

Land off Basingstoke Road

Spencers Wood



February 2026



Design.

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This document is designed to be viewed as A3 double sided

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Prepared by Pegasus Group Ltd
Prepared on behalf of Richborough
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INTRODUCTION

BACKGROUND

- 1.1 An Outline Planning Application for the mixed use development of Land off Basingstoke Road, Spencers Wood was submitted to Wokingham Borough Council (WBC) (planning application reference number 250517) by Richborough in March 2025, comprising:

“Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e)), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.”
- 1.2 Wokingham Borough Council (WBC) responded with consultee comments during the following months.

REVISED PROPOSALS

- 1.3 In response to consultee comments the design proposals have been revised to address issues raised during the consultation process, in particular WBC's request for the application to be submitted as a hybrid application.
- 1.4 The SANG element is therefore submitted for detailed approval and the remainder of the site submitted in outline.
- 1.5 The new description of development is as follows:

Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 0.8ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.

PURPOSE OF THE DOCUMENT

- 1.6 The purpose of this Design and Access Statement Addendum is to provide responses to the WBC comments by addressing the key issues raised.
- 1.7 These matters relate to:
 - Trees and Landscape;
 - Ecology; and
 - Design and Layout.
- 1.8 The Addendum should be read in conjunction with the submitted consultee responses by each discipline along with the previously submitted Design and Access Statement.
- 1.9 The revised Illustrative Masterplan is presented opposite.

Design Principles

1. Primary access via Basingstoke Road;
2. Proposed primary infrastructure providing key movement throughout the development;
3. Secondary movement routes creating looped/connected streets;
4. Tertiary streets serving small clusters of development;
5. Fully circulatory cycle/pedestrian routes providing access to all areas of public open space and surrounding infrastructure;
6. Landscaped commons providing equipped areas of play connecting with existing recreational grounds;
7. Series of themed greens and incidental green space providing natural play spaces;
8. Community spaces in the form of multi-functional open spaces trim trail and a community orchard/allotments providing areas for social inclusion;
9. Landscaped greenways providing punctuation through development and areas for additional planting;
10. Maximum retention of existing vegetation;
11. Landscape/ecology buffer (min 5m wide) to existing dwellings along Basingstoke Road, Hyde End Lane, Century Drive and Blackwater Close;
12. Cycle/pedestrian connections to existing movement routes;
13. Potential highways improvement to existing highways to facilitate cycle and pedestrian movement;
14. Site low points utilised for sustainable drainage;
15. On-street swales;
16. Maximum outward facing development for natural surveillance;
17. Viewing corridors providing opportunity to enjoy far-reaching views over River Loddon and local countryside; and
18. Newly created sang (Groveland Country Park) providing a 2.3km fully circulatory pedestrian route.



ILLUSTRATIVE MASTERPLAN | 1:4000

LEGEND

	SITE BOUNDARY		PLAY SPACE		LOCAL CENTRE
	EXISTING TREES		PEDESTRIAN / CYCLE ROUTE		PUBLIC RIGHT OF WAY
	PROPOSED TREES		SANG EXTENTS		
	SUSTAINABLE DRAINAGE SOLUTION		PROPOSED GREEN SPACE		
	LANDSCAPE BUFFER AND ECOLOGY CORRIDOR		PROPOSED EMPLOYMENT USE		

2

TREES AND LANDSCAPE

ARBORICULTURE

- 2.1 The Arboricultural Impact Assessment (AIA) has been updated with all survey baseline data, rather than append the Technical/baseline note as it was previously lost in the application process. It is now a hybrid Arboricultural Impact Assessment and Baseline data report.
- 2.2 The latest Development Framework Plan has retained all trees that are included within the Ancient Tree Inventory database that have been 'noted' as either notable or veteran. However, we are not recognising these items as veteran within our plans or reporting, as they do not have the age, size and significant veteran features to be afforded the additional protection of an 'irreplaceable habitat' as set out within the NPPF.
- 2.3 An 'Additional Protection Area' (15x the stem diameter @1.5m from ground level) has been provided around T30 (see drawing reference edp8458_d002e in the AIA) as WBC felt it had sufficient features to require this additional protection. We have not recognised it as veteran as it doesn't fit the matrix we have applied to all other trees surveyed on site, however, this area will remain free of development for any future detailed design work.
- 2.4 Assessment of the impacts of the proposals has been determined following consideration of the constraints that each surveyed arboricultural feature poses by virtue of its position, branch spread and designated Root Protection Area (RPA) and resulted in the complete removal of 1 category U tree, and the partial removal of 8 category C arboricultural features. These category C items are all field parcel boundary hedgerows and their partial loss are to be mitigated for within the suite of landscape planting proposals that accompanies this Planning Proposal.



TREE RETENTION AND REMOVAL | Not to scale
Drawing No. edp8458_d002e | Prepared by EDP

SANG

- 2.5 Although the initial submission was for an Outline Application, Wokingham Borough Council have requested that the SANG be applied for in detail due to a number of concerns including: overall size of the SANG; overly contrived pedestrian path; poor visual screening; urbanising influences of the nearby development; drainage design; detached parking provision; inadequate number of access points; unclear maintenance and access planning; and poor alignment with Natural England guidance on landscaping and biodiversity.

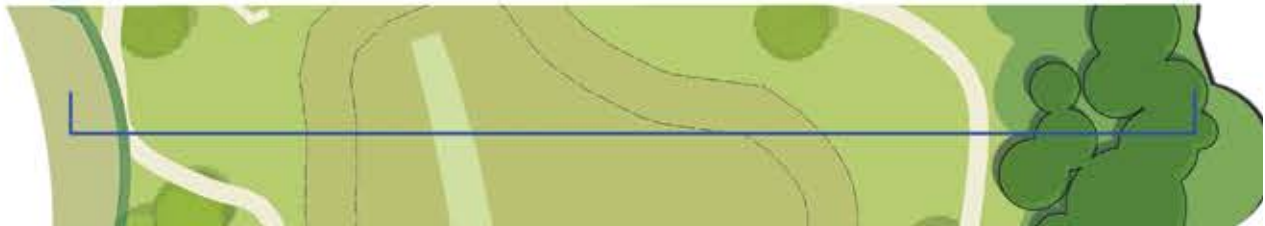
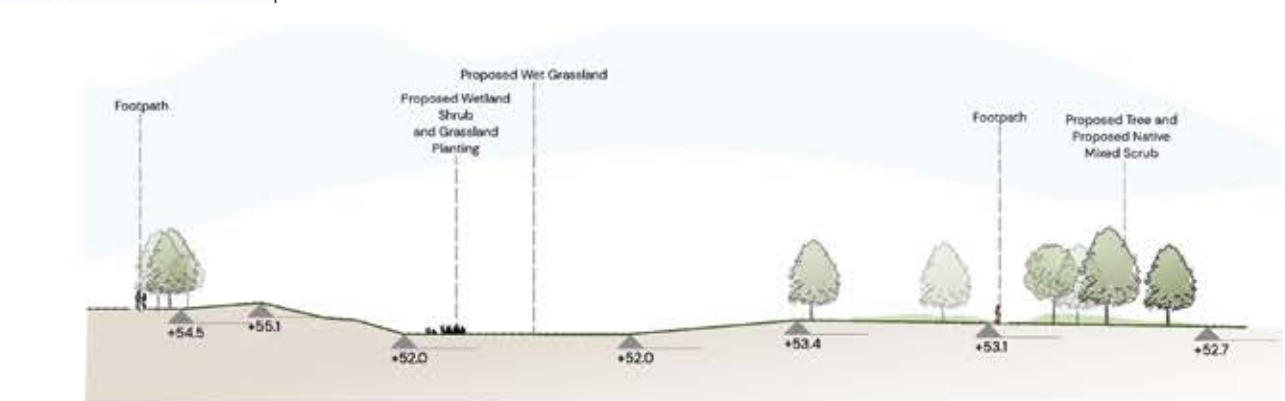
Design Changes

- 2.6 There have been ongoing discussions with WBC and Natural England to provide a suitable response to their concerns and provide a successful and deliverable design.
- 2.7 As a result the following changes have been made:
- SANG expanded – boundary extended south to encompass green infrastructure adjacent to the proposed solar farm. The SANG now measures 10.39ha in area;
 - Car park has been relocated to the north west of the SANG;
 - The 2.3km hard surfaced footpath has been realigned to the new SANG boundary extents and is now less convoluted;
 - Additional mown grass routes have been added to create a series of walking loops in conjunction with the main footpath;
 - Multiple pedestrian access points have been added to the north and east (there are now 8no in total, increased from 4no);
 - Benches, picnic benches, dog agility features and interpretation boards have been added throughout;
 - The amenity pond has moved to the centre of the northern part of the SANG and now features a beach providing safe access for dogs;
 - 2no. new gated vehicular maintenance access points have been added;
 - The gas easement running through the centre of the SANG has been incorporated into the layout;
 - Additional native shrub and tree planting has been provided between the SANG and the existing settlement edge;
 - Broadleaf woodland planting to the southern and eastern boundary of the SANG (between the SANG and proposed solar farm) has been increased;
 - Wildflower meadow has been increased and species rich grassland reduced;
 - Within the main body of the SANG, clusters of native shrub planting have been reduced and replaced with scattered native parkland trees to create a more open habitat mosaic; and
 - An improved drainage strategy to include the following:
 - A new attenuation pond has been added to the northern section of the SANG.
 - A series of small swales have been added to the northern part of the SANG to convey surface water between the proposed development and the attenuation basins.
 - Attenuation basins in the new southern section of the SANG have been split into three separate basins.
 - Small areas of permanent water have been included in four of the basins.
- 2.8 It was requested that a series of cross-sections be produced which are presented on the following pages.

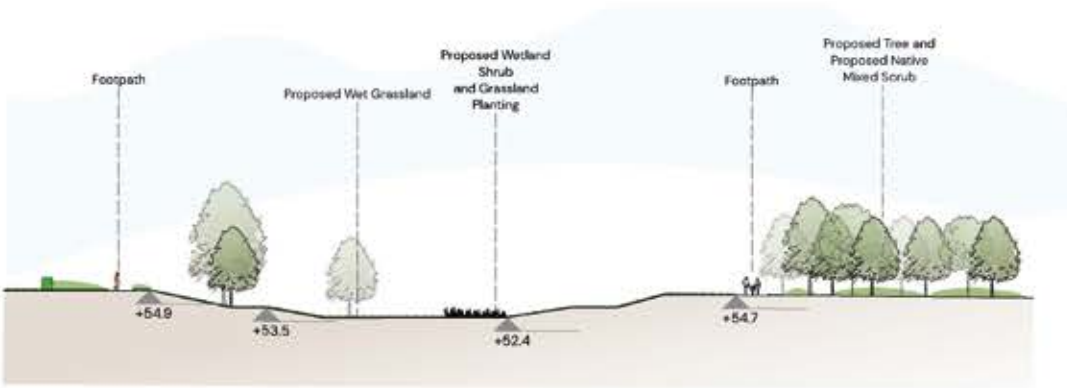


KEY	
	Site Boundary
	SANG Boundary
	Circular Route 2.3km
	Mown Path Routes
	Existing Vegetation
	Proposed Native Hedgerow
	Proposed Parkland / Native Trees
	Broadleaved woodland
	Proposed Native Mixed Scrub
	Proposed Species-rich mown grassland
	Proposed Wildflower Meadow
	Proposed Wet Grassland
	Proposed Wetland Shrub and Grassland Planting
	Bridge/boardwalk
	Proposed Attenuation Pond
	Proposed Ecological and Wildlife Ponds
	Proposed Amenity pond with beach (dog dipping)
	Proposed Gated Access Points
	Bench
	Picnic Table
	Community Art Nature Trail
	Doggy Trim Trail
	Interpretation board
	Permanent water at base of SuDS
	Permanent water – Amenity pond
	Access Points
	Maintenance Access
	Car Park
	Exolum Pipeline Easement Offset

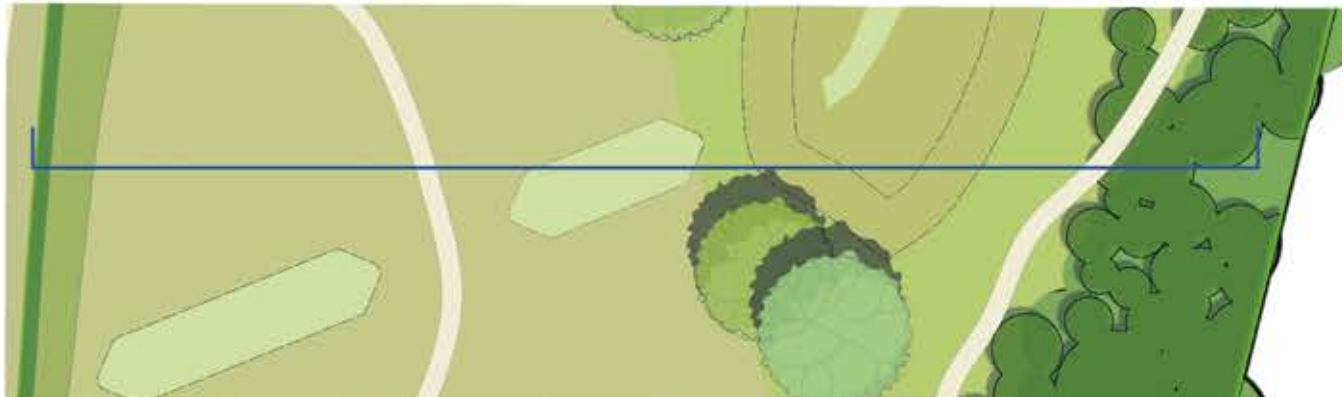
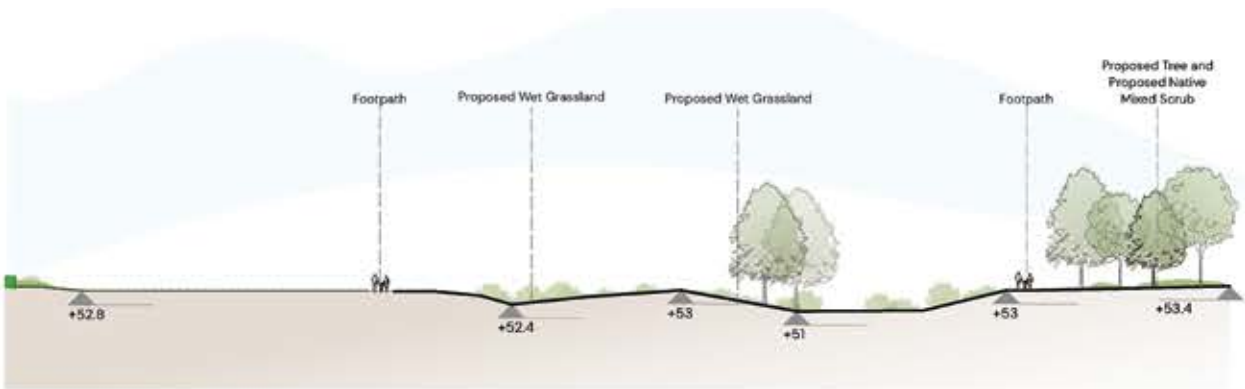
PROPOSED SANG LAYOUT | Not to scale
 Drawing No. P23-2449_EN_0008_C_ILMP SANG | Prepared by Pegasus Group



SECTION AA | Not to scale



SECTION BB | Not to scale



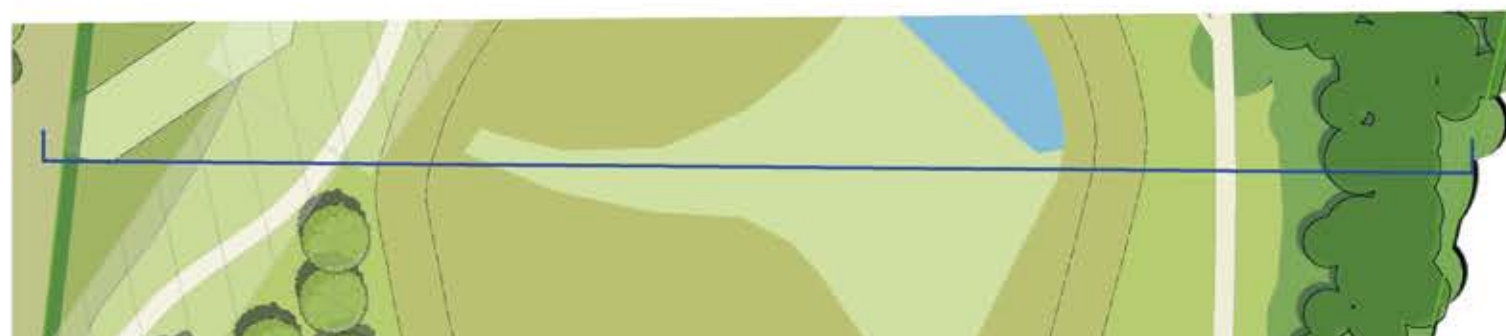
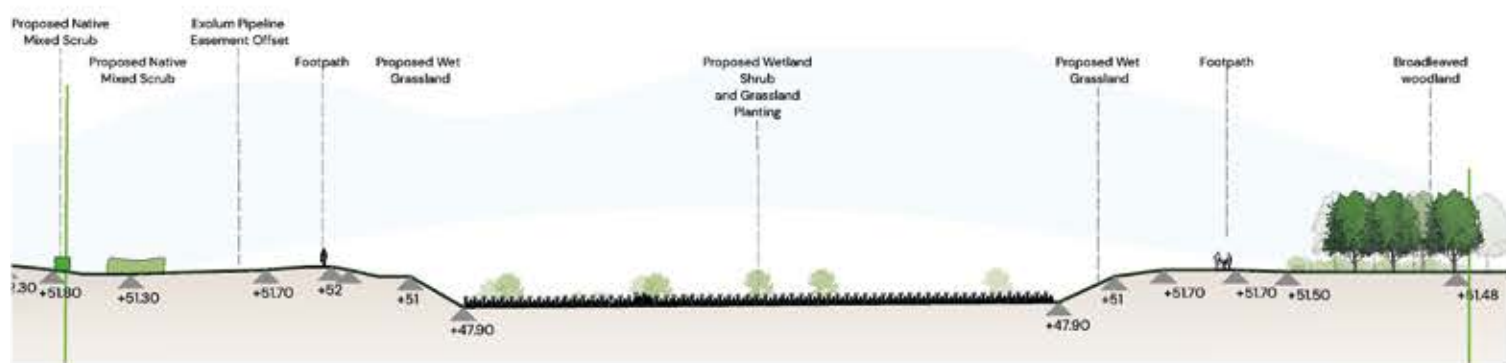
SECTION CC | Not to scale

KEY

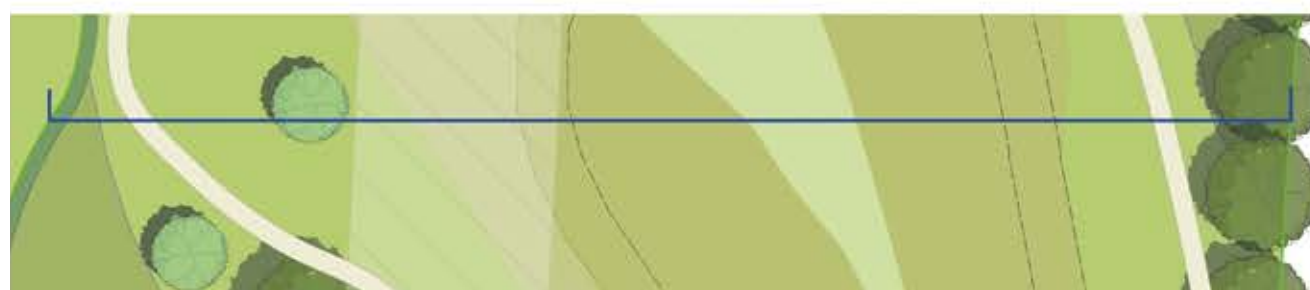
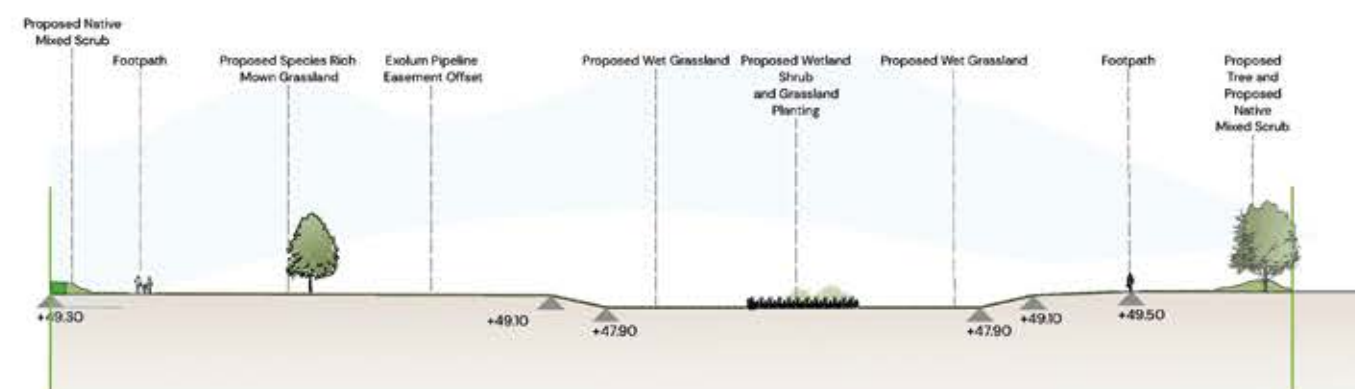
- SANG Boundary
- Footpaths
- Existing Vegetation
- Proposed Native Hedgerow
- Proposed Parkland / Native Trees
- Broadleaved woodland
- Proposed Native Mixed Scrub
- Proposed Species-rich mown grassland
- Proposed Wildflower Meadow
- Proposed Wet Grassland
- Proposed Wetland Shrub and Grassland Planting
- Exclusion Pipeline Easement Offset

CROSS SECTIONS THROUGH THE SANG | Not to scale

Drawing No. P23-2449_EN_0014-0016 |
Prepared by Pegasus Group



SECTION DD | Not to scale

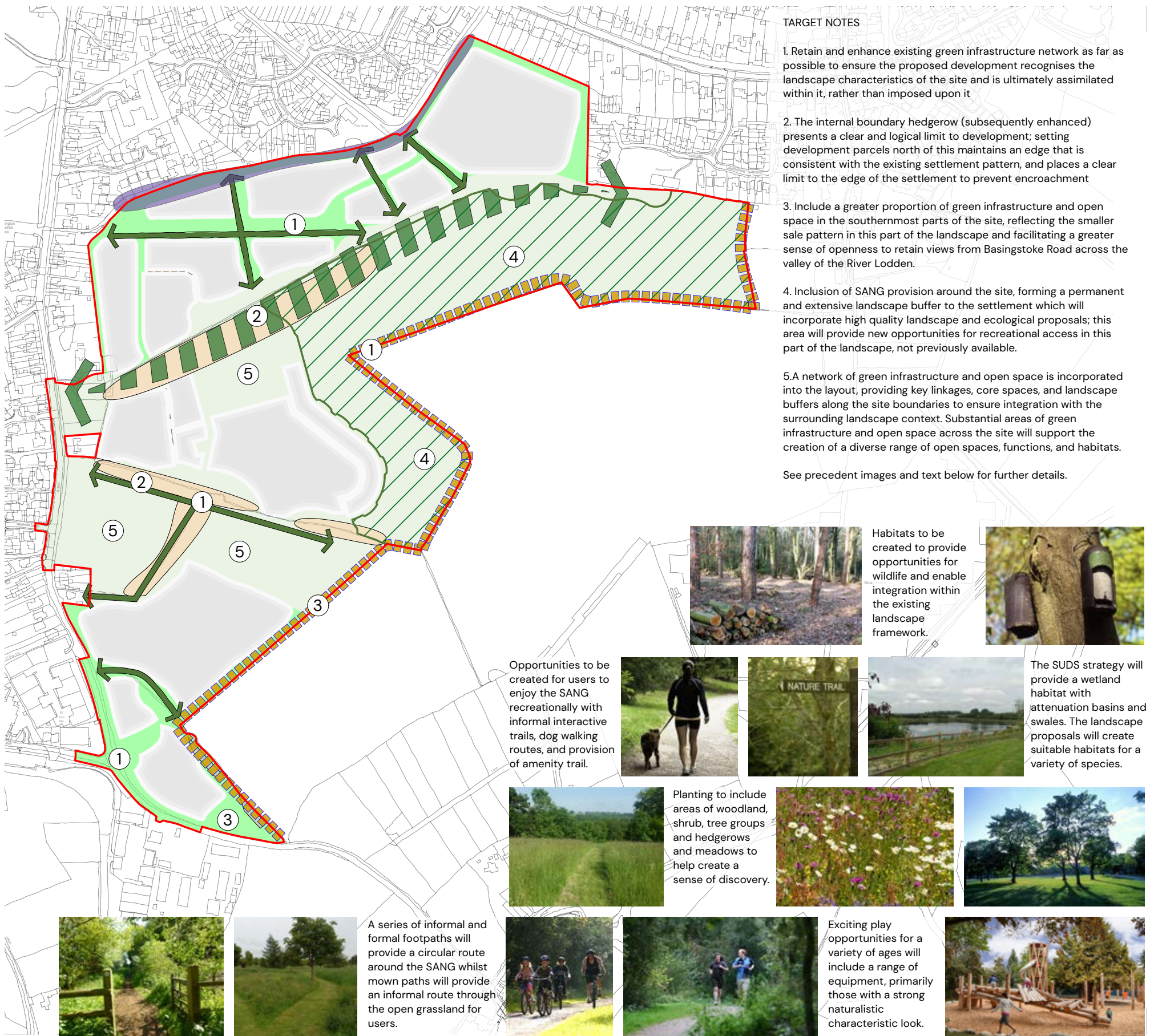


SECTION EE | Not to scale

KEY

- SANG Boundary
- Footpaths
- Existing Vegetation
- Proposed Native Hedgerow
- Proposed Parkland / Native Trees
- Broadleaved woodland
- Proposed Native Mixed Scrub
- Proposed Species-rich mown grassland
- Proposed Wildflower Meadow
- Proposed Wet Grassland
- Proposed Wetland Shrub and Grassland Planting
- Exolun Pipeline Easement Offset





LANDSCAPE AND VISUAL STRATEGY | Not to scale

Drawing No. P23-2449_EN_0007_B_0001 | Prepared by Pegasus Group

2.9 The principles of the landscape strategy and masterplan as set out in the outline application haven't changed, however, the plans have been updated to reflect the SANG redesign and other design changes, in particular the area of open space to the southern end of the site. Removing commercial development and creating an area of green infrastructure helps to soften the arrival gateway and help retain views from Basingstoke Road across the valley of the River Lodden.

2.10 The proposed Landscape Masterplan is shown opposite, with the SANG element shown in detail and the wider landscape shown illustratively.



PROPOSED LANDSCAPE MASTERPLAN | 1:4000

Drawing No. P23-2449_EN_0009_C_ILMP | Prepared by Pegasus Group

LEGEND

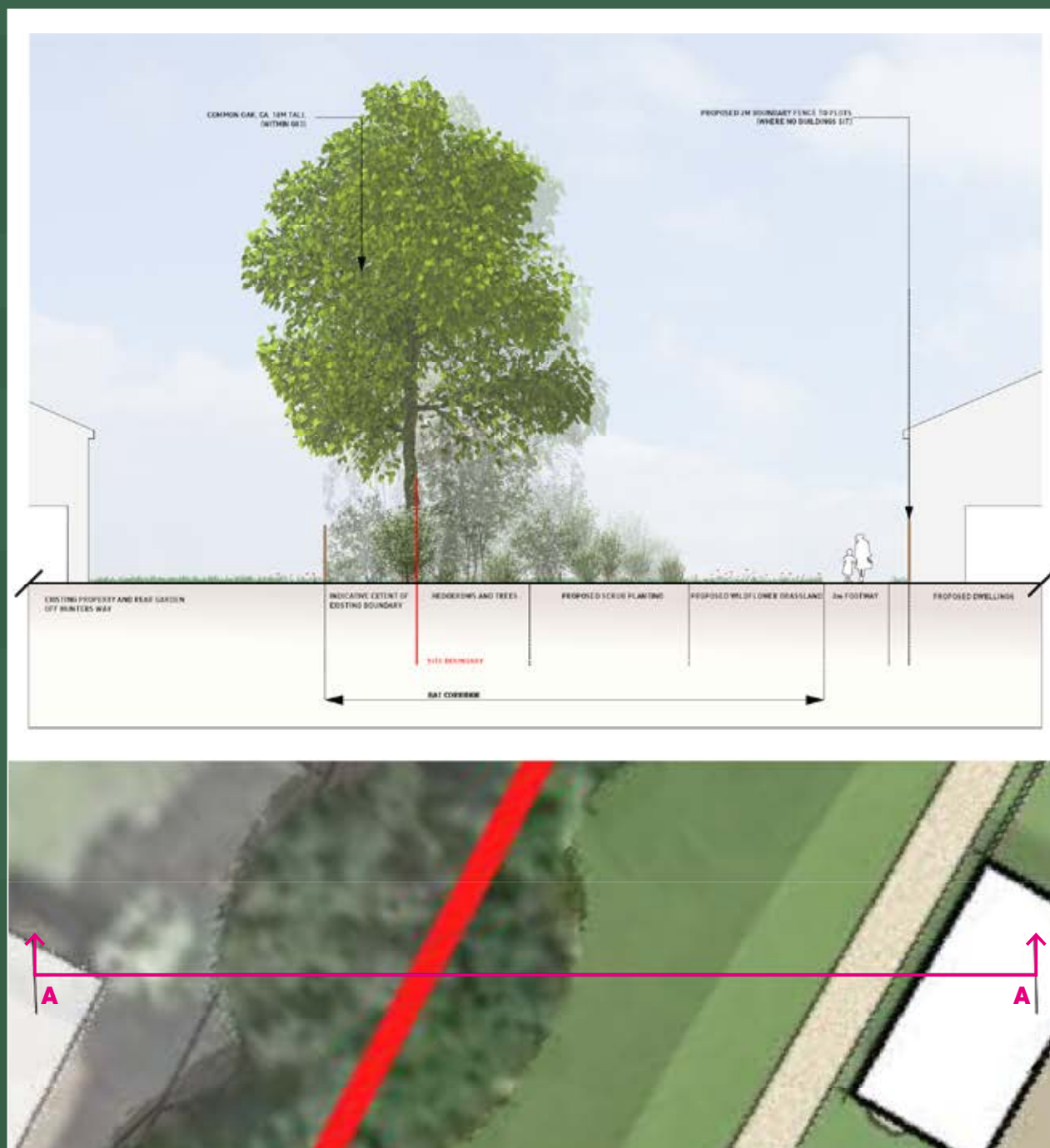
	Site Boundary		Proposed Wildflower Meadow
	SANG Boundary		Proposed Wet Grassland
	SANG 2.3 KM Walking Route		Proposed Areas Of Play
	Mown Path Routes		Proposed Amenity Grassland
	Existing Vegetation		Ornamental Shrub Planting
	Proposed Native Hedgerow		Community Orchard Planting
	Proposed Parkland / Native Trees		Proposed Street Trees
	Broadleaved woodland		Exolum Pipeline Easement Offset
	Proposed Native Mixed Scrub Planting		Proposed Residential Parcels
	Proposed Species-rich Grassland		Proposed Public Use Parcels

	Proposed Employment Parcels		Bridge/boardwalk
	Gated Access Points SANG		Proposed Attenuation Pond
	Access Points		Proposed Ecological and Wildlife Ponds
	Maintenance Access		Proposed Dog Ponds
	Primary Pedestrian Movement Routes		Proposed Wetland Shrub and Grassland Planting
	Primary Cycle/Pedestrian Movement Routes		Bench
	Public Rights Of Way (Correct To BNG OS Mapping - 22.11.23)		Picnic Table
	Primary Tree Lined Movement Routes Incorporating Cycle And Pedestrian Movement		Community Art Nature Trail
	Secondary Movement Routes		Doggy Trim Trail
	Tertiary Streets		Interpretation board
	Shared Surface Street/Mews		Permanent water at base of SuDS
	Proposed Emergency Access		Permanent water - Amenity pond
	Commercial/Industrial Movement Routes		Car Park

ECOLOGY

ECOLOGY

- 3.1 The northern boundary of the site now includes a continuous green buffer which retains a known commuting corridor for bats and also allows for the movement of other faunal species. WBC requested an example cross-section which is presented below.



SECTION AA | Not to scale



ECOLOGICAL BUFFER AND BAT HABITAT PROTECTION | 1:4000

LEGEND

- ★ Tree with potential for multiple bats (PRF-M)
- ★ Tree with potential for individual bats (PRF-I)
- ★ Negligible bat roost potential

DESIGN AND LAYOUT

LAYOUT

- 4.1 In addition to the changes presented in Sections 2 and 3 which have impacted the design proposals, further layout changes have been made due to changing need and viability.

Removal of GP Surgery

- 4.2 The submitted Development Framework Plan included the potential for an on-site GP surgery for Spencers Wood to serve future residents of the development and patients from the former Arborfield Hall branch of Swallowfield Medical Practice. Since those discussions, the Arborfield Hall branch has closed.
- 4.3 Following further engagement with the Integrated Care Board (ICB) and Swallowfield Medical Practice, it has been confirmed that the Practice's main premises in Swallowfield have capacity for expansion to provide additional clinical accommodation. The ICB has therefore advised that extending the existing surgery is a more viable, cost-effective, and deliverable solution than providing a new on-site facility in Spencers Wood for local residents. This is also consistent with its Primary Care Strategy, which prioritises the better use of existing healthcare estates.
- 4.4 On this basis, the proposed on-site GP surgery has been removed from the Framework Plan. The off-site mitigation will continue to deliver appropriate primary care capacity and equivalent social benefits to support the proposed development.
- 4.5 As a result of the layout changes, both the Parameter Plan and Building Heights plan which were submitted plans for approval, have been revised. These are presented on pages 18 and 19.

Design Principles

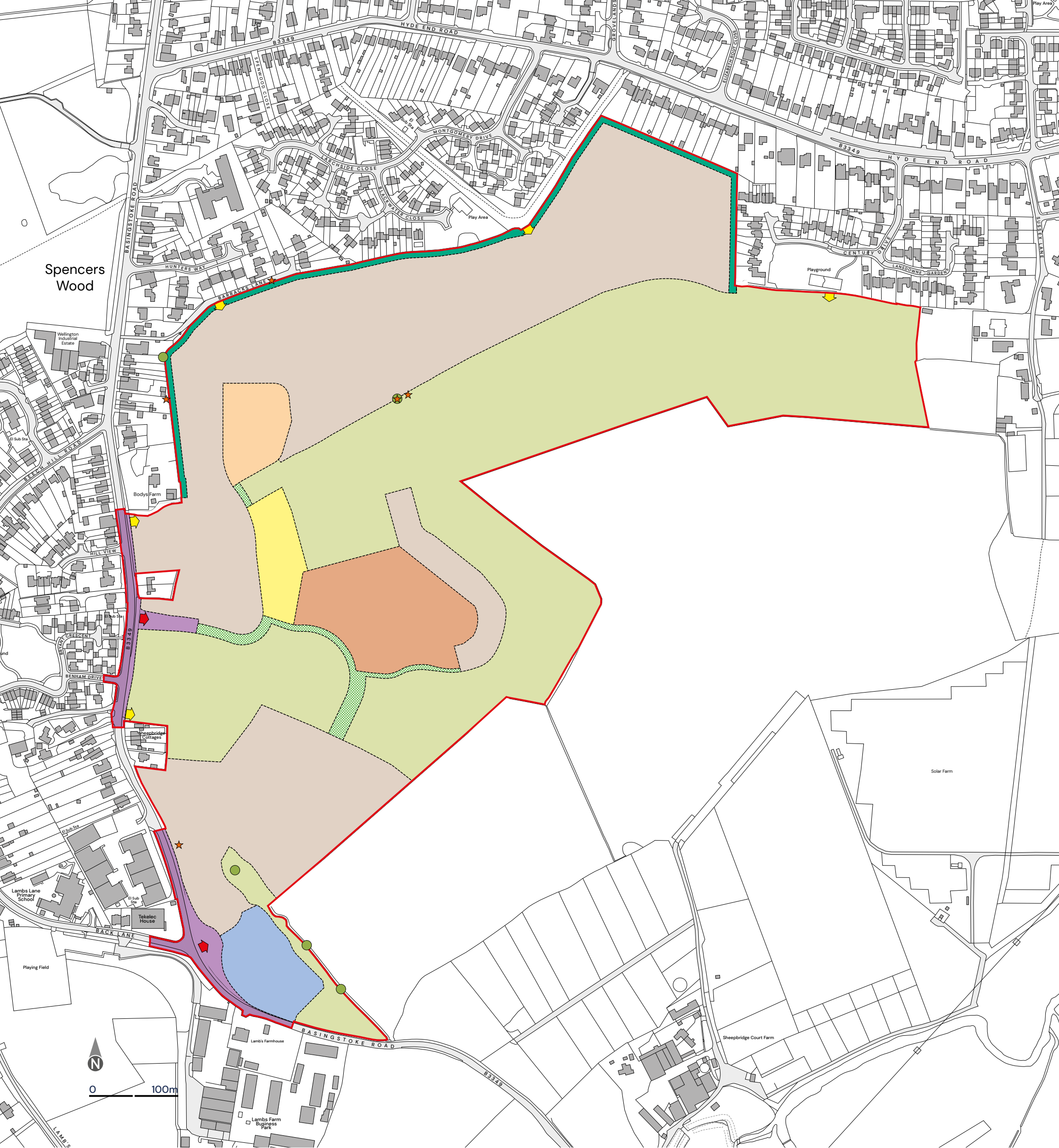
1. Primary access via Basingstoke Road;
2. Primary avenue through development;
3. Secondary streets;
4. Tertiary streets;
5. Fully circulatory cycle/pedestrian routes providing access to all areas of public open space and surrounding infrastructure;
6. Newly created sang (Groveland Country Park) providing a 2.3km fully circulatory pedestrian route;
7. Landscaped commons and greens providing recreational space for all ages;
8. Community spaces in the form of multi-functional open spaces and a community orchard/allotments;
9. Landscaped greenways providing punctuation through development and areas for additional planting;
10. Maximum retention of existing vegetation;
11. Potential cycle/pedestrian connections to existing movement routes;
12. Potential highways improvement to existing highways to facilitate cycle and pedestrian movement;
13. Site low points utilised for sustainable drainage;
14. Naturalised wildlife ponds (falling within SANG boundary);
15. Maximum outward facing development for natural surveillance;
16. Viewing corridors providing opportunity to enjoy far-reaching views over River Loddon and local countryside; and
17. Landscape buffer to be a minimum of 5m wide.



DEVELOPMENT FRAMEWORK | 1:4000

LEGEND

	SITE BOUNDARY		SECONDARY STREETS		NEW TREE PLANTING		POTENTIAL CONNECTIONS TO EXISTING MOVEMENT ROUTES
	RESIDENTIAL DEVELOPMENT		TERTIARY STREETS		COMMUNITY ORCHARD		COMMUNITY ART NATURE TRAIL
	SCHOOL SITE		PRIVATE LANES		PUBLIC OPEN SPACE		DOGGY TRIM TRAIL
	LOCAL CENTRE		SHARED SURFACE STREET/MEWS		MULTI-FUNCTIONAL OPEN SPACE AND PAVILION		INTERPRETATION BOARD
	EMPLOYMENT USES		EXISTING PUBLIC RIGHTS OF WAY		PROPOSED ECOLOGICAL AND WILDLIFE PONDS		EXOLUM PIPELINE
	SANG BOUNDARY		ACTIVE TRAVEL ROUTES		PROPOSED DOG PONDS		5M + 7M EXOLUM PIPELINE EASEMENT OFFSET
	CARE HOME FACILITY		KEY FOOTPATHS		AREAS OF PLAY		10M EXOLUM PIPELINE EASEMENT OFFSET
	ACCESS VIA BASINGSTOKE ROAD		SANG WALKING ROUTE		SUSTAINABLE DRAINAGE		
	PRIMARY AVENUE		PROPOSED PLANTING		PARKING		
	INDUSTRIAL ROAD		EXISTING VEGETATION		POTENTIAL HIGHWAYS UPGRADES		
	PROPOSED EMERGENCY						



PARAMETER PLAN | 1:4000

LEGEND



Site boundary

LAND USE PARAMETERS



Indicative area of land required for the proposed access, not within the residential land use (subject to detailed design)



Indicative area of land required for internal access roads not within the residential land use (subject to detailed design)



Proposed residential development (Use Class C3) (including roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure)



Proposed open space (including amenity green space, children's play provision, SANG, sports, changing facilities, car park, allotments, landscaping, footpaths, drainage and other associated infrastructure)



Proposed mixed-use local centre including provision for NHS health and social care services (Use Class E(e-f)); retail provision (Use Class E(a-c)); and residential dwellings (Use Class C3) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)



Proposed two form entry primary school (Use Class F1(a)) and associated infrastructure (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)



Proposed commercial land (Use Class E(g)) (including landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)



Proposed care home (Use Class C2) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)



Ecological buffer (minimum 5m wide)



Notable tree



Tree with potential for multiple bats (PRF-M)

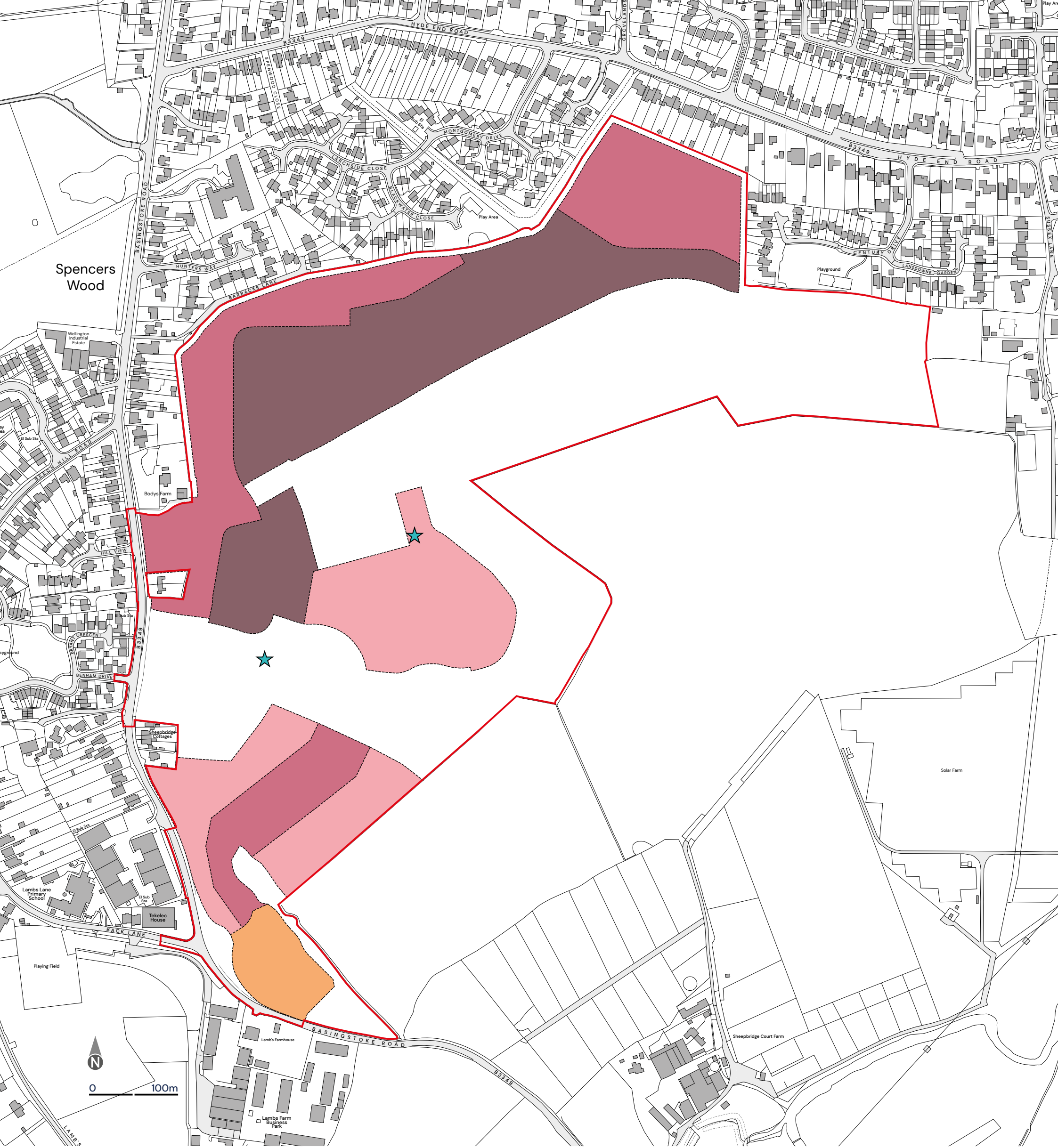
ACCESS PARAMETERS



Proposed access/egress for all modes (subject to detailed design)



Potential access/egress for cyclists and pedestrians only (subject to detailed design)



BUILDING HEIGHTS | 1:4000

LEGEND

 Site boundary

BUILDING HEIGHTS

 Up to 3 storey

 Up to 2.5 storey

 Up to 2 storey

 12m up to ridge

 **Up to 1 storey**
Pavilion & Sports Pitch changing rooms
(locations to be agreed at Reserved Matters stage)

SUMMARY OF CHANGES

The following changes have been made to the proposed development:

1 Ecological buffer

Minimum 5m wide ecological/landscape buffer to northern boundary to create a continuous dark corridor for bats and development adjusted to avoid 'noteable' tree buffer.

2 Exolium Pipeline

Cycle/pedestrian route realigned to avoid the pipeline easement and propped planting removed.

3 SANG

Area increased to extend southwards along the mid-eastern boundary. Redesign of the space including: widened to create a reduced pinch-point (see arrow); detailed drainage and SuDS; alignment of the 2.3km circular route amended to avoid sinuous loops; relocation of the parking area; and a wider belt of broadleaved woodland planting along its southern boundary to improve screening.

4 Community uses

Orchard relocated outside of the SANG area and the introduction of allotments.

5 Development

Residential area realigned to accommodate the widened SANG.

6 Removal of GP Surgery

Proposed NHS Health and Social Care Services removed and replaced with residential development.

7 Play space

Locally Equipped Area of Play relocated.

8 Access alignment

The primary access road to the development has been realigned so that a 15m buffer can be provided for the 'noteable' and PRF-I tree.

9 Commercial

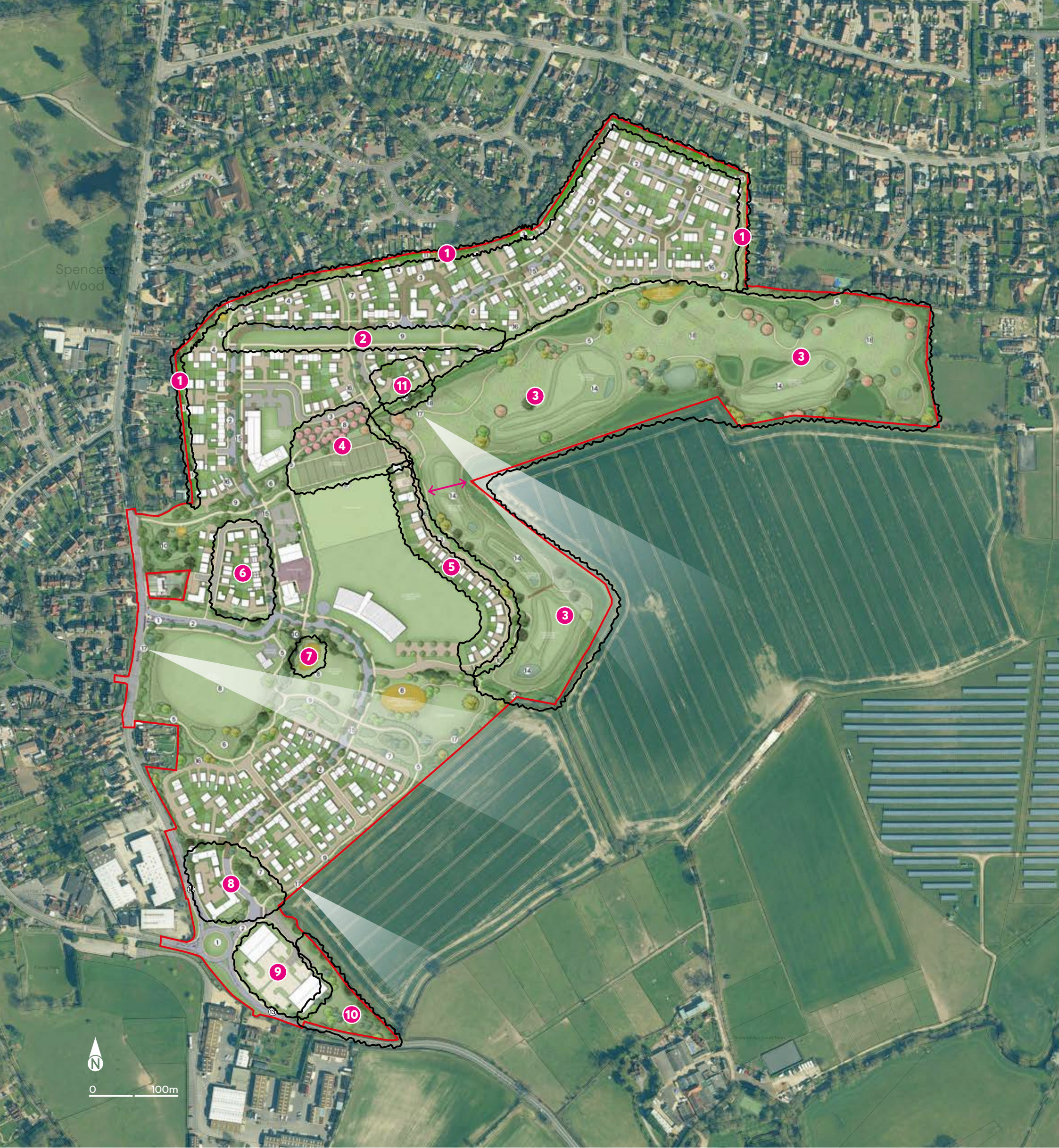
The commercial land use area has been reduced in size.

10 Increased area of POS

The removal of commercial uses at the southern end of the site has enabled a landscape 'gateway' to be created.

11 Development

Residential area amended so that 'noteable' tree buffer sits entirely within open space.



ILLUSTRATIVE MASTERPLAN AND SUMMARY OF CHANGES | 1:4000

LEGEND

	SITE BOUNDARY		PLAY SPACE		LOCAL CENTRE
	EXISTING TREES		PEDESTRIAN / CYCLE ROUTE		PUBLIC RIGHT OF WAY
	PROPOSED TREES		SANG EXTENTS		
	SUSTAINABLE DRAINAGE SOLUTION		PROPOSED GREEN SPACE		
	LANDSCAPE BUFFER AND ECOLOGY CORRIDOR		PROPOSED EMPLOYMENT USE		



Expertly Done.

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