with red tile roofs.



CRICKET HILL



CRICKET HILL



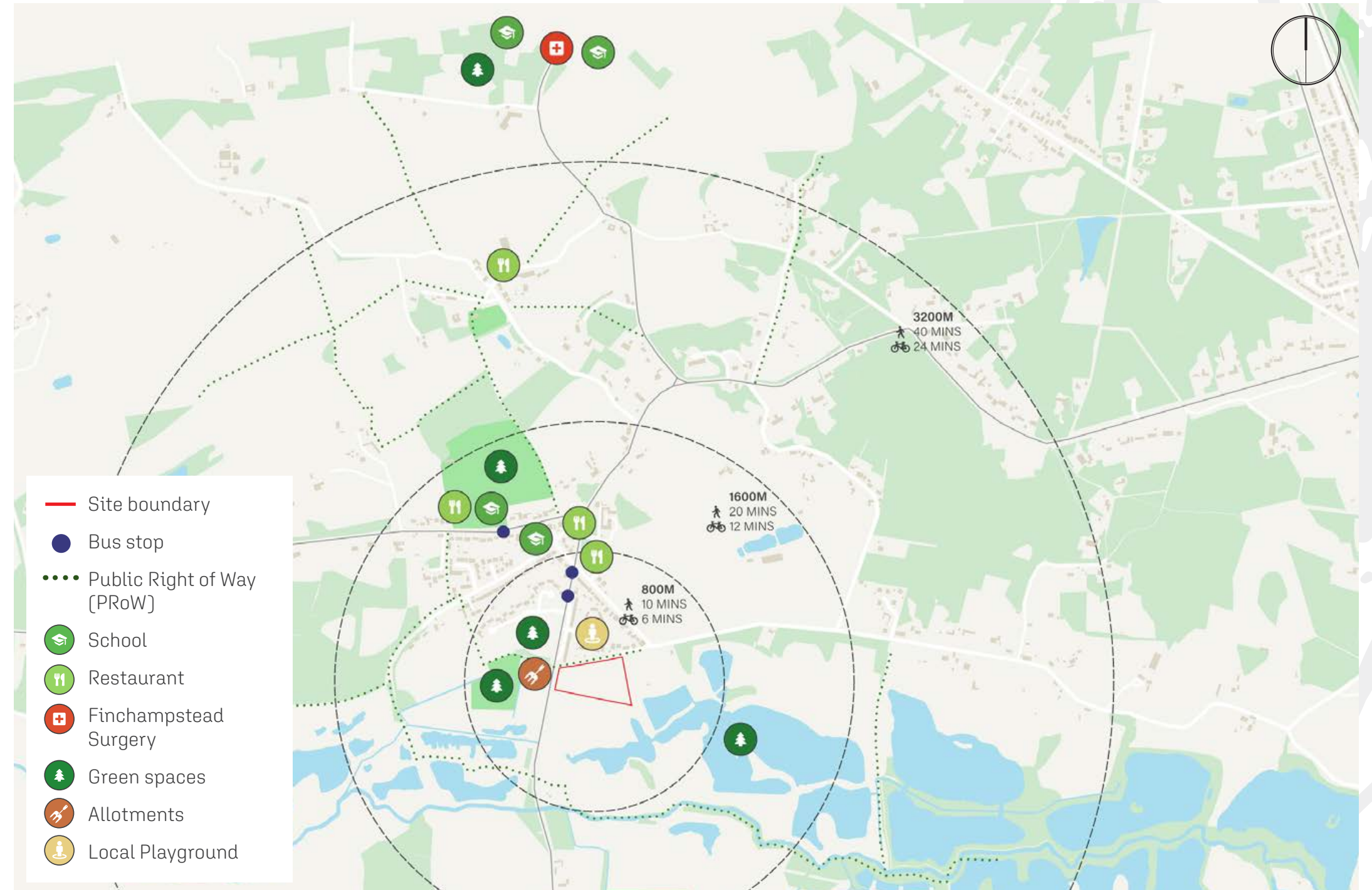
WOOD MOOR



LONGWATER ROAD

PHOTOS OF LOCAL CHARACTER

## LOCAL AMENITIES



LOCAL AMENITIES PLAN

# Site Context

## CONSTRAINTS & OPPORTUNITIES

The following pages explain the established constraints of the site in terms of the physical technical constraints of the site. Constraints and Opportunities as part of the physical constraints of the site are shown on the adjacent plan.

### Constraints

- Topography - the site is relatively flat from c.56m above ordnance datum from the north eastern corner to c.52.5m at the south eastern corner.
- Existing boundary trees and vegetation surrounding the site with larger mature trees to the eastern boundary.
- Existing PRow running along the north of the site from east to west to be retained.
- Primary vehicle access from Longwater Road to the north west of the site.
- Existing badger sett to the south east of the site requiring a 30m offset.

### Opportunities

- Opportunity to provide direct access from the village to the adjacently proposed Moor Green Lakes Nature Reserve extension.
- Retention and integration of existing boundary landscape features including mature and semi-mature trees, hedgerows.
- Potential to introduce new habitats within the eastern area open space and increase biodiversity.
- Informal open space to be provided around the perimeter of the site along with an area of play for use by new and existing residents.



SITE PHOTOS

### Key

-  Site boundary
-  Proposed site access
-  Existing tree to be retained
-  Root Protection Area
-  Potential noise from B3016 Longwater Road
-  Flood zone 3
-  Flood zone 2
-  Public Right of Way (PRow)
-  Views towards open fields
-  Badger sett buffer
-  Proposed pump station
-  Proposed SuDS basin
-  Contours



# Local Policy Compliance

## BOROUGH DESIGN GUIDE



SECTION 4 – RESIDENTIAL RELEVANT POLICIES ARE EXTRACTED FROM THE BOROUGH COUNCIL DESIGN GUIDE

### Introduction

The following references 'Residential' Section 4 of the Wokingham Borough Council Borough Design Guide Supplementary Planning Document dated June 2012

This focuses specifically on compliance with the Design Standards for residential developments, rather than other Planning Policy areas which are covered in the Planning Statement by DHA Planning which accompanies the application.

### Making Connections

**R3:** New housing should connect into and strengthen the existing network of streets and spaces.

*Development proposals should make street connections at a scale that is appropriate to local character and the function of the existing network. Opportunities to create connections into/ through neighbouring land should be maintained so that a well-connected network can be created in the event of future development.*

*This site, access is off the existing Long Water Road, which links the highway structure of the proposal of the existing Wood Moor settlement. The site itself will retain the existing public right of way, and links to informal footpaths will be created within the areas of public open space.*

**R4** Cars must be accommodated in new housing, in terms of both movement and parking, without dominating the layout or street scene but also in a manner to deter car crime.

*In contrast to the Outline Application, the proposed layout makes use of on plot parking as opposed to surface (frontage) on-street parking. This arrangement is usually preferred by householders as the space is secure and contained between houses, improving the streetscape.*

**R5:** There should be a clear distinction between public and private areas in new housing development.

*Areas of Defensible Space at the front of dwellings will be contained by low hedges or other boundary treatments creating separation from the Public Realm.*

**R6:** Building frontages should contribute to the safety and attractiveness of the street, by providing natural surveillance from windows that overlook the space, and entrances that generate activity. The public facade of a building, including the main entrance and windows to habitable rooms, should be oriented towards the street so as to maximise activity and supervision of the frontage.

*Houses are arranged in the form of a perimeter block structure with habitable room windows and front doors orientated towards the Public Realm. In addition, corner turner houses ensure that blank gable ends do not face toward the street.*

**R7:** For each street, building frontages must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area.

*The building line of the perimeter block structure will form a coherent streetscape with the building following a gentle curvilinear alignment influenced by the constraints of the existing tree belts.*

**R10:** The assessment of an appropriate density must be design-led as well as considering the number of units per hectare, to ensure that development relates well to local character. This includes:

- The height, bulk and massing of buildings;
- The space around and gaps between them;

*The proposed development of 40 dwellings on a site of 2.29 hectares results in a development gross density of 17.5 dwellings per hectare, which is comparable to the density of the area around Wood Moor to the north at 16.4 dwellings per hectare. The buildings are a11 2 storeys in height and arranged as semi-detached with the deeper plan form enclosed by corner turner units which ensures the scale from the street is similar to Wood Moor to the north.*

*This allows the units to be separated by gaps which also provide on-plot surface car parking contrasting with the more continuous frontages of Wood Moor.*

**R11:** New housing should be designed to create street scenes with a coherent character, that relates well to, or enhances, existing street scenes (in terms of scale, rhythm, proportion, height, materials and colour), particularly in areas where built form contributes significantly to the local character.

*The scheme of 40 units will comprise 6 house types (including corner turners) and use 2 walling materials (brick and Boarding ) to ensure a cohesive and unified streetscape. This would not be the case if the there were numerous house types and too many contrasting materials.*

**R15:** Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. The Council's minimum distance of 22m is a generally accepted guideline for there to be no overlooking or material loss of privacy between the rear of two buildings that directly face one another. Across a street, the Council's minimum distance of 10m is an accepted guideline for the distance to provide sufficient privacy.

*Due to the perimeter block structure, the houses all face outwards and are not directly overlooked either by existing dwellings or their proposed neighbours.*

*Rear back-to-back distances across gardens comply with the Borough Council minimums as tabulated below.*

| DESIGN PRINCIPLE | NEW HOUSING                    | MIN. DISTANCE |
|------------------|--------------------------------|---------------|
| R15              | Front to front across street   | 10m           |
| R15              | Rear to rear of dwellings      | 22m           |
| R16              | Flank wall to boundary         | 1m            |
| R16              | Flank wall to rear of dwelling | 12m           |

**R16:** New housing must provide easy access to some form of amenity space.

*The development comprises houses with gardens of sufficient size to allow a variety of activities with an appropriate level of privacy for each of them. The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, will be achieved for all units and the gardens will be level and uninterrupted by rear garages or rear surface parking*

**R17:** All dwellings must provide adequate internal space in an appropriate layout to accommodate a range of lifestyles.

*The houses are designed to be NDSS compliant.*

**R18:** Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.

*As the perimeter block is orientated east to west ¾ of the units will have back gardens that face due south or benefit for a southern aspect. 7 units have gardens orientated northwards however the 2-storey height, pitched roofs and 11m garden depth will ensure that these garden benefit from direct sunlight during the summer months.*

**R19:** New housing must be designed with care and with a coherent design approach that influences the whole building, from its form to the elevations, including the detailing (whatever the architectural style may be). All too often the result is buildings that are a poor pastiche of historic styles.

*Rather than imitate a traditional appearance the proposed houses will have a traditional form but with simple contemporary detailing. This will sit more comfortably with the 1960 – 70's housing in Wood Moor and the Urban grain of development over time. The proposal comprises 6 house types (including corner turners) and use 2 walling materials (brick and boarding) to ensure a cohesive and unified streetscape. This would not be the case if there were numerous house types and too many contrasting materials.*

# Site Proposal

## PROPOSED SITE LAYOUT

The previous Illustrative Masterplan submitted as part of the previous outline application has been reviewed alongside the comments made by Statutory Consultees. The project team has looked to address these as below:

**Revised Parking Layout:** Frontage parking on the southern edge has been eliminated, with spaces now positioned between the dwellings.

This reduces the amount of on-street frontage surface parking, improving the public realm and creating a less urban character facing the open land to the south.

**Enhanced Public Open Space:** Removal of the frontage parking on the southern boundary creates a wider area of public open space (POS) facing the open land to the south.

On the eastern boundary and northern boundary, the width of POS has been increased by condensing the perimeter block.

On the eastern boundary, more units look out towards the POS, providing increased visual amenity and natural surveillance to the space itself.

On the south west corner, the outer loop has been omitted, creating landscape continuity and enhanced root protection to existing trees.

**Improved Street Frontage:** Blank corners in the southeast have been addressed by incorporating corner-turning plots.

Corner turning units are used across the site not only help with visual appearance but to provide natural surveillance. This is in line with the national design guidance.

**Green Space:** The Wood Moor estate features verges with tree planting along the roads. In response to the landscape comments from the Landscape Architect/ Officer on the previous application dated 25th August 2017, we have implemented additional tree planting opportunities around the corners and perimeter of the block structure. Furthermore, a welcoming pocket green area has been created at the entrance of the site.

**Increased Buffer Zone:** The private drive in the northeast has been omitted, thereby increasing the buffer zone along the Public Right of Way (PRoW) and creating a significantly larger area of public open space (POS) in this corner. Additionally, this area will be overlooked by corner-turning properties, which enhances the relationship between the perimeter block structure and the green infrastructure.

**Bicycle Storage:** Provision on the new application for cycle storage in the rear of gardens is facilitated by providing more on-plot parking whereby drives give access from the front to the rear garden via a gate for cycles. The previous application provided limited opportunity for front to rear access, separate from going through the house.



PREVIOUS APPLICATION ILLUSTRATIVE MASTERPLAN



PROPOSED SITE LAYOUT



# Site Proposal

## STRATEGY PLANS

### Storey Heights

The proposed building heights on the site will not exceed two storeys. Ancillary structures, such as sheds, will be limited to a single story.

This design adheres to the precedent established by neighbouring buildings on Cricket Hill and Wood Moor.

This consistency ensures the development will blend seamlessly with the existing architectural landscape, maintaining the character and aesthetic continuity of the area.

### Key

- Site boundary
- 2 Storey



STOREY HEIGHTS PLAN

## STRATEGY PLANS

### Affordable Housing

The proposal is for 40 units with at least 70% affordable housing.

#### Key

- Site boundary
- Private housing
- Affordable housing - Policy Compliant
- Affordable housing - Above policy - Tenure TBC through S106 agreement



AFFORDABLE HOUSING PLAN

# Site Proposal

## STRATEGY PLANS

### Access & Movement

The proposed development would be served by a new access arrangement in the form of a bell-mouth junction off Longwater Road. The new access measures approximately 5.5m in width with 8m radius on each side, which is sufficient to accommodate two cars passing simultaneously.

Footways either side of the access tie in with the existing footways on Longwater Road, providing access south and north to the village.

The internal roads measure 5.5m in width and benefit from pedestrian foot-ways or grass verge measuring 2.0m in width throughout the development.

Private drives serving no more than 4 dwellings will be 3.7m in width. Private driveways are a minimum of 3m for single driveway and 6m for twin driveways, which allows sufficient room for electrical vehicle charging points and for homeowners to wheel out their bins.

- ▬ Site boundary
- ▬ Main Route
- ▬ Private Drives
- ▬ Pedestrian route
- ⋯ Informal Footpath
- ▬ Public Right of Way



ACCESS & MOVEMENT PLAN

## STRATEGY PLANS

### Car Parking Provision

Car parking has been considered against Wokingham Borough Councils Parking Demand calculation Sheet. The proposed development seeks to provide 80 no. car parking spaces, including 8 visitor space. Therefore, the overall provision totals 88 spaces

### Electric Vehicle Charging Strategy

EV charging apparatus will be provided for all residential units. This will ensure that the development complies with Building Regulations Part S.

### Cycle Storage

Cycle Storage will be provided in locked sheds positioned at the rear of the properties in private gardens.

### Key

- Site boundary
- Allocated - Off Plot (80 Spaces)
- Visitors/Unallocated (8 Spaces)
- Car Charging Point
- Charging Point Duct



PARKING PLAN

# Site Proposal

## STRATEGY PLANS

### Refuse

The refuse strategy accords with WBC requirements for refuse and recycling provision [Ref: Wokingham Borough Council Management Facilities in New Developments and Management Agents].

The guide states that developers are advised not to allocate purpose-built collection points for new developments. Experience shows such collection points pose problems in the future once construction completes and properties are occupied, therefore kerb side collection has been provided for each property.

Following this advice we have provided each house with bin storage within gardens next to the garden gate access. Along the refuse route, kerb side collection points, positions of this information, and travel distances are shown on the adjacent refuse plan, which has also been submitted separately.

- Each dwelling has:
- 180ltr refuse bin
  - 240ctr dry recycling bin space for garden waste bin
  - 23ctr caddy for food waste
- Swept Path Analysis of the internal road layout of the proposed development using a refuse vehicle specification (11.2m in length) has been undertaken and is shown on the refuse layout submitted separately.
- The highway layout has been designed to adhere to Building Regulations and Wokingham Borough Council Waste Management.

Building Regulations Part H (6) Sitting 1.8 - Storage areas for waste containers and chutes should be sited so that the distance households are required to carry refuse does not usually exceed 30m (excluding any vertical distance). Containers should be within 25m of the waste collection point specified by the waste collection authority.

Wokingham Borough Council Waste Management guidance states that on point 4.7: in case collection is not possible from the property boundary, collection points must be within 25 meters from the parked collection vehicle but on the adopted or public highway. The road surfaces should be smooth for easy handling of waste / recycling.

Key

Resident bin drag distance (30m max)

Operators travel route (25m max)

Garden bin storage

Kerbside collection

12m max refuse vehicle reversing distance. DTA tracking information included. For more details refer to DTA information.



REFUSE PLAN

# Site Proposal

## EXISTING LANDSCAPE ASSESSMENT

The current site comprises a field of species-poor grassland bordered to the north by a public footpath and residential curtilages; to the west by a mature treeline and Longwater Road; to the south by a ditch and a mature plantation hedgerow with wet gravel pits beyond; and to the east by grassland and mature trees. Land uses in the surrounding landscape are largely urban to the north and north-west, allotments and woodland to the west, and to the east is agricultural land with areas of woodland.

EDP’s field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects.

| GLVIA/TGN FACTOR                                                                                                                                                               | THE SITE & ITS CONTEXT                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Heritage:</b><br>Landscape with clear evidence of ecological, geological, geomorphological or physio-graphic interest which contribute positively to the landscape. | Ordinary. The site does not fall within a historic or wildlife designation and nor are any of the trees location on-site protected by a TPO. There are, however, three category A oak tree location on site that are considered worth of retention. |
| <b>Cultural Heritage:</b><br>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape                     | Ordinary. The site itself contains no cultural heritage importance. However, the Moor Green Lanes Nature Reserve extension will provide future recreational and cultural interest once completed.                                                   |

## PROPOSED LANDSCAPE STRATEGY

The landscape and visual sensitivities of the site have influenced the master planning process through an iterative process and are supported by a more detailed Landscape Strategy. Existing boundary hedgerows and trees will be retained (with buffers to development), reinforced, and brought into regular, long-term management. This will protect the visual amenity and landscape character of the Blackwater River Valley with Open Water LCA as well as continue to offer commuting and foraging opportunities for protected species.

Some vegetation removal will be required, notably the removal of a section of hedgerow at the entrance of the site, to allow for installation and maintenance access.

Tree and hedge removal is to be kept to a minimum using existing access points and gaps wherever possible. Temporary access points are required for construction to be reinstated to the original width and removed vegetation replaced. Any removed trees are to be replanted elsewhere and hedges are to be made good so that existing trees adjacent to the site are retained as key features of the landscape; with the

implementation of physical protection measures to safeguard the retained trees and hedgerows. The landscape strategy will include native plant species of local provenance and characteristics. The location of public open space, public footpaths, and the street alignment has been designed to protect and reflect local character and to provide an aesthetic development that responds to local vernacular.

Minimise artificial lighting where possible, and where required, minimise light spill through the use of timers and directional lighting.

The proposal would provide significant benefits for the local community including: the provision of housing to meet the needs of Wokingham Borough; a new community play area, and informal public open space (POS), with new areas of attractive, accessible, linked POS across the site which will be enhanced by sustainable drainage scheme (SuDS) features. The detailed design of these areas will be crucial to maximising their value for informal recreation, and visual wildlife amenities.

### Key

-  Existing tree
-  Proposed tree
-  Proposed native hedgerow
-  Existing Bramble Scrub to be Retained and Enhanced
-  Proposed Species-rich Meadow Grassland to Form Semi-natural Green Space
-  Proposed Amenity Grass
-  Existing grassland to be retained
-  Proposed Attenuation Basin
-  Proposed Informal Footpath Link
-  Existing Public Right of Way (PRoW)
-  Opportunity of a Future Link to the Moor Green Lakes Nature Reserve Extension
-  Proposed Play
-  Proposed Underground Pumping Station



Rough grassland margins retained to maintain reptile habitat.

Existing bramble scrub to be retained and enhanced.

Smaller tree species located towards northern boundary so as to not overshadow development to the north of reptile habitat.

Trees planted across the site to provide seasonal interest with appropriate offsets given to ensure maturity can be reached. Locations have also been selected to ensure ecological features are protected where necessary, and lighting and drainage constraints avoided.

Retained specimen oak.

Where footpath crosses badger zone and RPA's, a no dig approach will be taken.

Proposed informal footpath link to connect entire site with the existing PRoW network.

5m zone along the southern boundary where planting should not be implemented. This is to ensure otter/water vole commuting habitat is not impacted, and will form part of the semi-natural green space.

Existing boundary hedgerows will be retained, reinforced and brought into long term management.

Attenuation area for seasonal wet weather, flood water storage and ecological enhancement. To form part of the semi-natural green space.

Proposed semi-natural green space along the periphery of the site and badger exclusion zone with a mix of retained grassland and new meadow.

Opportunity of a future link to the Moor Green Lakes Nature Reserve extension.

Pump Station

SuDS

# LANDSCAPE STRATEGY PLAN

# Site Proposal

## ARBORICULTURE STRATEGY

A BS5837:2012 compliant tree survey has been undertaken to provide an overview of the tree and hedgerow population located both within and immediately adjacent the site. The survey sought to identify all principal arboricultural features of high, moderate, and low quality and value as defined by BS 5837:2012.

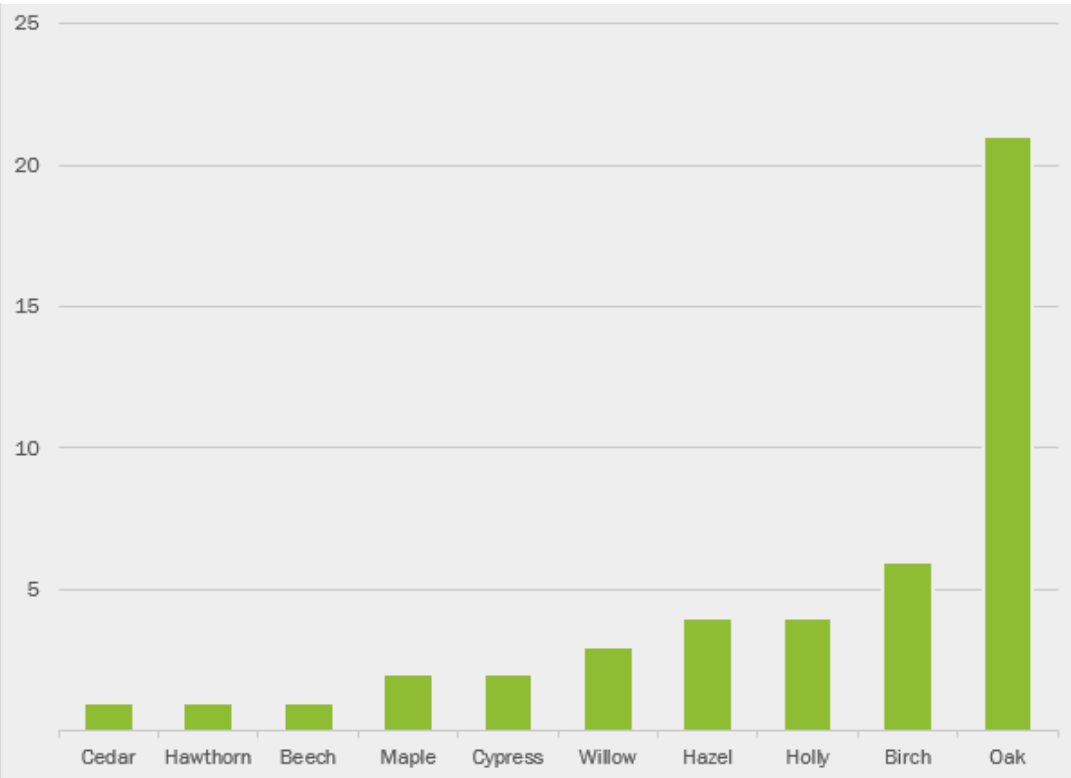
The survey has identified 22 individual trees, 7 groups of trees and 3 hedgerows, totalling 32 items.

Of these 32 items, 5 have been categorised as A, of high quality; 20 have been categorised as B, of moderate quality; and 6 have been categorised as C and are of low quality. In addition, one item has been categorised as U and is considered unsuitable for retention.

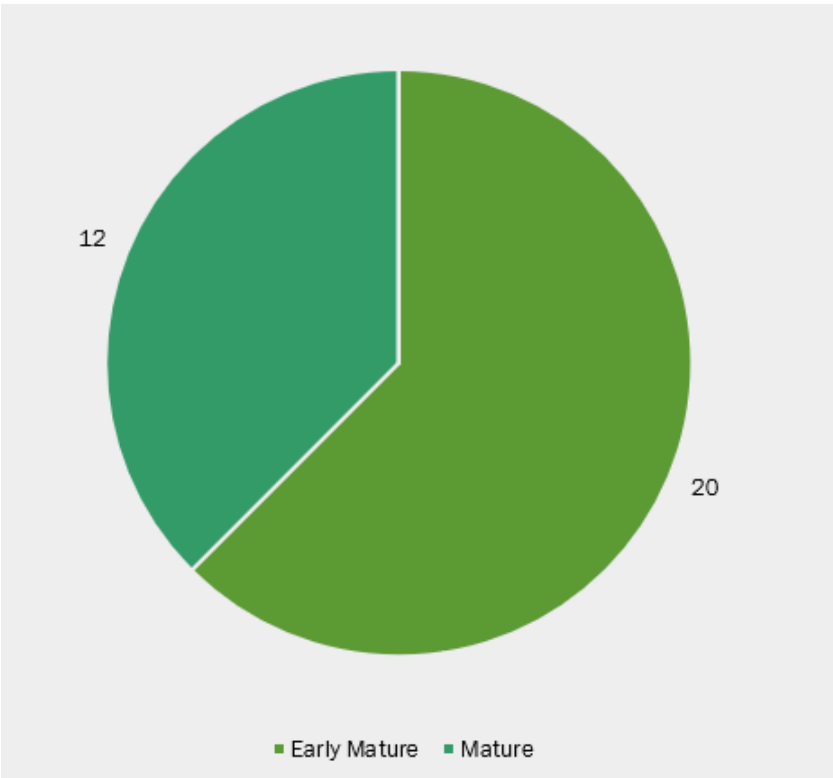
The majority of trees and hedgerows are located both around the perimeter of the site and also internally where they define the fabric of field parcels and Green Infrastructure corridors.

The masterplanning exercise has sought to retain as many trees as practicable with Category A and B trees prioritised for retention, any tree losses arising from development will be mitigated through the implementation of a comprehensive landscaping scheme which seeks to bolster and enhance the Green Infrastructure across the site.

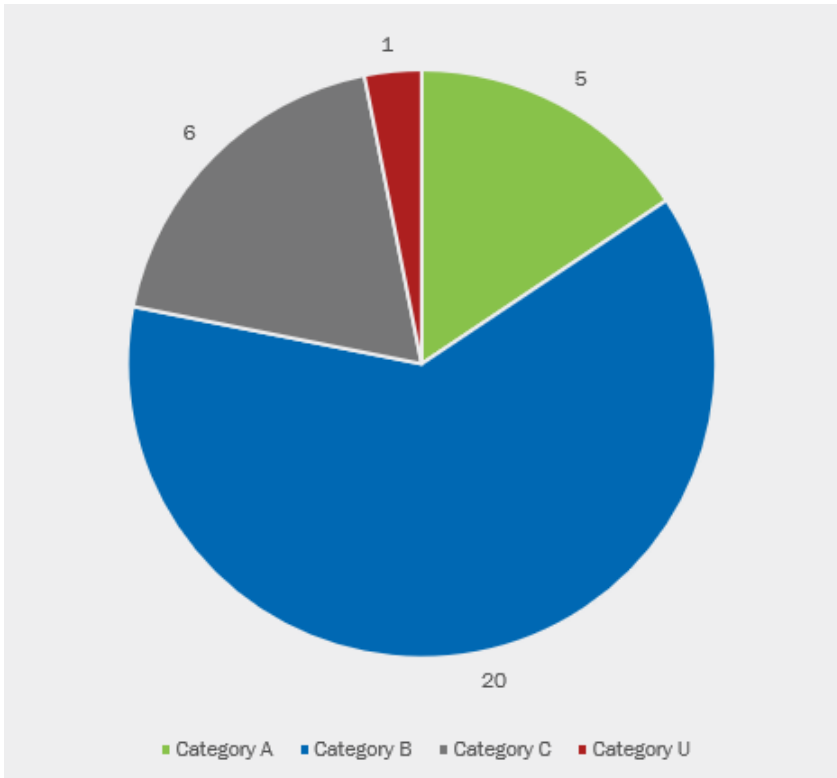
The development framework has been informed by the survey work undertaken to date, as such it incorporates a number of mitigation measures including the retention of mature trees and diversification of species across the site through additional planting.



CURRENT TREE AND HEDGE SPECIES DISTRIBUTION



CURRENT AGE DISTRIBUTION OF LIVE TREES ON SITE



BS5837:2012 TREE QUALITY CATEGORISATION OF CURRENT TREES AND HEDGES ON SITE.

# Site Proposal

## ECOLOGY STRATEGY

The site has been subject to a variety of baseline ecology investigations, including a desk study, Extended Phase 1 and Habitat Condition Assessment survey, and more detailed (Phase 2) surveys relating to bats, badgers, great crested newts and reptiles. These investigations have informed the design evolution and development of an ecology mitigation strategy, as presented in the Ecological Appraisal of the scheme.

No part of the site is covered by any statutory designation of international or national significance. However, the Site is within the 5km mitigation zone for the Thames Basin Heath Special Protection Area (SPA) and therefore proportionate mitigation will be provided in accordance with the adopted mitigation strategy to safeguard the integrity and mitigate potential harm to the SPA from recreational disturbance as a result of the development.

The Site is dominated by other neutral grassland of only Site level ecological value. Other habitats include bramble scrub, boundary hedgerow to the west and three mature oak trees along the east.

Outside of the Site boundary to the south is an area of broad-leaved plantation woodland with a wet ditch running through. With the exception of the scrub all other habitats are considered to be of Local level ecological importance,

In terms of protected and notable species, the Extended Phase 1 Habitat survey and subsequent species surveys, identified the presence, or likely presence, of: a common range of breeding birds; moderate levels and diversity of foraging/commuting bats and also trees with potential for roosting bats; a small population of slow worm, grass snake and common lizard; and an active badger sett located on the boundary of the Site, with foraging and commuting potential along the boundary hedgerows and grassland.

The woodland edge, wet ditch, scrub/grassland habitats in the north and badger sett, which comprise the most important ecological features on the site, are to be retained and buffered within the design as much as is feasible, with unavoidable habitat losses required to facilitate the development kept to a minimum.

Such impacts, including those on protected species confirmed/assumed present will be mitigated where possible through measures set out in the ecological mitigation strategy, including sensitive working methodologies during construction and the provision of green spaces, including new wildflower grassland and the planting of native trees/shrubs within the green open spaces of the development. In addition, the erection of bird and bat boxes, provision of reptile hibernacula and the wildlife friendly design of the drainage attenuation, will provide benefits for a variety of wildlife within the site. In summary, the ecological mitigation strategy for the scheme includes: (1) avoidance measures to be embedded within the masterplan; (2) measures that should be incorporated at the construction stage; (3) those that should be designed and specified within the landscaping scheme; and (4) management measures to ensure that the design vision is achieved in the long-term.

Despite following the mitigation hierarchy and seeking to avoid and mitigate impacts on-site, the scheme does not provide a net gain in biodiversity due to the inherent value of the existing grassland habitat in the biodiversity metric. Therefore, to achieve 10% net biodiversity gain, as required by the Environment Act 2021, habitat creation and enhancement off-site will be utilised as part of the ecology mitigation strategy. On this basis, EDP considers that the scheme is capable of compliance with relevant national and local planning policy for the conservation of the natural environment.

# Site Proposal

## CHARACTER AREAS

Given the proposal is for 40 units, subdivision into several character areas would be inappropriate.

Notwithstanding this, the aim of the proposed development is to complement the existing local architectural character to the north and utilise clear routes and placemaking principles that assist residents and visitors alike to know their location within the scheme.

The characters representing the Northern & Southern Edges delineated in the adjacent plan are explained further in the subsequent section below. Detailed descriptions of each character's significance and role are provided for clarity and understanding.

The development has taken into consideration the Wokingham Borough Council's Borough Design Guide Supplementary Planning Document from June 2012.





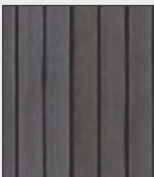
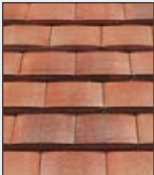
CHARACTER AREAS PLAN

# Site Proposal

## CHARACTER AREAS: NORTHERN EDGE

The northern edge will echo the architectural styles of the adjacent buildings to the north, including those located off Wood Moor to the north, Cricket Hill and the private lane to the north east.

Buff brick will harmonize with the residences along Wood Moor. The pale buff brick of the post-war houses in Wood Moor form charming clusters, each bearing the unique imprint of a bygone era's architectural ethos, while weatherboarding units will reflect the architectural nuances of the houses further along Cricket Hill and the private lane to the north east of the site.

| MATERIALS                                                                            |                 |
|--------------------------------------------------------------------------------------|-----------------|
| WALLS                                                                                |                 |
|    | Buff Brick      |
|   | Weatherboarding |
| ROOFS                                                                                |                 |
|  | Grey tiles      |
|  | Plain tiles     |



KEY PLAN



PROPOSED STREET SCENE



HT.A3.3-DET-1



HT.A1.2-END



HT.P4.13



# Site Proposal

## CHARACTER AREAS: SOUTHERN EDGE

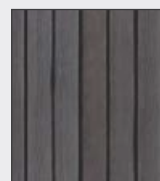
The southern edge with views towards the Long River marshland will feature primarily a red brick exterior broken up with the introduction of black boarding, drawing inspiration from classic rural architecture combined with a contemporary design. These houses relate to the detached properties along Cricket Hill that are predominantly red brick

### MATERIALS

#### WALLS



Red Brick

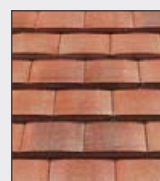


Weatherboarding

#### ROOFS



Grey tiles



Plain tiles



KEY PLAN



PROPOSED STREET SCENE



HT.A3.3-END



HT A3.6 DET 1



HT.A3.6-DET-2



# National Design Guide

The National Design Guide builds on the aspirations and objectives of the NPPF and is a tool for assessing and improving design quality. The NDG is a part of the Government's collection of planning practice design guidance. Below is a summary of how the design proposal complies with the National Design Guide.

## Context - Enhances the surroundings

The proposals for the site have been informed by an assessment of the local character including a review of the Wokingham Borough Design Guide A site visit and desktop analysis to identify key constraints and opportunities, and assess the character of the immediate and local context.

## Public spaces - Safe, social and inclusive

Streets and public open spaces will be extensively landscaped and designed to encourage a wide range of leisure activities suitable for people of all ages and abilities. All public spaces will be designed so that they are accessible and provide opportunities for people to meet and interact.

## Identity - Attractive and distinctive

The proposed scheme will be designed to protect and nurture the identified key aspects of the local character through a landscape and design led approach. This will create a cohesive and coherent scheme which is designed to focus on key aspects of the local identity and the surrounding landscape.

## Uses - Mixed and integrated

The development will deliver a range of new homes of which 70% will be affordable with an appropriate mix of unit sizes to respond to local needs.

## Built Form - A coherent pattern of development

Buildings will be designed and located to address public internal spaces or at the end of key vistas to define a clear and legible environment. A clear hierarchy of spaces through an appropriate relationship between built form, landscape and the space in between.

## Homes & Buildings - Functional, healthy & sustainable

Homes will have private gardens and access to amenity spaces and the wider green infrastructure via a network of pedestrian routes which will provide residents with opportunities to socialise and promote a healthy lifestyle. Homes will be designed to National Described Space Standards and to be adaptable to residents' future needs. Homes will be designed to high standards respecting back-to-back distances and will avoid improper use of space and deliver a well-integrated and maintained public realm.

## Movement - Accessible and easy to move around

A clear hierarchy of streets and pedestrian links is needed to create a legible movement framework across the site. Vehicular & pedestrian access to Longwater Road and pedestrian access from Longwater Road & Cricket Hill will offer connections to the local network of routes and public transport.

## Resources - Efficient and resilient

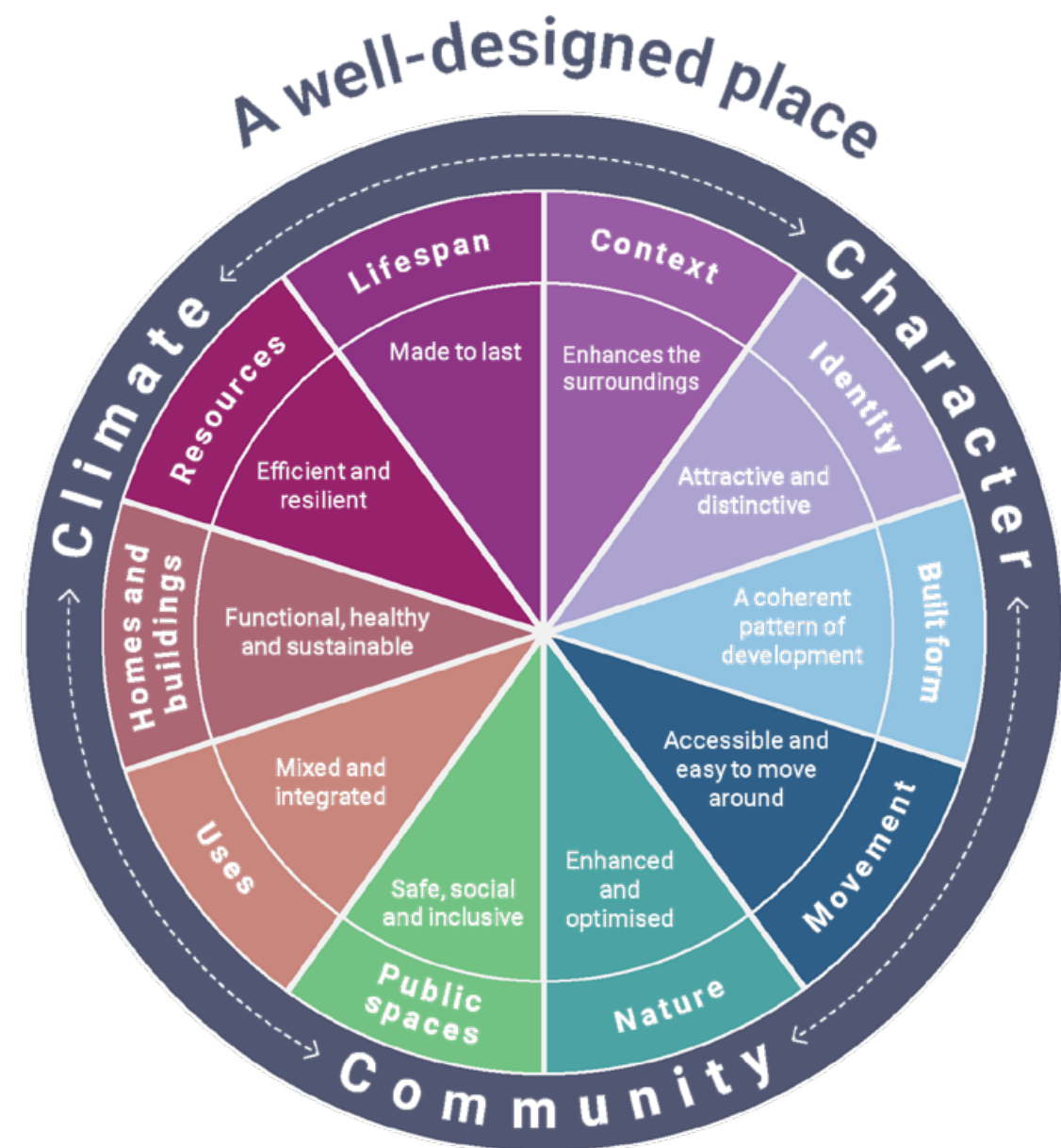
Homes will be designed to meet or exceed Building Regulations. The development will also be designed to maximise energy efficiency where possible with appropriate technologies and techniques.

## Nature - Enhance and optimised

The landscape strategy will aim to maintain and enhance the existing mature vegetation along the edges of the site whilst creating an integrated network of multifunctional open spaces. The landscape strategy will provide a range of environmental benefits including new habitats and planting.

## Lifespan - Made to last

All buildings will be built to high standards to ensure the building's envelope is protected. Architectural character will respond to local traditional character with a durable material such as brick being used across the site and overhanging eaves to protect the façades.





# Sustainability

There are a number of key sustainable design measures incorporated into the development:

## Social & Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through:

- Construction of up to 40 new dwellings providing opportunities for local people by;
  - » Enhancing the local economy by creating construction jobs and offering tradespeople valuable opportunities through this development.
  - » Boosting the local economy through increased community spending not only fosters financial growth but also strengthens social bonds and enhances overall well-being
- A development in a sustainable location which will provide a connection from the village to the Moor Green Lakes Nature Reserve extension.
- Homes designed to create healthy living environments which are flexible for the future.

## Environmental Protection & Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including:

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction.
- Development designed to prioritise sustainable and active modes of travel including walking and cycling.
- Provision of measures to protect on-site ecology and enhancement measures to increase biodiversity in certain parts of the site which also helps reduce the impact of climate change on Site habitats.
- Provision of an overall biodiversity net gain of 10%.
- Provision of measures through construction and operation of the site to control pollution, minimise waste and encourage recycling.

## Mitigating & Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures may include:

- Buildings designed using a fabric first approach and all electric energy strategy, incorporating low carbon technologies such as air source heat pumps.
- Specification of water efficient fittings to reduce water consumption to 110 litres per day per person.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event.
- Homes designed to mitigate the risk of overheating through the incorporation of a balanced amount of glazing, the provision of openable windows on multiple aspects, and the employment of energy efficient lighting and equipment.



## Secure by Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas. The aim will be to ensure that every part of the scheme is easily identified as either being private or public realm. The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

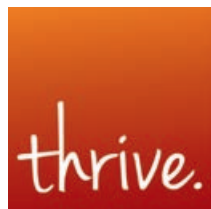
- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Vehicular and pedestrian entrances are 'policed' by overlooking these spaces.
- Care has been taken to ensure activity to the frontages.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking for dwellings is provide on plot or to the frontage where there is good surveillance.
- A management company will ensure the open spaces are well maintained environments that are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.

# Summary

The site encompasses approximately 2.29 hectares, offering ample space for a variety of new dwellings alongside essential features such as open areas, preserved trees and hedgerows, informal public spaces, sustainable surface water drainage, and interconnected footpath networks.

The Scheme will also offer high-quality new homes, encompassing much-needed affordable properties, thereby amplifying opportunities for home ownership.

The incorporation of new public open spaces, along with the safeguarding and enhancement of existing landscape features and biodiversity habitats, will be pivotal aspects of the site's development plan.



**Thrive Architects Ltd**

Building 300, The Grange  
Romsey Road  
Michelmersh  
Romsey  
Hampshire SO51 0AE

Tel: 01794 367703

Fax: 01794 367276

[www.thrivearchitects.co.uk](http://www.thrivearchitects.co.uk)