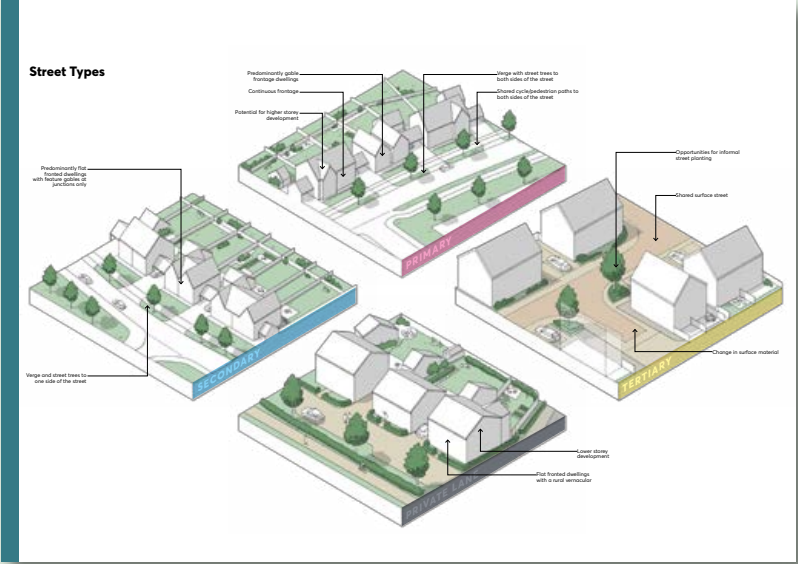
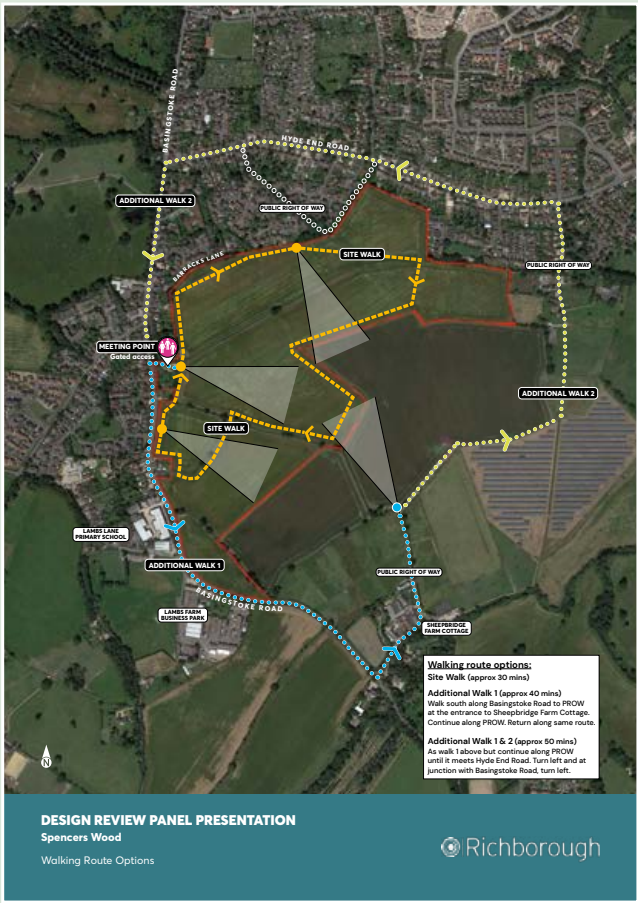
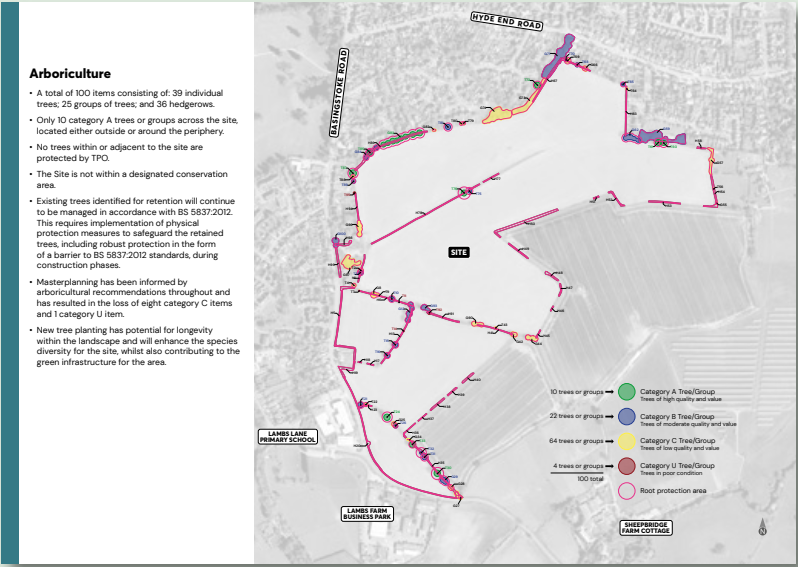




EXCERPTS FROM THE DRP PRESENTATION



Revision O

07

Design Development

5.10 Revision O was developed following the public consultation event and Design Review Panel recommendations.

5.11 Key adaptations following these events include:

- Potential to include a GP surgery on site located centrally alongside the local centre and the school with recovery centre facility.
- Increased linkages back to nearby walking routes and open spaces along Basingstoke Road and Hyde End Lane.
- Further refinement of character and massing along the SANG edge with the potential for higher density development along the southern development edge.
- Further refinement of the overall character of the scheme and how this will link back to the existing character of the village.
- Creation of landscape gateways along Basingstoke Road into the development.

08

Pre-application response

- A pre-application response letter was received on 21st February 2025.

Date: 21 February 2025 Application: 243014 Gary Stephens Marrons Bridgeway House Bridgeway Stafford upon Avon CV37 6YX	WOKINGHAM BOROUGH COUNCIL Development Management & Compliance P.O. Box 157 Shute End, Wokingham Berkshire, RG40 1BN Tel: (0118) 974 6000 Minicom No: (0118) 974 6991
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Pre-application Advice Response Letter

Application Number: 243014
Site Address: Land off Basingstoke Road, Spencers Wood
Expiry Date: 31 December 2024

Proposal: Pre-application advice for the proposed mixed use development of the site to provide up to 430 no. dwellings, 1 no. 80 bedroom care home, 1ha of employment land, 1 no. primary school, a local centre, GP surgery, sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

Dear Mr Stephens,

Thank you for your request for planning advice which was validated on 3 December 2024. This letter will provide advice about your scheme and what you may need to do when submitting a planning application.

At this stage, we have not consulted anyone else about your scheme, such as neighbouring landowners, but we would do so if a planning application is submitted. Before you submit a planning application, we recommend that you carry out your own detailed public engagement and provide evidence of this and any findings through a Statement of Community Involvement.

We have provided a [frequently asked questions page](#) to answer some of the common queries about planning which will help explain the planning application process.

The Cover Letter by Marrons, dated 27 November 2024, seeks pre-application advice on the following topics:

1. The compliance with national and local policy of the proposals as illustrated

Page 1 of 66

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Final Design Proposals

5.12 Revision V shows the final scheme following a series of consultations, refinement from the consulting team and views from residents and members.

5.13 Key principles that the development will look to provide are:

- A mixed-use residential development providing mixed tenure housing at a varying range and size along with a carehome for older residents.
- A range of different landscape proposals to include the SANG, POS typologies, informal kick about space, multi-functional open space with pavilion and a series of smaller greens and commons for all age ranges.
- A 2FE primary school with recovery centre and storage facility.
- Local centre catering for daily needs to new and existing residents
- GP surgery
- Parking for the SANG and multi-functional open space
- Fully permeable and circulatory walking and cycling routes.



Revision V (final design approach)

	SITE BOUNDARY		ACCESS VIA BASINGSTOKE ROAD
	RESIDENTIAL DEVELOPMENT		PRIMARY AVENUE
	SCHOOL SITE		INDUSTRIAL ROAD
	LOCAL CENTRE		SECONDARY STREETS
	EMPLOYMENT USES		TERTIARY STREETS
	SANG BOUNDARY		PRIVATE LANES
	GP SURGERY		SHARED SURFACE STREET/MEWS
	CARE HOME FACILITY		PROPOSED EMERGENCY
	PUBLIC OPEN SPACE		

DESIGN PROPOSALS AND CODING

DESIGN PROPOSALS

- 6.1 This section provides a comprehensive description of the design concepts and principles which underpin the development framework plan. The level of detail is appropriate to the issues relative to the context and scope of the application for outline planning permission.
- 6.2 The Parameter Plan that is submitted as part of the planning application establishes the extent of development within which the proposals for up-to 420 dwellings, a local centre, primary school, care home, GP surgery and employment area will be delivered.
- 6.3 Information is presented in this section of the Design and Access Statement that supplements the Parameter Plan and aims to shape development such that subsequent Reserved Matters submissions are in keeping with the vision for the site. The Framework Plan is submitted as part of the planning application and sets out the broad structuring elements that it is anticipated detailed design proposals will follow.
- 6.4 The Illustrative Layout that is presented in this section of the Design and Access Statement accords with the Parameter Plan and Framework Plan and demonstrates one way in which the development could be laid out in accordance with the parameters and coding in the spirit of the Vision for the site.

Landscape and Visually Led Design

- 6.5 The masterplan for the proposed development has been landscape and visually led. This has included the following:
 - Identification of the overall horizontal parameter (i.e. spread) of the Development envelope taking into account all landscape and visual constraints and opportunities (and likewise heritage, where relevant) – see Illustrative Masterplan parameters;
 - Likewise identification of the overall vertical parameter (i.e. height) of the development envelope taking into account all landscape and visual constraints and opportunities; and
 - Retention of the existing underlying hedgerow/tree/landscape pattern and using it as a driver for the block/cellular structure of the development framework.
- 6.6 The landscape approach and strategy is expanded further in Public Spaces later in this section.

DEVELOPMENT FRAMEWORK

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 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;
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; and
16. Viewing corridors providing opportunity to enjoy far-reaching views over River Loddon and local countryside.



DEVELOPMENT FRAMEWORK | 1:4000

LEGEND

	SITE BOUNDARY		PRIMARY AVENUE		KEY FOOTPATHS		AREAS OF PLAY
	RESIDENTIAL DEVELOPMENT		INDUSTRIAL ROAD		SANG WALKING ROUTE		SUSTAINABLE DRAINAGE
	SCHOOL SITE		SECONDARY STREETS		EXISTING VEGETATION		PARKING
	LOCAL CENTRE		TERTIARY STREETS		PROPOSED PLANTING		POTENTIAL HIGHWAYS UPGRADES
	EMPLOYMENT USES		PRIVATE LANES		NEW TREE PLANTING		MEETING POINTS
	SANG BOUNDARY		SHARED SURFACE STREET/MEWS		COMMUNITY ORCHARD		POTENTIAL CONNECTIONS TO EXISTING MOVEMENT ROUTES
	GP SURGERY		PROPOSED EMERGENCY		PUBLIC OPEN SPACE		
	CARE HOME FACILITY		EXISTING PUBLIC RIGHTS OF WAY		MULTI-FUNCTIONAL OPEN SPACE AND PAVILION		
	ACCESS VIA BASINGSTOKE ROAD		ACTIVE TRAVEL ROUTES		EXOLUM PIPELINE		

PARAMETER PLAN

- 6.7 The Parameter Plan and associated wording set out in this section are to be 'fixed' as part of the Outline Planning Application (OPA). The plan, provides a framework for future detailed design, and will define the type of development that can be brought forward at the Reserved Matters stage.
- 6.8 The Parameter Plan should be read in conjunction with all documents submitted as part of the OPA pack of information.

Residential

- 6.9 The residential development envelope is proposed to accommodate up to 420 dwellings in a range of types, sizes and tenures. The built development areas identified will include: roads; footpaths; private drives; incidental open space and other associated infrastructure.

Open Space

- 6.10 The public open space framework provides key greenways and buffers. Within this area, space will be provided for: amenity green space; allotments; children's play provision; landscaping; footpaths; drainage; existing and proposed structural planting; and associated infrastructure.

Primary School

- 6.11 The proposals include land to provide a Two Form Entry (2FE) primary school. Within this area, space will be provided for: landscaping; amenity green space; car parking; footpaths; drainage; and associated infrastructure.

Local Centre

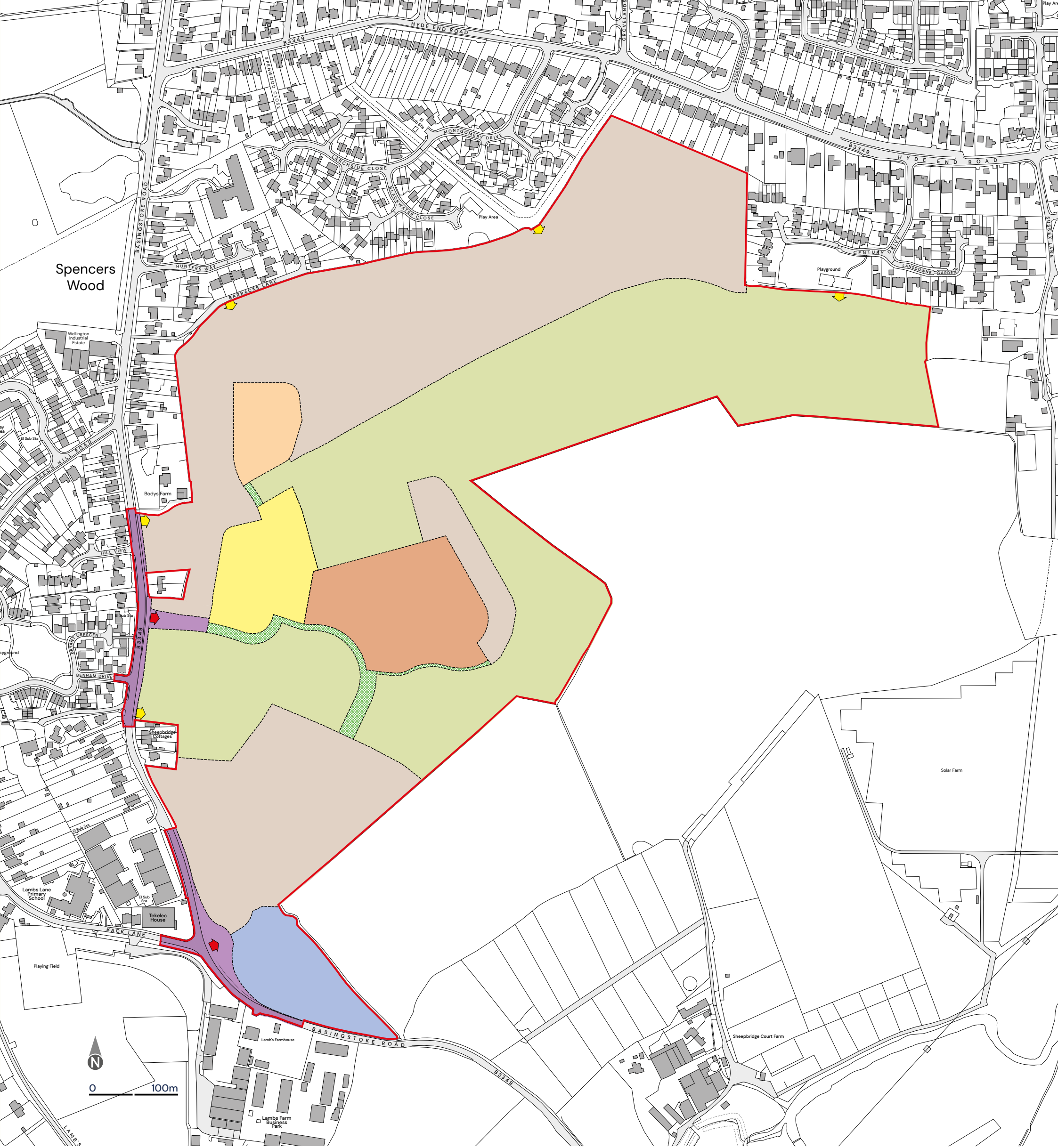
- 6.12 A local centre and mixed-use hub will be provided to complement the existing local facilities and services in Spencers Wood and seeks to include GP surgery; general retail; convenience store; and residential uses (C3). Within this area, space will be provided for: landscaping; amenity green space; car parking; footpaths; drainage; and associated infrastructure.

Care Home

- 6.13 The proposals include land to provide an 80 bedroom care home (use class C2). Within this area, space will be provided for: landscaping; amenity green space; car parking; footpaths; drainage; and associated infrastructure.

Employment Land

- 6.14 The proposals include land for employment use (class E(g)). Within this area, space will be provided for: landscaping; amenity green space; car parking; footpaths; drainage; and associated infrastructure.



PARAMETER PLAN | Not to scale

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)

ACCESS PARAMETERS

- Proposed access/egress for all modes (subject to detailed design)
- Potential access/egress for cyclists and pedestrians only (subject to detailed design)

Note: All features and areas are subject to detailed design and to a tolerance of 10m.

SUPPORTING DESIGN STRATEGIES

- 6.15 The outline application plans are accompanied by a set of Supporting Design Strategies that illustrate how the development could be realised, in accordance with the outline application. The indicative supporting design strategies include:
- Illustrative Masterplan;
 - Indicative Pedestrian and Cycle Movement Strategy;
 - Indicative Street Hierarchy;
 - Indicative Placemaking;
 - Building Heights;
 - Indicative Character Area Strategy;
 - Indicative Landscape Strategy; and
 - Indicative Open Space Typologies.
- 6.16 The strategies set out here are for illustrative purposes only. They are therefore subject to interpretation and discussion and should be read in conjunction with the parameter plan.
- 6.17 The following section references the National Design Guide (NDG) and the ten characteristics of well-designed places and the National Planning Policy Framework (NPPF). It provides a framework for the detailed design as part of a future Reserved Matters application.

ILLUSTRATIVE MASTERPLAN

- 6.18 A proposed Illustrative Masterplan has been prepared but this is for indicative purposes only. The application is not seeking approval of the Illustrative Masterplan.
- 6.19 The Illustrative Masterplan demonstrates one way in which a development could be laid out. It does not preclude alternative layouts as part of a subsequent Reserved Matters or detailed planning application, providing the underlying principles established in this document are satisfied and the delivery of high quality built environment remains creative and responsive.



ILLUSTRATIVE MASTERPLAN | Not to scale

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		

DESIGN CODING

The Design Coding within the following sections provides concise and easy to use information for those involved in designing the detailed proposals, as well as those involved in assessing the reserved matters submissions.

The information contained within this document is focused on providing instructions and a clear set of rules, avoiding unspecific guidance or potentially ambiguous references, which could be interpreted in a variety of different ways.

Diagrams in this Code are indicative and have been provided to communicate the design intent, rather than specific details which should come forward through discussions between the applicants and Wokingham Borough Council and through the more detailed design stage.

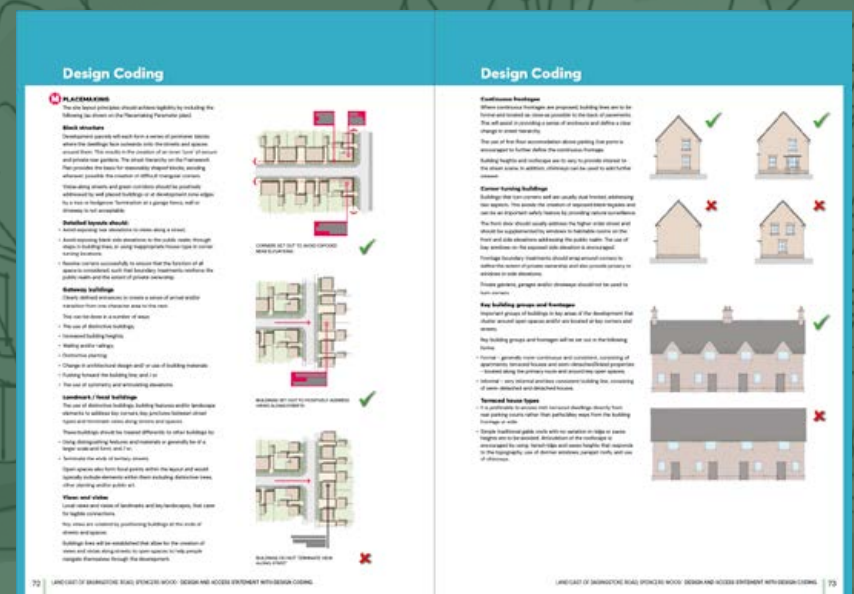
Document Structure

The Design Proposals section adheres to a document structure that is based on the criteria set out within the National Design Guide (NDG), published by the Ministry of Housing, Communities and Local Government (2021) and the associated documents comprising the National Model Design Code (NMDC) – Part 1 (The Coding Process) and Part 2 (Guidance Notes).

These include:

- Uses
- Movement
- Built Form
- Homes and Buildings
- Identity
- Public Spaces
- Nature
- Resources
- Lifespan

Design Coding is included within these sections to underpin the key site-wide typologies and strategies, which will shape the future detailed design proposals. Information is presented on pages with the following appearance, within clearly highlighted boxes or using symbology shown adjacent:



Footway



For ease of reference, mandatory elements within the design code document have been indicated with an 'M' symbol or labels.

Footway



The 'G' symbol or label represents elements that are encouraged but are for guidance only.



USES
Mixed and integrated



MOVEMENT
Accessible and easy to move around



BUILT FORM
A coherent development



HOMES AND BUILDINGS
Functional, healthy and sustainable



IDENTITY
Attractive and distinctive



PUBLIC SPACES
Safe, social and inclusive



NATURE
Enhanced and optimised



RESOURCES
Efficient and resilient



LIFESPAN
Made to last



Regulating Plan

LEGEND

 Site boundary

ACTIVE TRAVEL ROUTES

-  Existing public right of way (Footpath)
-  Existing public right of way (Byway – open to all)
-  Shared cycle/footpath (Through development block)
-  Shared cycle/footpath (Through open space)
-  Footpath (through open space)
-  SANG footpath

ACCESS PARAMETERS

-  Proposed access/egress for all modes (subject to detailed design)
-  Potential access/egress for cyclists and pedestrians only (subject to detailed design)
-  Potential access/egress for pedestrians only
-  Highway upgrades

STREET HIERARCHY

-  Avenue Primary
-  Residential Street Secondary
-  Village Street Secondary
-  Shared Surface Street / Mews Tertiary
-  Private Lane
-  Proposed Emergency Access
-  Industrial Road

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)

CHARACTER AREAS

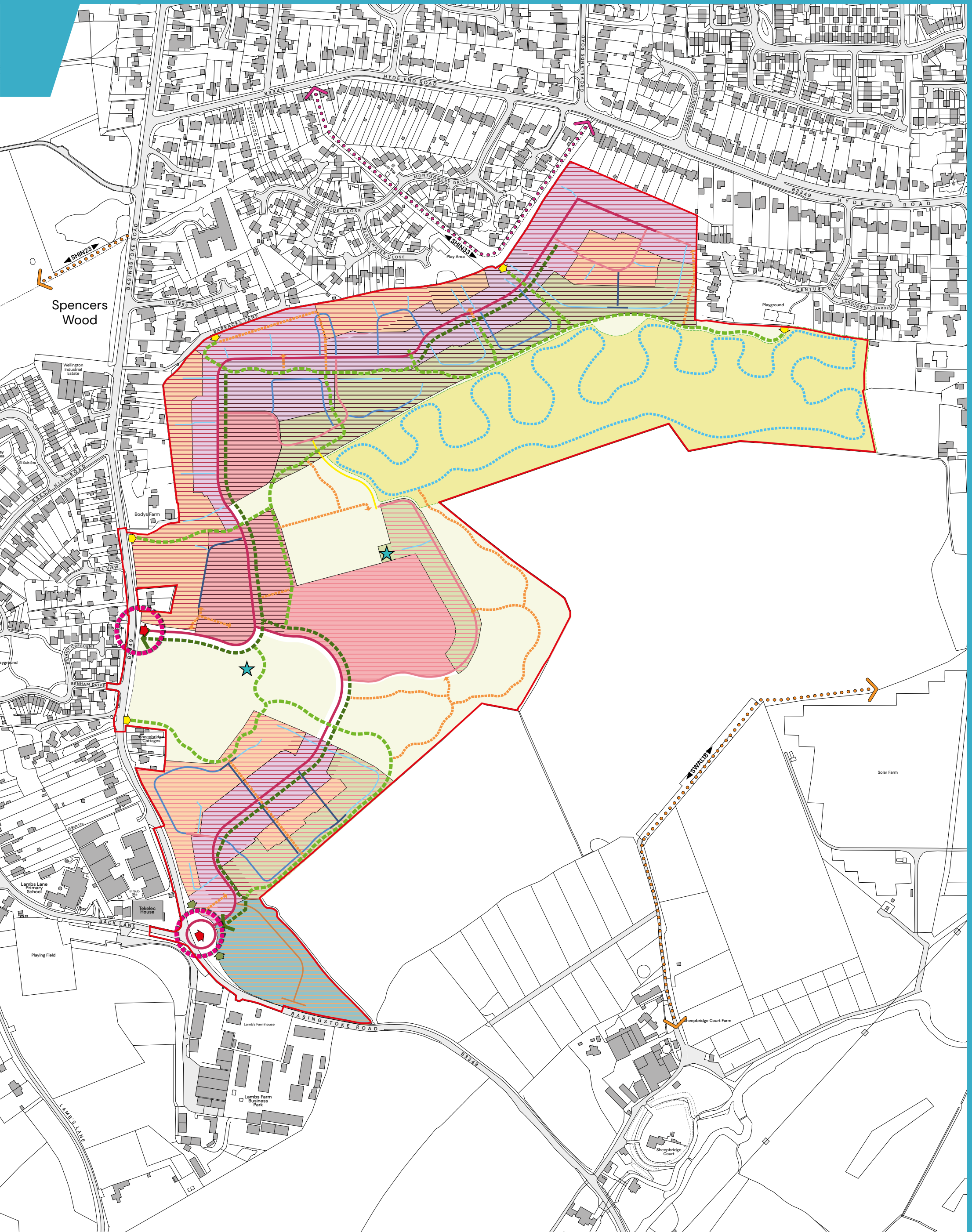
-  Avenue
-  Village Streets
-  Green Edge
-  Local Centre
-  Village Gateway

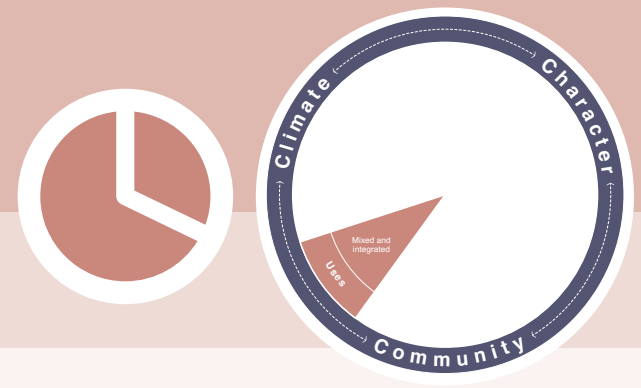
GREEN INFRASTRUCTURE

-  SANG area
-  Key open space



0 100m





“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

6.20 The development proposals include the following:

- Residential
- Primary School and Recovery Centre/Storage
- Employment Land
- Local Centre
- Care Home
- Open Space and Green Infrastructure.

Design Coding

M Residential – up to 420 dwellings (Class C3)

The proposed residential development envelope includes associated infrastructure such as access roads and parking provision. This area ensures the site can achieve up to 420 dwellings, allowing space for a mix of housing types, sizes and tenures to promote balanced communities.

M Affordable Housing

In accordance with Policy CP5 of the Wokingham Core Strategy (2010), it is proposed that 40% of the dwellings provided are to be affordable housing.

The precise mix of unit types, sizes and details of tenure arrangements are subject to consultation and agreement with the Local Planning Authority. They should be provided as tenure blind clusters, dispersed across the site. Detailed design information regarding affordable housing provision will be submitted at the Reserved Matters stage.

Summary of Proposed Accommodation

Affordable Housing	up to 168 [40% of 420]
Market Homes	up to 252 [60% of 420]

M 2 Form Entry (2FE) Primary School & Recovery Centre/Storage

Land has been set aside for the provision of a Primary School which will also double as a Recovery Centre facility in the event of an emergency at AWE Burghfield.

M Employment Land

Land has been set aside for the provision of employment uses.

M Local Centre

Mixed-use areas provide a good basis for building communities that, in turn, will provide support to the proposed facilities. The outline application proposes a local centre towards the centre of the site and adjacent to the site access off Basingstoke Road, accessible to both the existing and proposed communities. It is anticipated that the local centre will complement existing retail facilities rather than competing with them, by providing community facilities within convenient walking distances of new dwellings.

The local centre will provide a range of uses, with the opportunity for GP Surgery, convenience store and community hall, contributing towards making this area an active place throughout the day.

Space for the following uses could be accommodated:

- GP Surgery
- Convenience Store
- Community Hall.

M Care Home

The proposals include land to provide an 80 bedroom care home (use class C2).

M Public Open Space and Green Infrastructure

The proposals provide 18.01ha (excluding SuDS) of accessible public open space, including:

- SANG provision, a new country park for the benefit of new and existing residents of Spencers Wood;
- A range of play areas and playing fields;
- Sports pitch and changing facilities for local sports teams;
- A pavillion and car park;
- Community orchards;
- New green links, including cycle and pedestrian routes, connecting the new residential development with the local centre, school, open spaces and the existing settlement of Spencers Wood;
- Areas for wildlife, providing an improvement on the value of the land for wildlife today, and including space for planting, ponds and wildflower areas;
- Active and passive recreation, including trim trails and walking routes through the new country park; and
- Proposed landscaping, wildflower planting and attenuation basins.

Further details of the public open spaces are provided within the Public Spaces and Nature sections which detail typologies in relation to policy requirements.