

# Arborfield Green District Centre

## Design and Access Statement

# The Vision for Arborfield Green District Centre

The vision is to create an attractive and vibrant new District Centre focused around a high quality and landscape led public realm with flexible and shared spaces. This new community will provide a locally distinctive yet contemporary environment where residents and visitors want to come to live, work and socialise in a healthy, enjoyable and appealing setting. There will be:

- > A new sustainable community hub with a strong sense of place to also serve the wider community of Arborfield Green and more;
- > A well-considered public realm design which prioritises pedestrians, includes an active market square style environment which is easily accessible for all, and makes provision for public transport in close proximity;
- > A range of houses and apartments of different sizes and tenures to meet a range of identified needs;
- > A highly connected movement network with strong direct links to surrounding area including legible and convenient access for pedestrians, cyclists and motorists; and
- > Community amenities and spaces to enable residents to socialise and build strong community relationships;

# Context

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# Introduction

1.1 This statement has been prepared by **Pegasus Design** (part of Pegasus Group) on behalf of **Crest Nicholson Chiltern** to accompany the Reserved Matters Planning Application for the mixed-use development of **Arborfield Green District Centre** comprising:

### The Proposal

*“Application for approval of Reserved Matters pursuant to O/2014/2280 for the provision of a new District Centre including 200 dwellings, commercial floorspace (Use Class E), a community centre (including the provision of a nursery, café and associated community facilities), a pre-school, open space, new vehicular, pedestrian and cycle accesses with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage. Access, appearance, landscaping, layout and scale to be considered.”*

1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement. The DMPO also states the following requirements:

*“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:*

*(a) the design principles and concepts that have been applied to the development; and*

*(b) how issues relating to access to the development have been dealt with.*

*(3) A design and access statement must:*

*(a) explain the design principles and concepts that have been applied to the development;*

*(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*

*(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;*

*(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*

*(e) explain how specific issues which might affect access to the development have been addressed.”*

1.3 The scheme will deliver a new vibrant mixed-use community led scheme including:

- 200 high-quality new homes in a range of dwelling types and tenures meeting a range of identified needs;
- **A new ‘high-street’, centrally located in the development, providing the community with a range of new amenities and facilities for day to day needs including:**
  - » A total of 950sqm of Class E flexible commercial space;
  - » Community Centre – including the provision of a nursery, library and cafe;
  - » Pub (subject to a separate application);
  - » Pre-school
  - » Supermarket (subject to a separate application);
- A pedestrian prioritised flexible public space within the high street capable of accommodating community events/ market space;
- A well connected and legible movement network including a new bus interchange enhancing public transport services to the community;
- A proposed landscape strategy that integrates well within the development, enhancing public spaces and creating new habitats for biodiversity, as well as providing a transition from the built development to the open green infrastructure network within the wider development.

## Purpose of the Statement

1.4 The purpose of this Design and Access Statement is:

*“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”*

(Para. 029, PPG, Reference ID: 14-029-)

1.5 This document achieves this within the following sections:

### Section 1: Introduction

Outlines the purpose of this document.

### Section 2: Planning Policy

Presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy.

### Section 3: Context

Considers the site and its surroundings in terms of the local physical, historical and social setting, as well as the technical and physical context.

### Section 4: Design Evolution

Presentation of the approved outline parameter plans and outlines key stakeholder engagement undertaken, as well as its key findings and design evolution.

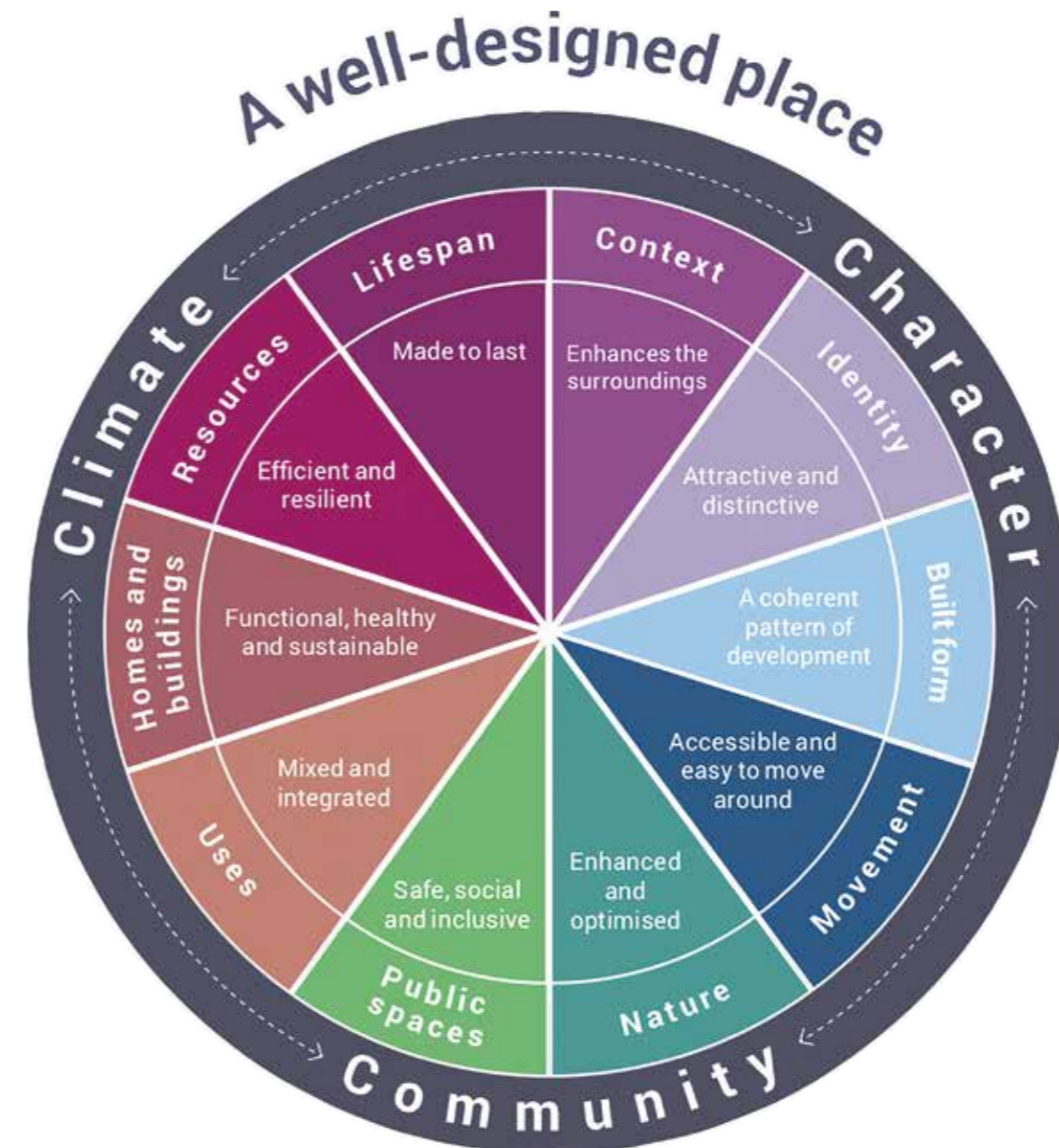
### Section 5: Design Proposals

Presentation of the key design proposals including the Uses, Built form and Identity, Movement, Nature and Public Space, Homes and buildings, Resources and Lifespan.

### Section 6: Conclusion

1.6 This statement should be read in conjunction with the wider Reserved Matters Planning Application and its accompanying supporting documents.

1.7 This Design and Access Statement has been written to respond to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places. Highlighted items above are the ten characteristics of well-designed places, as set out in the National Design Guide.



### The Site

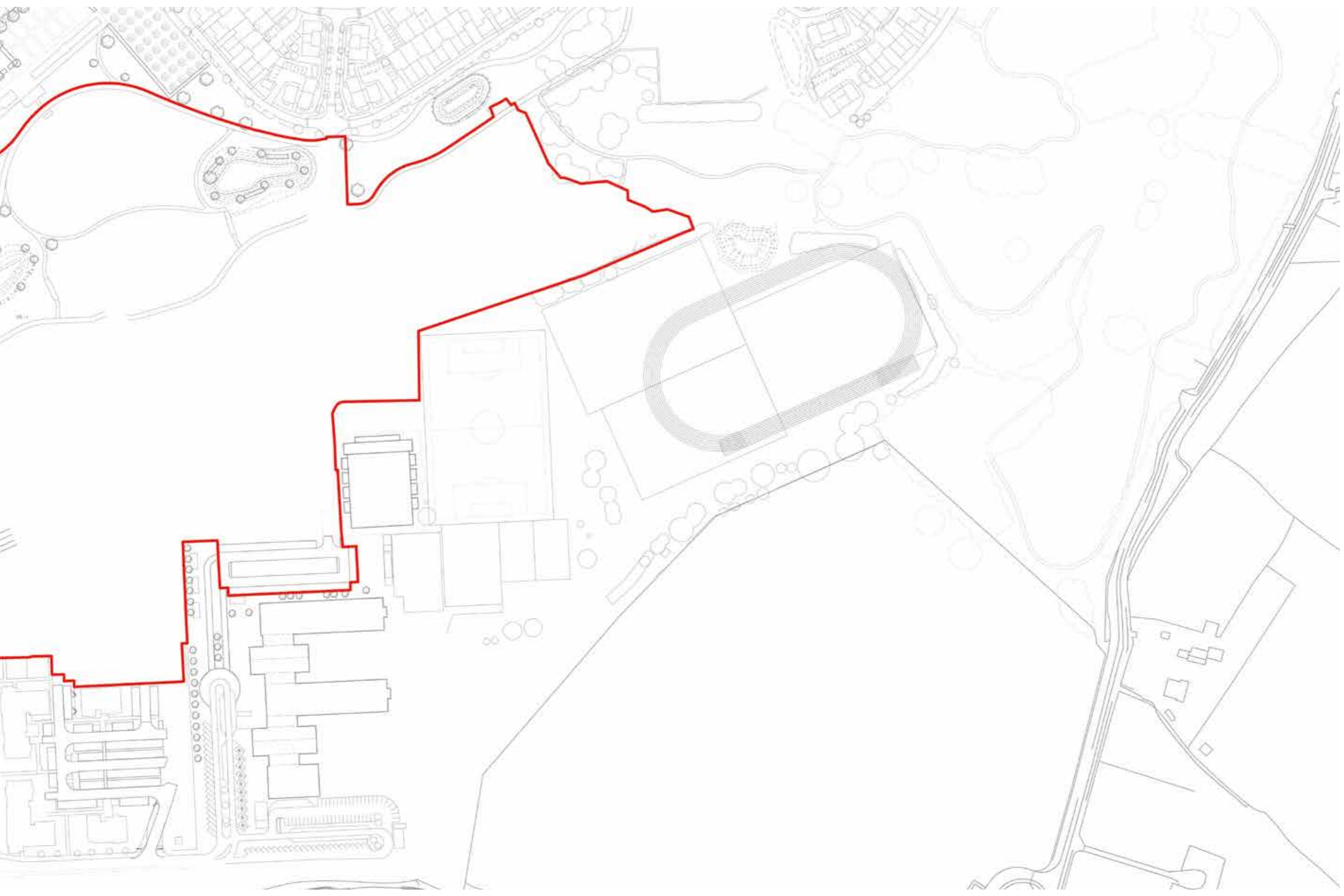
1.8 The site forms part of the wider Arborfield Garrison Strategic Development Location, which is located on the former Arborfield Garrison site, 4km south-west off Wokingham and 5km south of the M4 motorway Junction 11.

1.9 It is close to nearby settlements of Arborfield.

1.10 In closer detail the application site covers 10.6 hectares (Ha) and is currently made up of land cleared for the District Centre and future Village Green. It is situated off the new Nine Mile Ride Extension. The site is bound by the new Bohunt Wokingham School to the south east, a leisure centre and sports pitches to the east. To the north is the area open space known as the Village Green which includes the historic horse infirmary and proposed allotments and orchard.. Residential development is located due south west and north west of the site comprising completed apartments and Parcel P which is currently under construction..



Site Location Plan





# Planning Policy

*Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

(Para. 130, NPPF 2021)

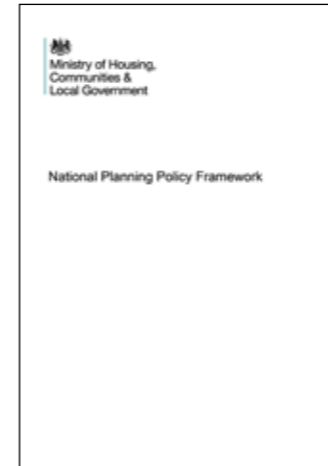
1.1 The development proposals will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (July 2021), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).

## National Planning Policy Framework

1.2 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:

- An economic objective;
- A social objective; and
- An environmental objective.

1.3 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 104) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.



*"...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."*

(Para. 104(e) NPPF 2021)

1.4 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:

1.5 Furthermore, a new test is being introduced in the latest edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of "beautiful" places among the overarching objectives of the planning system. In paragraph 134, the NPPF states that:

*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."*

(Para. 126, NPPF 2021)

1.6 The NPPF is also clear at paragraphs 127 and 128 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

1.7 Paragraph 130 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.*

(Para 134, NPPF 2021)

### Planning Practice Guidance

1.8 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

1.9 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

*“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”*

(para. 001, PPG, ID: 26-001-20191001, October 2019)



### National Model Design Code

1.10 The National Model Design Code (NMDC) was published in January 2021 by the Ministry of Housing, Communities and Local Government. The purpose of this document is to:

1.11 The NMDC document draws upon the NPPF's commitment to ensure that local planning authorities are utilising visual tools, such as design codes and guides, to inform development proposals, which will consequently

*"... provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design."*

(Para 1, National Design Code 2021)

provide a framework for creating high-quality places, with a consistent and high-quality standard of design.



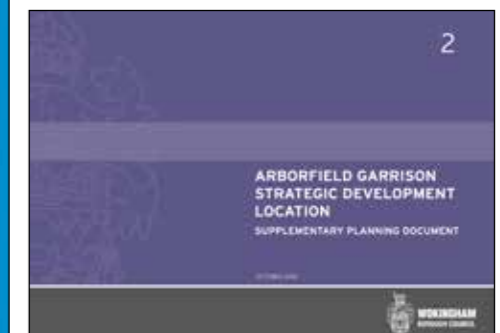
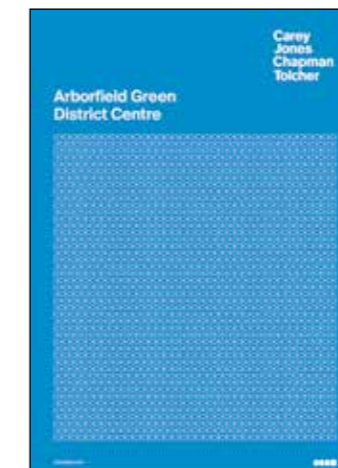
### Local Planning and Design Guidance

1.12 The development proposals have been formulated having due regard to the Wokingham Local Development Plan comprising:

- Arborfield Garrison SDL SPD (Adopted October 2011);
- Adopted Core Strategy Development Plan Document (January 2010);
- Adopted Managing Development Delivery Local Plan (February 2014);

1.13 Consideration has also been given to the following local planning and design guidance:

- Infrastructure Delivery and Contributions SPD (Adopted October 2011);
- Sustainable Design and Construction SPD (Adopted May 2010);
- Developers Guidance Note for the 10% Renewable Energy Requirement of South East Plan Policy NRM11 (Adopted May 2010) (Companion Document to the Sustainable Design and Construction SPD);
- Affordable Housing SPD (July 2013); and
- Borough Design Guide SPD (June 2012).



## Allocation CP18

1.14 The wider Arborfield Green site falls within the allocated site for residential-led mixed-use development at the Arborfield Garrison SDL under Policy CP18.

1.15 The allocation policy states that “within the area identified at Arborfield Garrison, a sustainable, well designed mixed use development will be delivered including:

1. Phased delivery of around 3,500 dwellings including affordable homes in accordance with policy CP5;
2. Employment;
3. Appropriate retail facilities;
4. Social and physical infrastructure (including provision of at least two new primary schools and a secondary school, together with children’s centre and youth facilities);
5. Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North;
6. Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy CP8 to meet the requirements of the Habitats Regulations and in accordance with Natural England’s latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
7. Improvements to transport capacity along the A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham (including the extension of Nine Mile Ride to the A327); and
8. Measures to improve accessibility by non-car transport modes along the A327, B3030, B3349 and B3430 corridors especially on the routes to Bracknell, Reading, Winnersh and Wokingham.

## National Design Guide

1.16 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

1.17 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

1.18 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

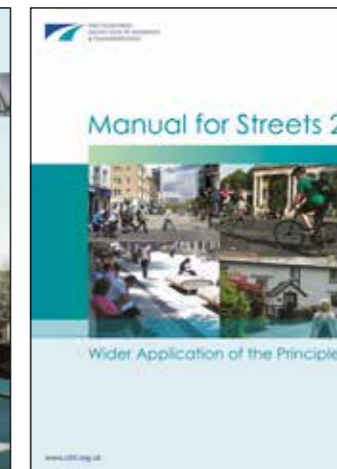
- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

1.19 Whilst the NPPF, PPG and NDG are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/ Department for Communities and Local Government, 2007/2010); and
- Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BFL12) written in partnership with NHS England, NHS Improvement and MHCLG.

*“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”*

(Para. 13, NDG 2021)





# Context

## Context

3.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

*“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.”*

(Para. 39, NDG 2021)

## The Site

3.2 The application site comprises 10.6 hectares (Ha) of land forming part of the southern portion of the wider Arborfield Green Garden Village development. It is currently used as a development compound, and situated off the new Mile Ride extension. The site is bound by existing development to the south and west, the new Bohunt Secondary School to the south east and the Village Green to the north which includes the existing Horse Infirmary stables in the emerging development of Arborfield Village Green.

3.3 In addition, there is an existing library building within the south east corner of the site, and an existing leisure centre located to the south east beyond the application boundary.





### Street Pattern and Connectivity

3.4 The site is well connected to the surrounding new Arborfield Green Garden Village and benefits from easy access to public transport and strategic highway links within close proximity associated with the wider development, connecting the application site to Wokingham and Reading. The plan opposite illustrates the location of the site within the context of the local access and movement network. Furthermore, the site sits at a key junction at the heart of the development and has the potential to provide a vibrant centre for the local community.

#### Public Transport

3.5 The site is in close proximity to public transport. A bus stop located just south of the site on Nine Mile Ride with a frequent Leopard bus service 3 into Wokingham and Reading. The nearest train station is located in Wokingham which can be easily accessed in using the available direct bus service previously mentioned. The proposed District Centre will also be providing additional public transport infrastructure including improvements to the existing bus stop as a bus interchange.

#### Pedestrian and Cycle Connections

3.6 No Public Right of Way routes run directly through the site, however a listed byway BARK18 runs east to west cutting across Nine Mile Ride lies approximately 150m south of the southern boundary.

3.7 A new bridleway route forms part of the Village Green proposals to the north of the site, providing an attractive leisure route through Linear Park.

#### Highways

3.8 The site has access to major transport links from the M4 accessed from Junction 11 providing connections to London and the wider motorway network.



**Kingsley Park (Part of the Arborfield Green wider development)**

|                                    |  |  |
|------------------------------------|--|--|
| <b>Built Form &amp; Influences</b> | To the west of the development site, Kingsley Park is part of Arborfield Greens widespread development aiming to create a 21st Century Garden Village. Kingsley Park has been erected recently, with a number of dwellings in the northwest of the site still to be built. The dwellings reflect architectural influences in Arborfield and Newland areas maintaining traditional character.                         |  |
| <b>Buildings</b>                   | <b>Typology</b>  | Residential.   |
|                                    | <b>Scale</b>   | 2, 2.5 and 3 storey dwellings  |
|                                    | <b>Rhythms</b>   | The roads demonstrate an informal pattern alternating between façade materials and roof types.   |
|                                    | <b>Detailing</b>   | The dwellings use a range of details including; brick headers, brick cills, stone mullions, brick banding, decorative timber, and a mixture of porches including, clipped pitch porches and flat canopies. |
|                                    | <b>Materials</b>   | A mixture of red brick, buff red brick, yellow brick and white render  |
|                                    | <b>Materials Roof</b>  | A mixture of grey and red roof tiles.  |
| <b>Streets and Spaces</b>          | The development is set back and sheltered from the main road by tree and hedge coverage used as a buffer for the site to minimise negative visual and noise impact of the development. The streets are legible with clear footpaths on either side, creating a distinctive road hierarchy leading to the central green space.  |  |
| <b>Green Infrastructure</b>        | Located in the centre of the site is a green corridor providing public open space as well as a local playground. The green corridor breaks up the residential units successfully integrating the development into the wider landscape in retaining the rural edge. Large proportions of the dwellings are set back from the road by the use of informal planting creating a buffer between private and public space. |  |
| <b>Parking</b>                     | Parking is generally provided to the side of the dwelling; however, some dwellings parking is provided on-street.  |  |





### Arborfield Garrison

|                                    |   |   |
|------------------------------------|---|---|
| <b>Built Form &amp; Influences</b> | To the northwest of the site, Arborfield Garrison was built in the 19th Century. Arborfield Garrison contains previous Ministry of Defence dwellings which are now privately owned, as well as newly built dwellings located along the northeast boundary. Arborfield Garrison consists of a cluster of terrace and semi-detached dwellings.  |   |
| <b>Buildings</b>                   | <b>Typology</b>   | Residential.  |
|                                    | <b>Scale</b>  | 1 and 2 storey dwellings.   |
|                                    | <b>Rhythms</b>  | The road demonstrates a formal pattern of semi-detached.          |
|                                    | <b>Detailing</b>  | The dwellings have red brick headers and a range of porch styles. |
|                                    | <b>Materials</b>  | Red brick, white render and yellow render.                        |
|                                    | <b>Materials Roof</b>   | A mixture of red and grey tiles.                                  |
| <b>Streets and Spaces</b>          | The streetscapes are legible with clear footpaths provided on either side, the dwellings are set back from the road giving space for front gardens and driveways creating a positive sense of place.  |   |
| <b>Green Infrastructure</b>        | Arborfield Garrison provides a central open space with a playground accessible for all residents. The development is enclosed by trees and hedgerows on the borders, creating a buffer to reduce the visual impacts of the development. The provision of front gardens provides informal planting in the form of shrub planting and 'instant hedges' which act as a buffer to the street and add vibrancy to the overall streetscene. |   |
| <b>Parking</b>                     | Parking is provided in the form of on street parking and small courtyard arrangements.  |   |



### Wokingham Town Centre

|                                    |   |   |
|------------------------------------|---|---|
| <b>Built Form &amp; Influences</b> | Wokingham town centre forms the commercial district in the town which is located approximately 9km north-east from the site. The town centre has been subject to recent improvements and is made up of complementary blend of historic and modern development reflecting a natural progression of development. The town centre is formed with the town hall as the central focus within the area and views maintained through the movement network. |   |
| <b>Buildings</b>                   | <b>Typology</b>   | Generally mixed use. Commercial to ground floor and residential above.  |
|                                    | <b>Scale</b>  | Predominantly 3 storey including 2-2.5 storey   |
|                                    | <b>Rhythms</b>  | The area demonstrates a formal pattern with a continuous development frontage along the movement network. The buildings are generally set along the pedestrian footpath and arranged to give good enclosure to the public realm. Elevations are generally flat but vary in the building heights, roof forms and pattern of materiality, adding interest to the streetscape. |
|                                    | <b>Detailing</b>  | Generally simple detailing to the buildings, including various brick detailing, portrait shaped windows, and instances of timber detail associated with Tudor style buildings.  |
|                                    | <b>Materials</b>  | Predominantly red brick with instances of white render.   |
|                                    | <b>Materials Roof</b>   | A mixture of grey and red roof tiles and slate.   |
| <b>Streets and Spaces</b>          | Streets are legible with a clear pedestrian priority strategy. The streetscape is well enclosed and overlooked, and areas feature street furniture and planting to enhance the pedestrian experience.   |   |
| <b>Green Infrastructure</b>        | Planting is limited to pedestrian squares as newly planted trees within small plots to soften hard landscaping.   |   |
| <b>Parking</b>                     | Street parking is limited to loading vehicles and taxis only. Visitor parking is available via courtyard parking behind the high street.  |   |



*“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*

(Para. 132, NPPF 2021)

## Sustainable Structuring

3.17 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

3.18 Plan-makers, as well as decision makers should apply a presumption in favour of sustainable development, which will mean that:

3.19 The application of key urban design objectives will ensure a high-quality layout is achieved, whilst the early identification of the sites features will ensure that the proposals are sensitively assimilated into the landscape and urban fabric.

3.20 The proposed site at Arborfield Green District Centre is already subject to an outline approval as part of the wider Arborfield Garrison SDL.

3.21 The following section will examine and describe the relevant approved outline plans in regard to the District portion of the wider development.

*“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.*

(Para 11(a), NPPF 2021)

## Approved Outline Plans

### Illustrative Masterplan

3.22 The outline approval of the wider Arborfield Garrison SDL consists of a sustainable mixed-use development that may comprise:

- Up to 2000 residential dwellings (including up to 80 units of extra care housing and housing within new district centre).
- District Centre (up to 7500 m<sup>2</sup> gross floor space) with associated parking, transport interchange and village square.
- Neighbourhood Centre to provide up to 300 m<sup>2</sup> gross floor space with associated parking and servicing.
- Secondary School for up to 1500 pupils (class D1), including sports pitches and indoor swimming pool.
- Up to 3 form primary school.

3.23 Associated provision of:

- Car parking.
- Public open spaces including sports pitches, informal / incidental open space, children's play areas including multi use games areas (MUGA), skate park, community gardens / allotments.
- Landscaping buffer areas.
- Boundary treatments.
- New roads, footpaths, cycleways and bridleways.
- Sustainable urban drainage systems including flood alleviation works.



Illustrative Masterplan (source: id Partnership)

### Character Areas

3.24 As mentioned previously the proposed development falls within the District Centre and Village Green character area in the approved parameter plan.

3.25 The outline Design and Access Statement suggests the following for the district centre character area:

- To ensure traffic is appropriately managed with a focus on pedestrian connectivity especially to the 'high street' and 'market square'
- The 'high street' and 'market square' layout and buildings should be designed so that uses can be adapted easily to suit the needs of the community.
- To ensure that scale and massing is appropriate to be able to serve a community of around 10,000 people.
- Densities to be dispersed higher within the centre of the site where the high street/market square is situated, and gradually reducing towards the peripheries to respect the adjacent residential grain and in particular the northern edge to respect the Village Green by being more organic and lower scale in nature.

3.26 For the area that falls within the Village Green character area a design code has been produced which goes into further detail outlining the character area which suggests the following be applied to the character area:

- To ensure a successful townscape by using appropriate urban form to create an attractive and characterful place and orchestrate a rich and varied experience for the user.
- To use an architectural approach that positively responds to local vernacular of the Borough, historical references in particular, in a contemporary manner to ensure building are of its time.
- To ensure public realm is overlooked so that it is both safe and vibrant.
- To ensure ease of movement by adopting a clear hierarchy of routes and spaces.
- To ensure ease of legibility throughout the development so that people can easily differentiate between parts of the development through the character of the spaces and buildings.
- To include subtle variations within the Village Green character to reflect the 'Green Edge', the 'Courtyard and Lanes', and the 'Green Grid and Village Street'.



Illustrative District Centre Sketch

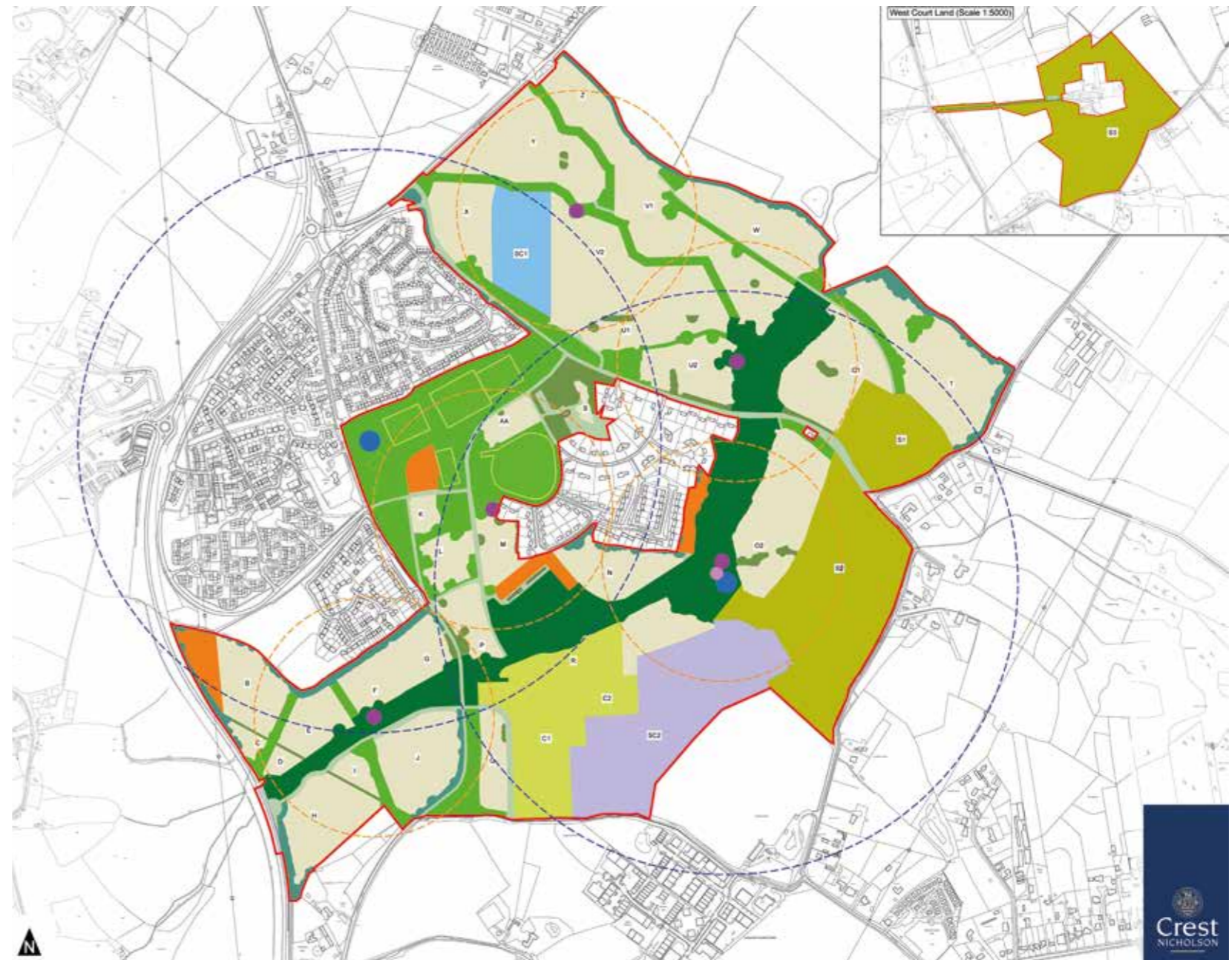


### Open Space Strategy

3.27 The masterplan for Arborfield Green Garden Village is landscape led. The underlying strategy is the creation of the Green Grid, and is defined in the Landscape Infrastructure Strategy as:

*“...an inter-connected green grid that drapes over the entire site providing a network of linear green spaces. This grid is not arbitrary but founded on tying the existing landscape assets together to create a green web.”*

3.28 The Village Green to the north of the Arborfield Green District Centre forms a focal point for the wider landscape strategy situated centrally within the arterial Linear Park running south-west to north-east through the wider development, following the existing watercourse for the entire length of the wider site. The Village Green provides many benefits for the proposed development by providing a natural buffer from the denser District Centre to the rest of the development, the opportunity to connect the District Centre with the wider development via safe and attractive pedestrian and cycle leisure routes, as well as housing ecological corridors and SUDs network for the development.

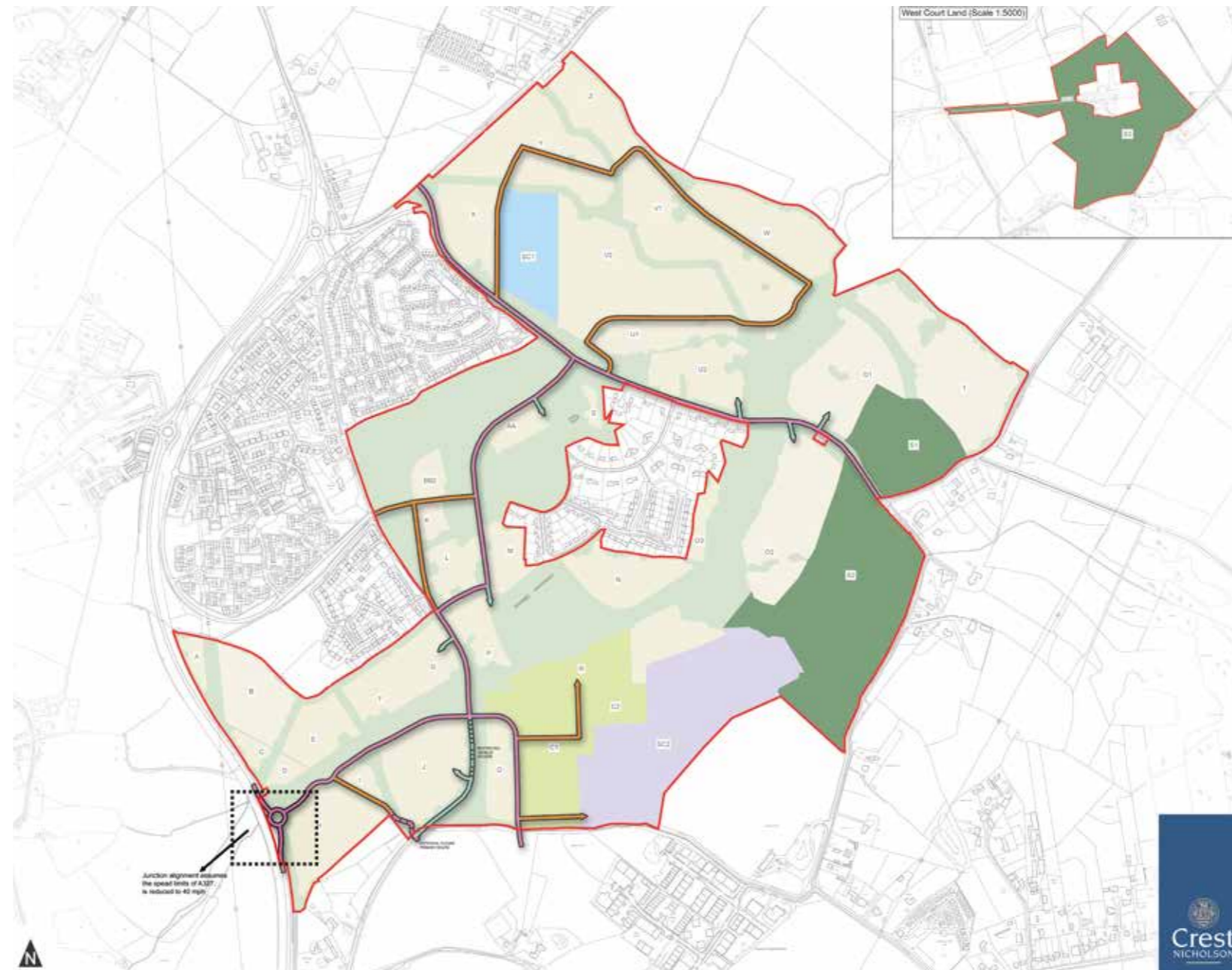


Open Space Parameter Plan (source: id Partnership)

### Movement and Access

3.29 The approved Movement and Access plan overleaf shows the distribution of the street hierarchy within the wider development. The Arborfield Green District Centre is suitably located within the wider development, with the intention in forming a hub for the residents to gather and become a central focus of movement across the development.

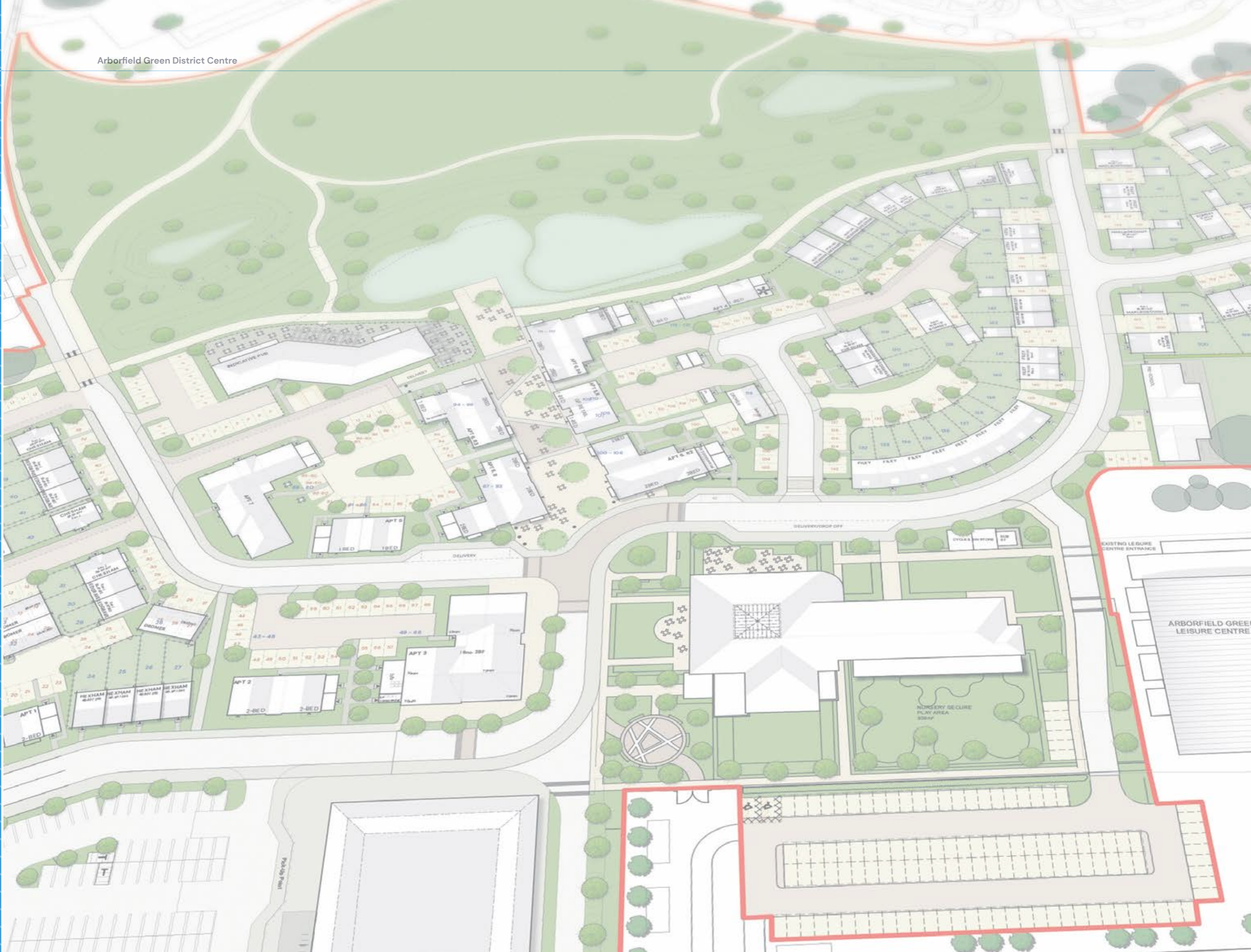
3.30 Located along the primary street running down the western boundary of the proposed development has been since been built as the Nine Mile Ride extension and includes the extended Leapord bus service 3 connecting the Arborfield Green Garden Village development to Reading and Wokingham. The bus stop currently serving the immediate area is proposed to be a bus interchange which is to be improved as part of the Arborfield Green District Centre development.



Movement and Access Parameter Plan (source: id Partnership)



# Design Evolution



4.1 Now in detailed stage, the District Centre has taken further steps into assessing the feasibility of the initial masterplan and evolved the scheme to deliver an improved layout. A summary of the changes is detailed below following various workshops with stakeholders and the LPA, and a number of public consultation events to engage with the community.

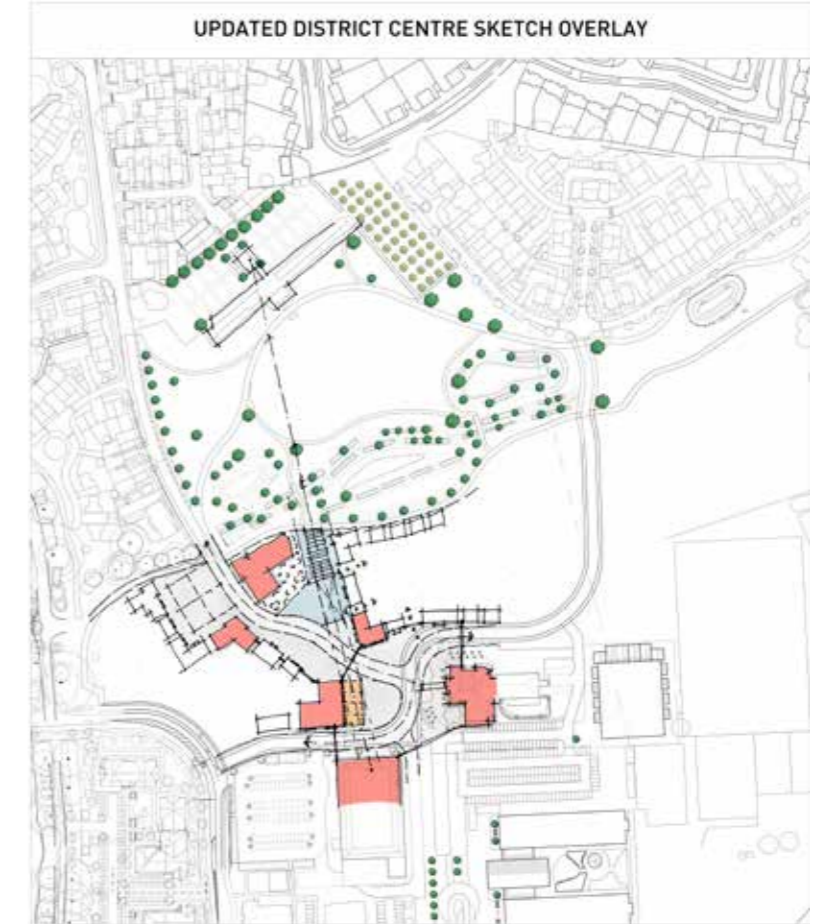
### LPA Design Workshop 1

- Discussions around the market square location and potential street scape and sense of place improvements.
- The orientation of buildings and sight lines were discussed with Officer's.
- Officers noted that it would be important to have a strong sense of enclosure and arrival from the west, into the District Centre.
- Splitting of pedestrian and vehicular routes especially whilst delivering an attractive and vibrant market square.
- Increase of retail frontage along the main route.
- Increasing permeability through to residential areas.



## LPA Design Workshop 2

- Following discussions with Officer's, the layout was evolved further, including::
- Increased permeability between the high street and residential areas has been included, potentially to be as undercroft passageways.
- Pub car parking relocated to opposite side of the newly introduced through road spaces to be occupied by pub.
- New through road shown meandering through District Centre and connecting to the spine road which has been slightly adjusted to suit.
- More retail frontage along the spine road provided by reshaping the block and providing an undercroft segment to help retain the viewline towards the Village Green.
- The Village Green was re-aligned so that it more naturally slings with the piazza.



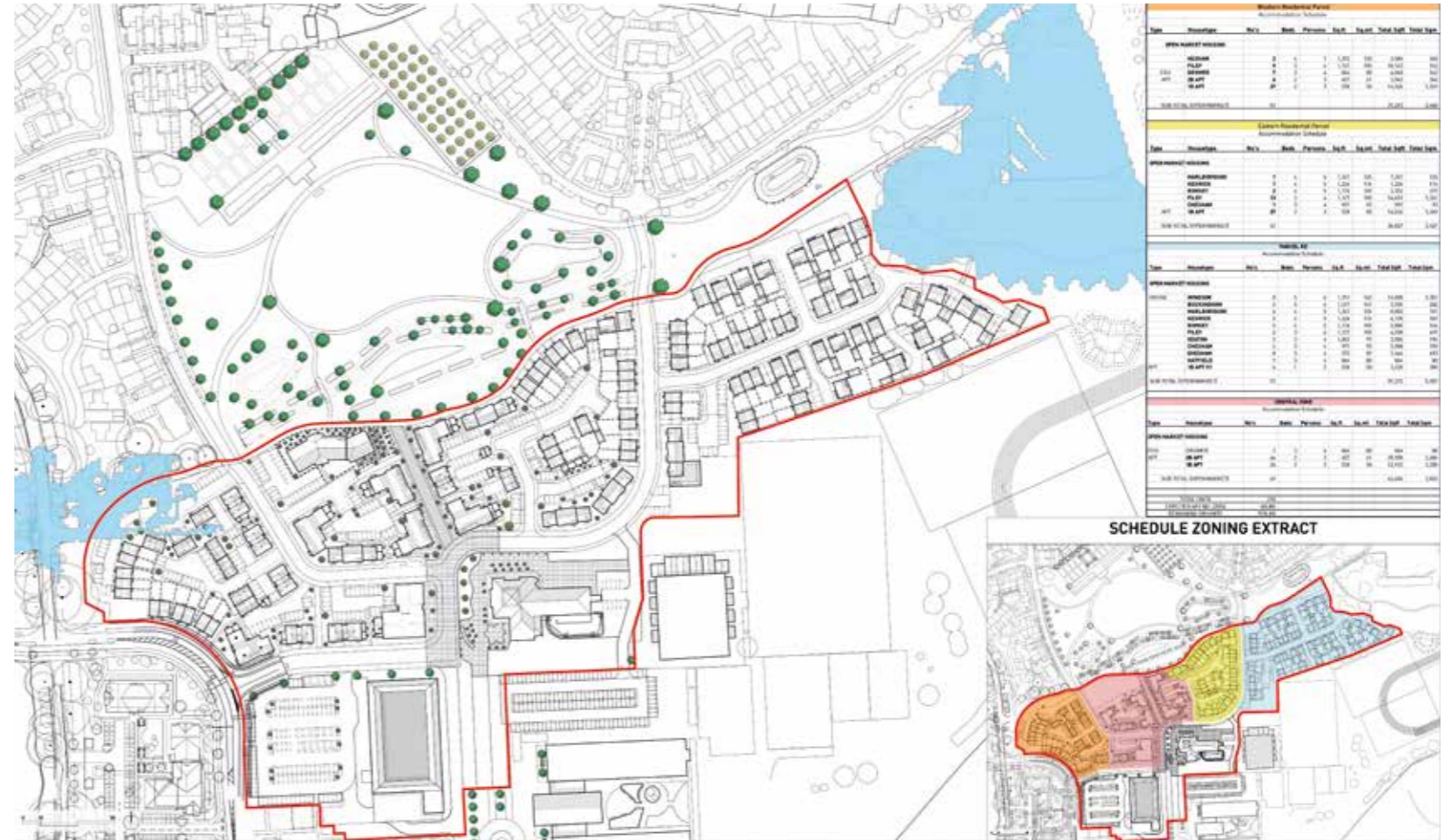
## Stakeholder Presentation at Community Centre

- A presentation and discussion was held with a number of stakeholders, Officer's and Councillors. Various topics were discussed including:
- the location of the nursery and pre-school provision;
- the number and location of the retail units;
- and ensuring that there clear routes between the school, piazza, and Village Green.'



## Pre-App Design Workshop 1

- Following discussions with Officer's, the layout was evolved further, including:
- The main routes within the District Center has been enhanced to be more well-enclosed.
- Clear pedestrian route now provided through the piazza square on the important primary vista axis, from the school to the Village Green.
- The pub footprint and location of car parking has been considered and evolved in a positive manner whilst considering primary pedestrian movements.
- Public Open Space frontages evolved to offer an attractive and well planned out block structure.
- Minimum flood risk elements considered and incorporated appropriately at this western Public Open Space edge.



## Pre-App Design Workshop 2

- Positive discussions around the evolved District Centre structure.
- Discussions around the potential specialist housing block provision and location.
- Much improved entrance frontage/enclosure up to the district centre, approaching from the west.
- Introduction of a curved apartment block opposite the community and leisure centre provision.
- The northern public open space connection has evolved further to provide a stronger connection with the piazza and high street.



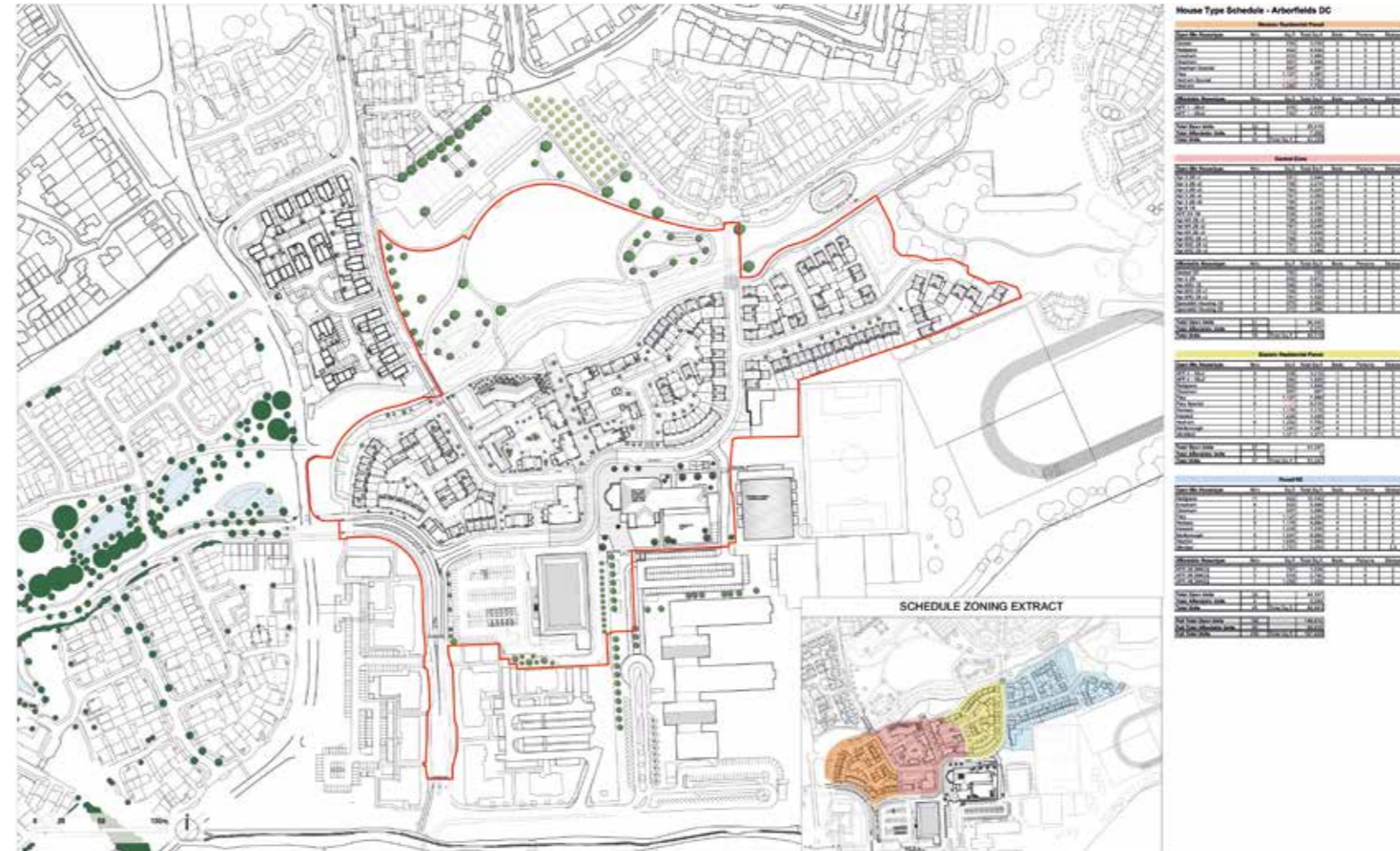
### Pre-App Design Workshop 3

- Discussions around the finer detail on the District Centre masterplan.
- Retail frontage was considered, incorporating attractive and varied options in terms of elevations and floor space.
- The pre-school setup/design was also discussed with comments to evolve further as appropriate.
- LPA officers encourages enhanced levels of detail throughout, especially in terms of hard/soft landscaping through public routes, primarily the market square.



## March 2023 Present:

- In preparation to finalise proposals for a formal submission the following changes and considerations have been made since the last pre-app design workshop.
- Small reduction in the number of apartment blocks proposed to better address local housing need.
- Further work and collaboration with Poperinghe Pre-School to further establish the pre-school design so that it is suitable to their needs.
- Elevational design of the homes, apartments and retail units further developed to ensure a cohesive development whilst still ensuring a change in feel and character as you move through the scheme.
- Retail core designed to present a cohesive yet organic feel. The design of the buildings with the varied roofscape presents the feel of smaller buildings that have been developed and added to over time. Materiality has been used to further enhance this impression and also creates a difference to each side of the street.
- Work to establish suitable character for the development has been progressed, with different character established to the east and west split down the proposed new high street.





# Design Proposals

*“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)

## Uses. Mixed and integrated

5.1 The development proposals include the following;

### Residential – 200 dwellings (Class C3)

5.2 The development proposals provide approximately 4.26 Ha of residential development, achieving 200 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles.

### Affordable Housing

5.3 It is proposed that 20% of the dwellings provided are to be affordable housing, in accordance with Wokingham Borough Council Policy CP5 and CP18. A full breakdown of the house types and sizes allocated are presented in the table adjacent with the locations illustrated in the plan overleaf.

### Public Open Space and Green Infrastructure

5.4 The open space within the proposed development also forms the Village Green for the wider Arborfield Green Garden Village. The Public Open Space is proposed to be well-linked to the District Centre and include a network of attractive pedestrian and cycle routes.

5.5 Further details on the proposed landscape design are provided within the Landscape Strategy presented later in this document.

### Mixed Use Hub

5.6 Mixed-use areas provide a good basis for building communities that, in turn, will provide support to the proposed facilities. The application proposes a high street centrally within the site that is accessible to both the existing and proposed communities. It is anticipated that the high street will complement existing town centre retail facilities rather than competing with them, by providing community facilities within convenient walking distances of new dwellings.

5.7 The hub will provide a diverse mix of uses, with the opportunity for local shops and services contributing towards making this area an active and vibrant place throughout the day.

5.8 Space for the following uses is provided:

- 10,000sq.ft commercial (Use Class E) space, 18 units with flexibility to combine and adapt
- Community Centre – to include the provision of new early years facility for Hazebrouck Day Nursery, a library and cafe
- Pub (subject to a separate application)
- New purpose-built early years facility for the Poperinghe Pre-School
- Supermarket (subject to a separate application)

#### Western Residential Parcel

| Open Mix Housetype. | No's | Beds | Persons | Storeys |
|---------------------|------|------|---------|---------|
| Dromer              | 5    | 2    | 3       | 2       |
| Redgrave            | 6    | 3    | 4       | 2       |
| Evesham             | 2    | 3    | 4       | 2       |
| Chesham             | 4    | 3    | 4       | 2       |
| Chesham Special     | 1    | 3    | 4       | 2       |
| Filey               | 3    | 3    | 5       | 2.5     |
| Hexham Special      | 6    | 4    | 7       | 3       |
| Hexham              | 6    | 4    | 7       | 3       |

| Affordable Housetype | No's | Beds | Persons | Storeys |
|----------------------|------|------|---------|---------|
| APT 1 - 2Bv1         | 3    | 2    | 4       | 3       |
| APT 1 - 2Bv2         | 6    | 2    | 4       | 3       |

|                        |    |
|------------------------|----|
| Total Private Units    | 33 |
| Total Affordable Units | 9  |
| Total Units            | 42 |

#### Central Zone

| Open Mix Housetype. | No's | Beds | Persons | Storeys |
|---------------------|------|------|---------|---------|
| Apt 3 2B v1         | 4    | 2    | 3       | 4       |
| Apt 3 2B v2         | 3    | 2    | 4       | 4       |
| Apt 3 2B v3         | 7    | 2    | 4       | 4       |
| Apt 3 2B v4         | 3    | 2    | 4       | 4       |
| Apt 3 2B v5         | 3    | 2    | 4       | 4       |
| Apt 5 1B            | 6    | 1    | 2       | 3       |
| APT 5R 1B           | 4    | 1    | 2       | 3       |
| Apt 6R 2B v1        | 4    | 2    | 4       | 3       |
| Apt 6R 2B v2        | 4    | 2    | 4       | 3       |
| Apt 6R 2B v3        | 6    | 2    | 4       | 3       |
| Apt 6R2 2B v1       | 2    | 2    | 4       | 3       |
| Apt 6R2 2B v2       | 3    | 2    | 4       | 3       |
| Apt 6R2 2B v3       | 2    | 2    | 4       | 3       |

| Affordable Housetype  | No's | Beds | Persons | Storeys |
|-----------------------|------|------|---------|---------|
| Dromer DT             | 1    | 2    | 3       | 2       |
| Apt 2 2B              | 6    | 2    | 3       | 3       |
| Apt 6R3 1B            | 2    | 1    | 2       | 3       |
| Apt 6R3 2B v1         | 2    | 2    | 4       | 3       |
| Apt 6R3 2B v2         | 2    | 2    | 4       | 3       |
| Specialist Housing 1B | 4    | 1    | 2       | 3       |
| Specialist Housing 2B | 8    | 2    | 3       | 3       |

|                        |    |
|------------------------|----|
| Total Open Units       | 51 |
| Total Affordable Units | 25 |
| Total Units            | 76 |

#### Eastern Residential Parcel

| Open Mix Housetype. | No's | Beds | Persons | Storeys |
|---------------------|------|------|---------|---------|
| APT 4 - 1Bv1        | 6    | 1    | 2       | 3       |
| APT 4 - 1Bv2        | 3    | 1    | 2       | 3       |
| Redgrave            | 2    | 3    | 4       | 2       |
| Chesham             | 1    | 3    | 4       | 2       |
| Filey               | 7    | 3    | 5       | 2.5     |
| Filey Special       | 8    | 4    | 7       | 3       |
| Romsey              | 1    | 4    | 5       | 2       |
| Keswick             | 1    | 4    | 5       | 2       |
| Hexham              | 6    | 4    | 7       | 3       |
| Marlborough         | 1    | 4    | 5       | 2       |
| Winkfield           | 1    | 4    | 5       | 2.5     |

|                        |    |
|------------------------|----|
| Total Open Units       | 37 |
| Total Affordable Units | 0  |
| Total Units            | 37 |

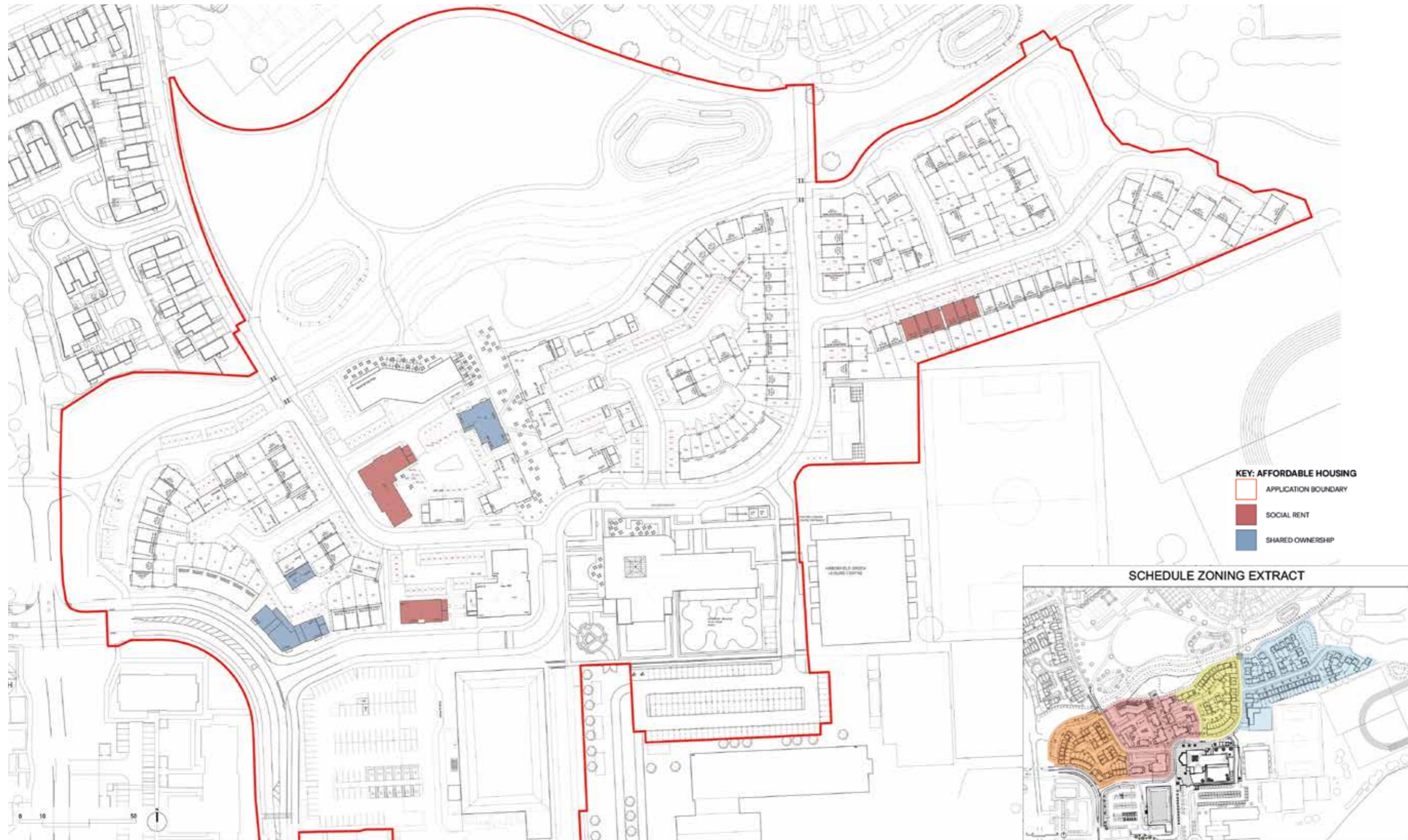
#### Parcel RE

| Open Mix Housetype. | No's | Beds | Persons | Storeys |
|---------------------|------|------|---------|---------|
| Redgrave            | 11   | 3    | 4       | 2       |
| Evesham             | 6    | 3    | 4       | 2       |
| Chesham             | 4    | 3    | 4       | 2       |
| Filey               | 2    | 3    | 5       | 2.5     |
| Romsey              | 5    | 4    | 5       | 2       |
| Keswick             | 1    | 4    | 5       | 2       |
| Marlborough         | 6    | 4    | 5       | 2       |
| Roydon              | 1    | 5    | 6       | 2       |
| Windsor             | 3    | 5    | 6       | 2.5     |

| Affordable Housetype | No's | Beds | Persons | Storeys |
|----------------------|------|------|---------|---------|
| AFR 2B [M4(2)]       | 2    | 2    | 3       | 2       |
| AFR 3B [M4(2)]       | 3    | 3    | 4       | 2       |
| AFR 4B [M4(2)]       | 1    | 4    | 5       | 2       |

|                        |    |
|------------------------|----|
| Total Open Units       | 39 |
| Total Affordable Units | 6  |
| Total Units            | 45 |

|                             |     |
|-----------------------------|-----|
| Full Total Open Units       | 160 |
| Full Total Affordable Units | 40  |
| Full Total Units            | 200 |



Affordable Housing Plan

## Movement Accessible and easy to move around

5.9 The Movement plan shows the proposed structure for movement within the development. A well-connected network which has been carefully designed and evolved through discussions with Officer's to ensure that it can be accessible to all users. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:

- Proposed access points;
- Proposed pedestrian and cycle movement network;
- Street hierarchy;
- Street typologies; and
- Parking strategy.

5.10 The location of the development, within the existing and established community of Arborfield is a positive characteristic which has been maximised through the provision of direct and attractive pedestrian routes.

5.11 The proposed access strategies as set out within the Movement Hierarchy Plan adjacent clearly define the main routes and ensure that a permeable layout is achieved.

*"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function."*

Para. 75, NDG 2021)

### Proposed Vehicular Access Points

5.12 Primary vehicular access to the proposed development will be provided via the existing Nine Mile Ride Extension that forms the western boundary. A secondary access is provided to the north west as an extension to the Princess Marina Drive. A further connection point is also provided to the future Parcel N.

5.13 The proposed vehicular access point(s) are indicated on an accompanying plan including;

- 1 An improved right-turn lane off the existing Nine Mile Ride Extension along the western boundary.
- 2 Road extension from Princess Marina Drive to the north.

5.14 The existing bus stop within the site boundary to the south of Nine Mile Ride Extension is to be upgraded as a bus interchange to provide an enhanced service to the site.

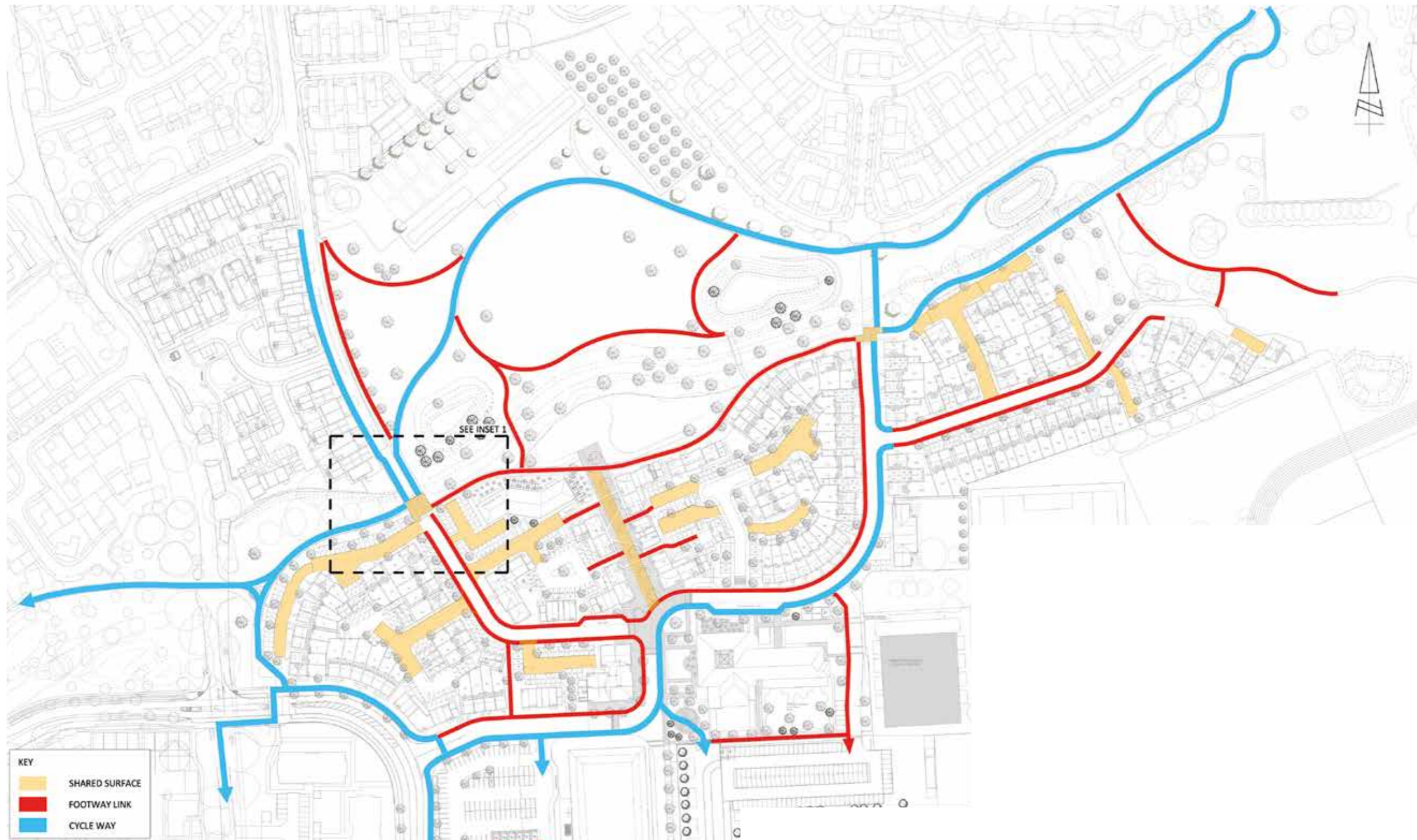
### Pedestrian and Cycle Access Strategy

5.15 The development of an integrated pedestrian/cycle network within the site is seen as a key part of the transport infrastructure for the site. Pedestrians are led into the site from links created between areas of existing and proposed residential development.

5.16 Pedestrian and cyclist movement has been prioritized to ensure that they can easily move within and across the site

5.17 The following measures to provide accessibility by foot and cycle are proposed and illustrated, where appropriate, on the Access and Movement Strategy Plan:

- Provision of a minimum 3m width of shared cycle/ pedestrian path from Nine Mile Ride Extension through the heart of the development and up to the northern Village Green/Linear Park connecting the site to the wider development network of pedestrian and cycle routes.
- Central hub to be pedestrian only to focus on providing an active, vibrant and safe area for people to gather, socialise, and shop.
- Pedestrian links will be suitable for use by disabled people;
- Particular attention has been paid to ensure surface material quality and sufficient active overlooking, to provide a sense of safety and security for users; and
- To ensure that vehicular movement corridors do not become a barrier to pedestrian/cyclist movements crossing points will be defined where appropriate, to enable all users to cross safely.



Transport Movement Plan (source: i-Transport)

### Street Hierarchy

5.18 A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.

5.19 Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by "Manual for Streets 1 & 2", which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, in order to create high-quality places for all users, ages and abilities.

5.20 The development and internal road network will be designed to encourage low vehicular speeds (circa 20mph) and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.

5.21 The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy.

5.22 Within the site the secondary street will provide the main vehicular access route into the development from Nine Mile Ride Extension to the west of the site.

5.23 Lower category roads feed off the secondary streets, serving smaller areas of residential development. Areas of hard paving are broken up with soft landscaping, creating attractive routes within the development.

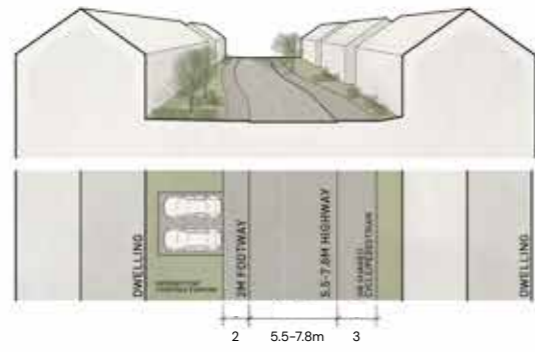
5.24 Street lighting has also been designed in conjunction with street tree planting to ensure safe and acceptable levels of lighting throughout the development.

5.25 The following street typologies are proposed for inclusion within the proposals:

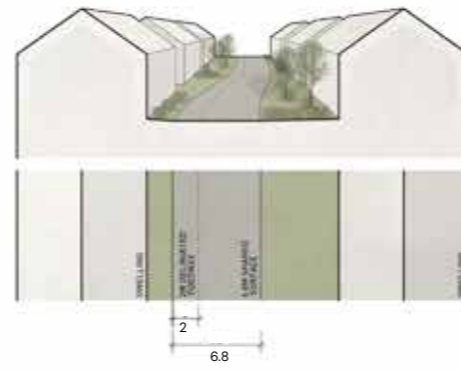
- Secondary Street;
- Shared Surface; and
- Private Drives.

5.26 The adjacent street sections indicate the breakdown of each typology.

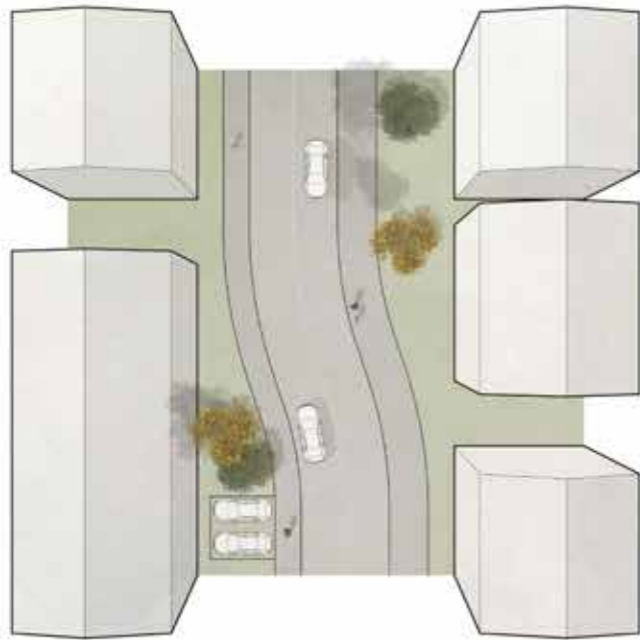
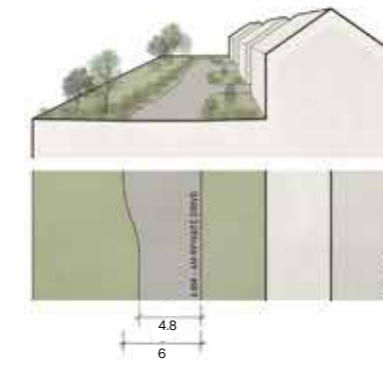
### SECONDARY



### SHARED SURFACE



### PRIVATE DRIVE



### Residential Parking Strategy

5.27 Parking will be designed to accord with the current guidance contained within Manual for Streets and WBC Parking Standards (2011), with exceptions to dwellings located closer to the central hub where there will be 1 allocated space per dwelling, reducing car usage to central areas and encouraging the users to adopt more sustainable means of travel.

5.28 Allocated parking will predominantly be provided on plot, within the curtilage, either to the front or side of dwellings, with individual bays and/or garages set back from the building line, to allow ease of access to dwellings.

5.29 The proposal comprises a total of 107 houses and 93 apartments (including 12 designed with a specialist housing use in mind). All the houses (except seven) have two allocated parking spaces. The houses with a single allocated space are all located surrounding the central area of the District Centre where there are unallocated spaces available. 12 apartments are proposed with a specialist housing use in mind, with a lower number of parking spaces and provision for staff and visitors, reflecting this different need. All other apartments have a single allocated space. In total there are 291 allocated residential car parking spaces across the development plus 11 visitor spaces solely for residential use.

5.30 Parking courtyards are proposed to serve the apartments and some of the dwelling houses where a clear frontage is required along key primary routes. The parking courts is designed so that optimum levels of natural surveillance is possible.

5.31 Where parking is provided on street (via parallel or perpendicular bays) it will be carefully designed with breaks of landscaping to soften the appearance of hard landscaping.

### Garages

5.32 Garages are provided for the dwellings located within the north-east and east of the site where the built form is less dense to be in line with the character area.

### Cycle Parking

5.33 Cycle parking spaces for individual dwellings are provided within the curtilage of the dwelling, at a rate of 2 space per dwelling.

5.34 Where cycle parking is to be accommodated within cycle sheds to back gardens.

5.35 For apartments secure cycle parking should be provided in a communal facility as vertical cycle stands.

5.36 Short and long term cycle parking will be provided for the commercial, community centre and nursery in accordance with WBC guidance, as set out below:

- 30 spaces are to be provided for the retail units (compares with 8 required by guidance);
- 4 spaces are to be provided for the Pre-school (as per guidance);
- 10 spaces are to be provide for the Community Centre (as per guidance); and
- Additional short term cycle parking will be provided within the District Centre public realm to encourage further active travel within the Arborfield Green SDL.

### Non-Residential Parking Strategy

5.37 The provision of publicly available parking spaces for the District Centre is:

- 17 parking spaces to the west of the High Street
- 5 parking spaces adjacent to the High Street
- 1 disabled space south of the High Street
- 6 parking spaces are allocated to the new pre-school.
- 6 parking spaces west of the leisure centre
- 118 parking spaces in a public car park which also serves the leisure centre and community centre
- Total – 153no spaces

5.38 Car and cycle parking for the shops and services associated with the proposed commercial hub will be in line with policy and standards requirements including disabled parking.

5.39 Vehicle parking will be provided in parking courtyards or along the public highway to be well overlooked and close to associated proposed facilities.



Parking Strategy Plan

## Built Form

### A coherent pattern of development

5.40 The design solution for the proposed District Centre reflects the variety of townscapes apparent in nearby Wokingham where the town centre is at the heart of the town and encapsulated by residential dwelling houses, well integrated into the infrastructure network.

5.41 The arrangement of the built form at Arborfield Green District Centre creates a network of attractive street and spaces including:

- A wider primary street corridor emphasising the primary vehicular access taken from the Nine Mile Ride to the western boundary of the site;
- A secondary vehicular access to the north-west of the site forming an extension to Princess Marina Drive linking the site to the wider Arborfield development.
- Provision of additional informal pedestrian and cycle routes to Linear park reflecting key desire lines, and enhancing the existing PRow network;
- Access to development blocks will be provided via a legible network of streets with a clear hierarchy;
- The design of the development proposals is based on the principle of perimeter blocks that enclose back gardens, providing a strong frontage to the public realm and ensuring active frontages overlook streets and spaces wherever possible;
- Development fronts out to the Village Green and Linear Park to the north to take advantage of attractive views and to ensure public open space is well-overlooked;

*“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.”*

(Para. 61, NDG 2021)

- The high street is a focal space in the development and clearly defined in architectural and massing terms to be legible in its function;
  - Green infrastructure is a key organising element of the masterplan, aiming to ensure a site-specific identity is created. Development has been shaped to ensure landscape character is clearly defined and appropriate to development typologies;
  - Existing tree and hedgerow planting have been retained wherever possible within the proposals;
  - The provision of wider key green infrastructure links will help to improve existing habitats on-site, as well as catering for biodiversity enhancements;
- The high street creates a visual and pedestrian corridor to the Village Green and Linear Park open space providing an attractive setting to the heart of the District Centre development;
- The development will provide active frontages to proposed areas of public open space, landscape planting and areas for formal play, providing natural surveillance and opportunities for active overlooking.



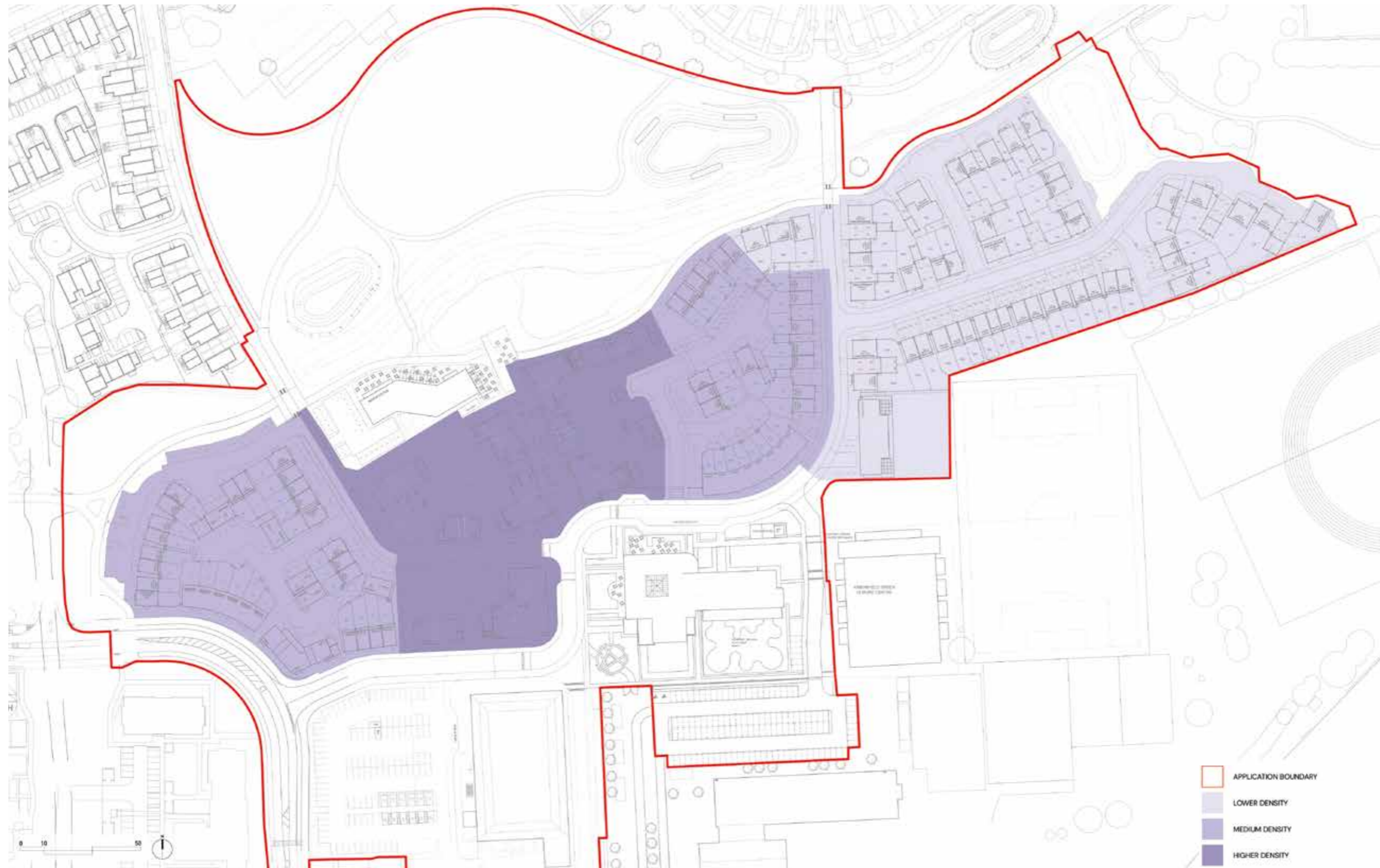
Site Layout

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## Density

5.42 As previously mentioned, according to the approved outline Design and Access Statement the proposed development is located within the District Centre and Village Green character area, which suggests a varying density appropriate to the character.

5.43 The proposed development adheres to the approved density strategy which ensures the efficient use of land and allows for the differing densities across the development, including higher densities towards the high-street, and in comparison lower density towards the peripheries of the site where dwellings overlook or set near the more visually sensitive SANG and open space.



Density Plan

### Building Heights (Scale)

5.44 The plan overleaf illustrates the distribution of the proposed building heights within the development. The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. The overall development will include building heights of up to 4-storey to the high street, whilst the balance of residential to the peripheries will generally be 2-storey with instances of up to 3 storeys to landmark buildings highlighting focal areas or to terminate vistas, all aiding in legibility.

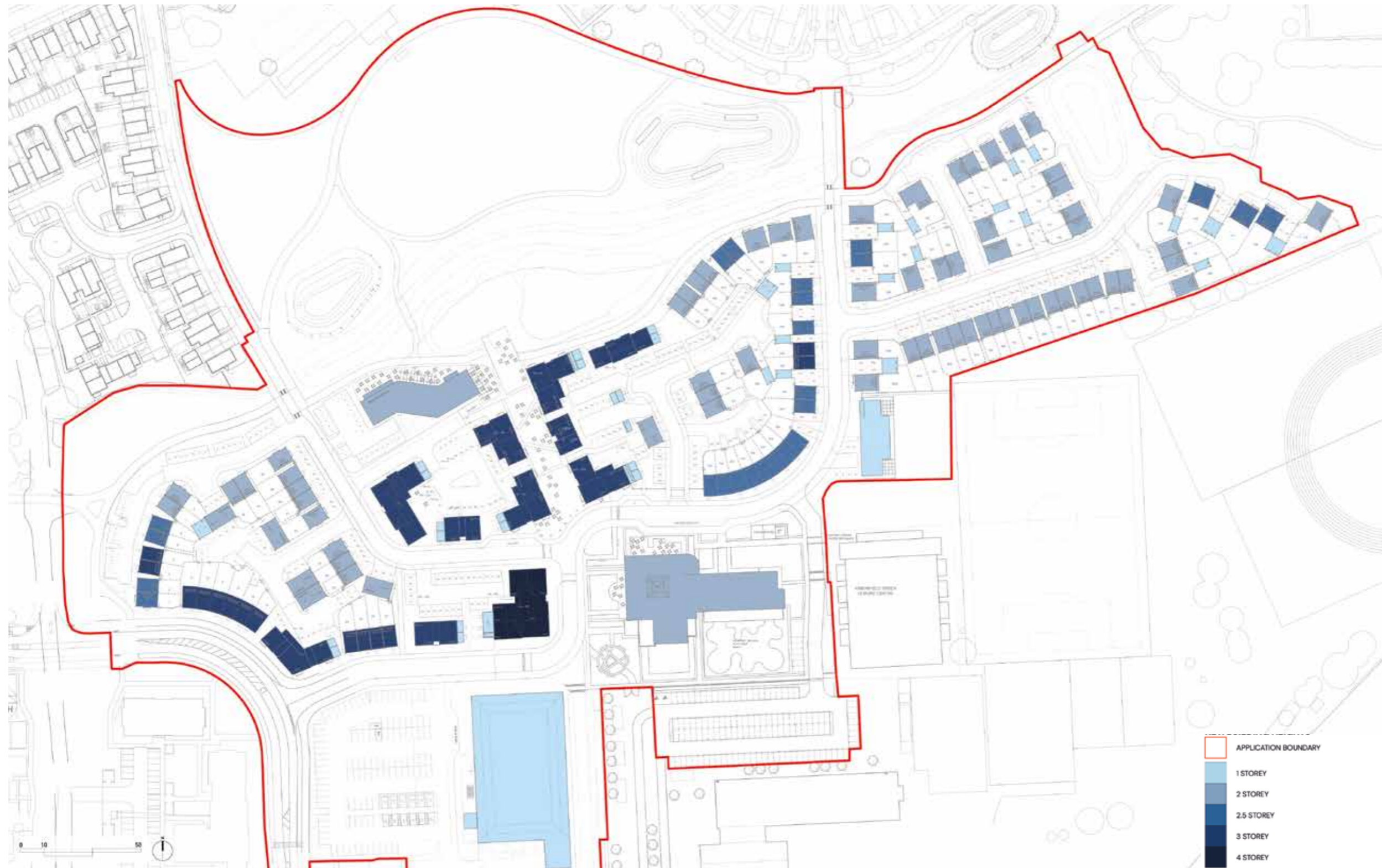
5.45 Variety in the heights and massing of the residential buildings will be achieved through the use of a range of house types and sizes, ranging from smaller 1 and 2 no. bed apartments, through to larger 4-bedroom houses.

5.46 The increased building heights of up to 4-storey to the south of the high street will provide distinctiveness within the scheme as well as present a strong enclosure to the public realm.

### Continuity and Massing

5.47 Key development frontages, such as those overlooking areas of public open space and following the primary movement route, will be particularly prominent and critical to the appearance of the development. Particular attention has been paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages will be designed as a composition, with consideration also given to the spaces they adjoin, in order to provide a cohesive approach to these prominent positions.

5.48 The high street will act as the focal space in bringing the proposed development together visually and hence enhancing legibility for residents and visitors to draw them into the commercial portion of the site.



Building Heights Plan

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### Homes and Buildings

#### Functional, healthy and sustainable

5.49 The proposals for Arborfield Green District Centre will comprise a distinctive character and a strong sense of place, informed by important site features and the existing valued qualities of Arborfield Garrison.

5.50 The designs aim to create a place that has a healthy, comfortable and safe internal and external environment.

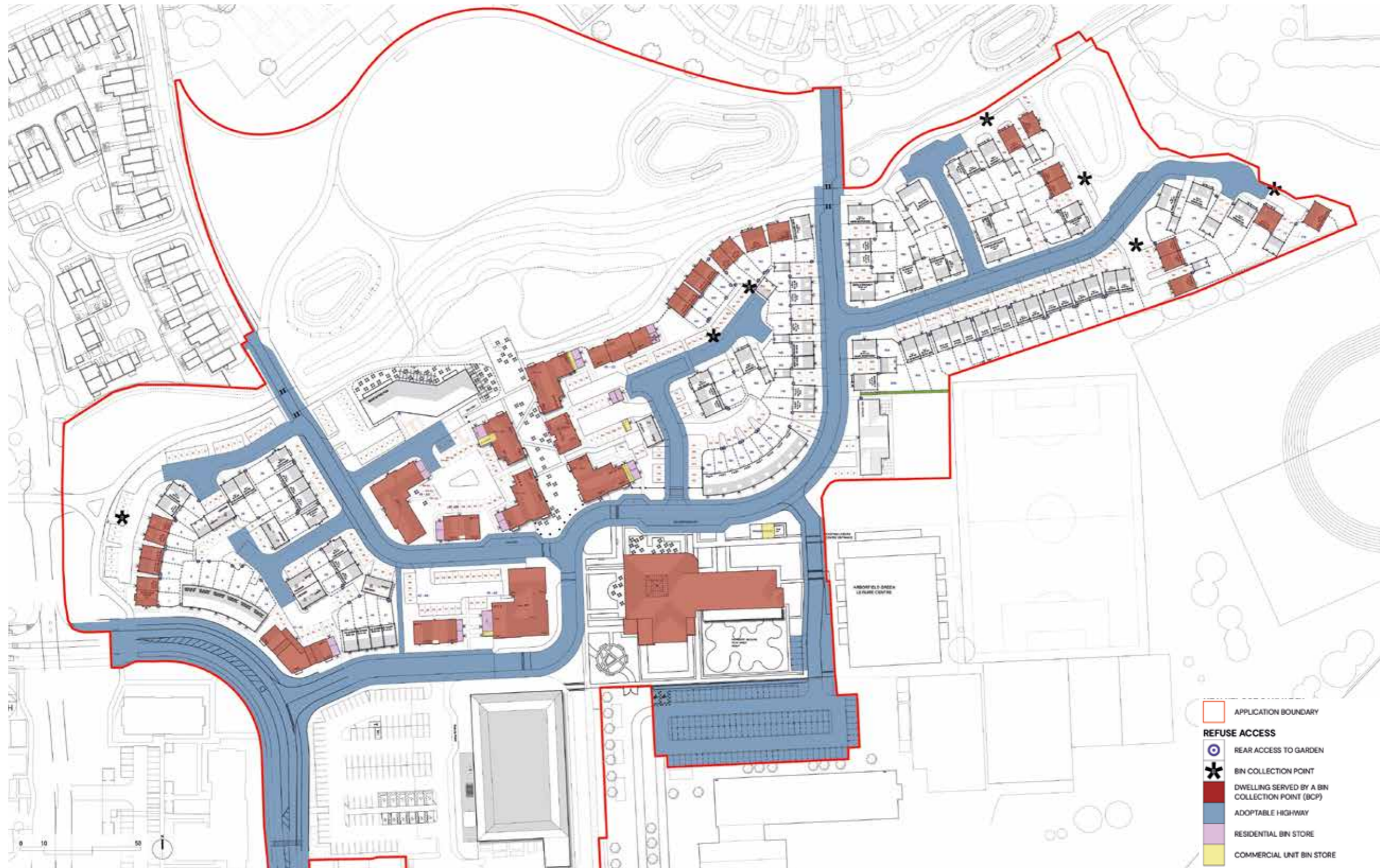
5.51 House frontages is carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window.

5.52 Internal habitable rooms will have high levels of natural daylight and connect well to gardens and terraces.

5.53 Affordable housing will be well-integrated with a tenure blind approach so there is no discernible difference between private and affordable dwellings.

5.54 Refuse storage is located in convenient places with access to rear gardens with the requisite internal storage, whilst refuse collection is in line with regulations both for resident carry distances and within acceptable operative carry distances. The plan overleaf shows the refuse strategy which indicates the locations of bin storage and bin collection points, as well as the adopted roads that will serve refuse vehicles.

5.55 The development design allows appropriate access for emergency services, and facilities for the safe access to and from buildings in the event of an emergency.



Refuse Management Plan

### Identity Attractive and distinctive

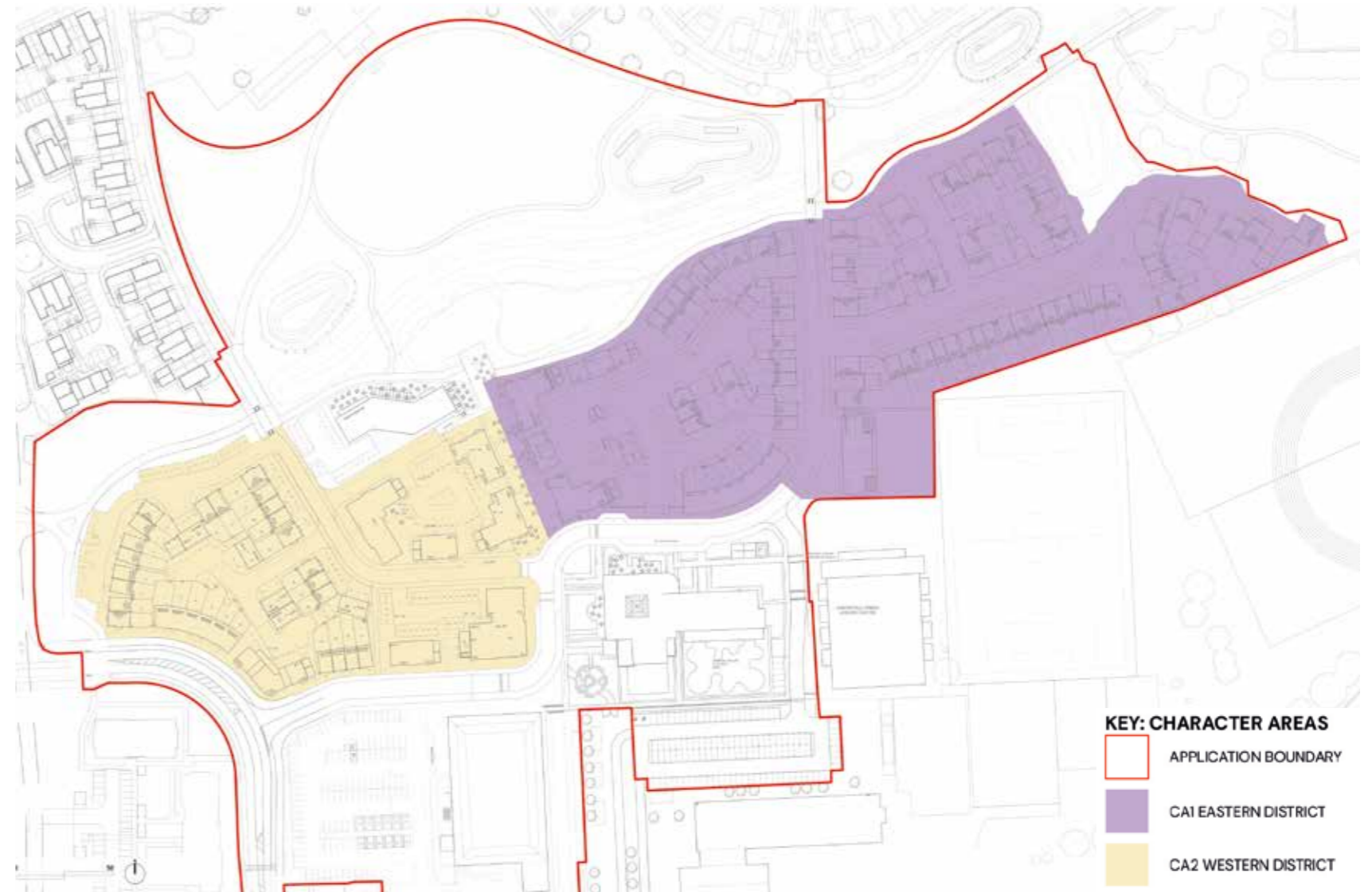
5.56 Character areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place. Each character area will contain its own individual design components which aid in making it distinct from other areas.

5.57 At the heart of the development is the high street corridor. As a result of the design evolution of the scheme, the approach to the design strategy for this is to evoke an organic feel to the area, reflecting the natural progression in building elevational detailing that would happen in a town centre.

5.58 Hence, the site has been divided into 2 proposed character areas assigned to each side of the high street corridor, which are distinct yet visually fit together, extending outwards to the development peripheries.

- CA1: Eastern District; and
- CA2: Western District.

5.59 A summary of the proposed character is set out on the following:



Character Areas Plan



Materials Plan

### CA 1: Eastern District

5.60 The eastern district will generally be contemporary in approach with denser formal regular form towards the commercial hub, lessening and becoming more informal towards the peripheries where dwellings face Linear Park.

Common characteristics to commercial hub and pure residential:

- Red brick;
- Occasional white render to key buildings;
- Grey uPVC windows; and
- Grey roof tiles.

### High Street:

- White/grey brick;
- Brick detailing – contemporary variations inc extruded brick string course, extruded brick bonds, and brick panels;
- Contemporary balconies; and
- Variation in contemporary window sizes and arrangements to the ground floor retail units;





CA2 - WESTERN DISTRICT

CA1 - EASTERN DISTRICT

Streetscene D – Front Retail Focus



Streetscene C – Eastern Retail Centre



Streetscene B – Northern Edge



### CA 2: Western District

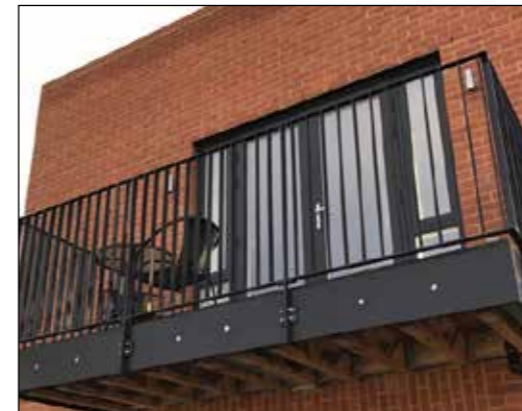
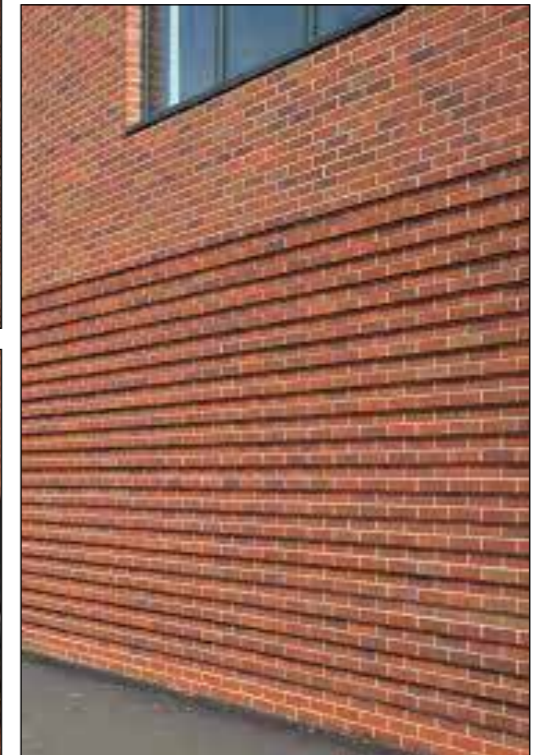
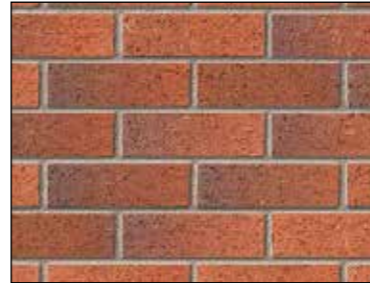
5.61 The western district will also generally be contemporary in approach, but will be arranged predominantly to be high/medium density to reflect the immediate built context off the Nine Mile Ride Extension area.

Common characteristics to commercial hub and pure residential:

- Red brick;
- Weather boarding;
- White/Grey brick;
- Grey uPVC windows; and
- Grey roof tiles.

#### Commercial hub:

- White/grey brick;
- Contemporary balconies;
- Variation in contemporary window sizes and arrangements to the ground floor retail units; and
- Brick panel detailing.





CA2 - WESTERN DISTRICT

CA1 - EASTERN DISTRICT

Streetscene D – Front Retail Focus



Streetscene E – Western Retail Centre



Streetscene A – Entrance Corridor



## Public Spaces Safe, social and inclusive

5.62 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices

### Landscape Strategy

5.63 Landscape design is a key component for creating a successful development at Arborfield Green District Centre. The proposed development will benefit from the Linear Park/Village Green already subject to an approved planning application, which includes play spaces to cater to the Arborfield Green District Centre and the wider development.

5.64 The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focussed around the retention and enhancement of existing landscape assets wherever possible.

5.65 The approved Village Green and the proposed new green infrastructure network within the proposed development has been a driving factor in establishing new routes and connections to the leisure routes along the Linear Park. The internal landscape strategy will also help further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

5.66 Successful public spaces help create more attractive places to live and provide safer routes for users. From an ecological perspective the delivery of green spaces alongside development can increase flood protection and sustainable drainage, as well as providing better microclimates and enhancing biodiversity.

### Hard Landscape Materials

5.67 In accordance with the developers aim that the scheme will be a quality example of its type, the materials used for the construction of the external works will be considered carefully to define spaces. The selection of paving materials within the public realm, will be utilised to assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials will reinforce the different character areas within the scheme and establish a suitable hierarchy.

5.68 The hard landscape palette will use tarmac to roads, pavements and driveways. Block paving will be used to shared surfaces and nodal points to clearly define the hierarchy of the roads within the residential areas.

5.69 The High Street will include a feature concrete block paving in a two tone grey colour, providing a high quality, durable feature surfacing.

5.70 Benches, bins, and cycle stands are located within the High Street between the tree planting.

### Public Art Strategy

5.71 Public art has been considered throughout the evolution of the design with key vistas considered and optimal locations for artwork identified, as well as exploring how existing heritage features could be referenced and remembered through art.

5.72 3 locations for public art have been identified with initial proposals developed:

- Southern end of the new High Street – this is a focal point visible from much of the pedestrianised shopping area, and we believe a specimen oak tree or similar structure would be highly effective at this key junction between commercial and community spaces.
- Connection to the public car park and Bohunt School, south-west of the community centre – this will be a well-used route within which a circular space has been designed with seating to encourage users to pause and rest. We believe some paving-based artwork would create interest and could include fascinating facts about the wider site's heritage.
- Western entrance to the bridleway – brick piers to be constructed with very similar details and features to the existing heritage brick piers that formed the gateway into the training facility. This could include a sign post and photo of the old gates, explaining the historical use.

5.73 To develop these art proposals, we would arrange for a school visit and/or community event to gather ideas and feedback to inform the designs.



Feature paving



Bitumen macadam to road and pavements



Block paving to roads/shared surfaces

### Creating a Safe Place to Live

5.74 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

5.75 The design proposals for the Arborfield Green District Centre are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: The Planning System" and "Manual for Streets" as well as ACPO "New Homes" guidance.

5.76 Well-designed public lighting increases the opportunity for surveillance at night and has been integrated into the proposal. For more detail a Proposed Lighting Plan has been produced by Aecom forming part of this application.

5.77 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

*"...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience"*

(Para. 130 (f), NPPF 2021)

5.78 In forming the design proposals, the following key attributes have been included:

- Buildings have been generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
  - Public open spaces, and in particular children's play spaces are well overlooked by the surrounding built form;
  - All routes are necessary and serve a specific function or destination;
  - The primary movement route/ internal street network forms a connected loop within the site, with lower category roads forming off the secondary street to serve smaller groups of dwellings, but with a clearly different street character to signal a semi-private environment;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to take ownership of the space and to let users know it 'belongs' to the dwellings;
- Where parking courts or private drives are proposed it will be overlooked by the surrounding built form;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.

## Nature Enhanced and optimised

5.79 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

5.80 The Landscape Masterplan has responded to the District Centre development brief, the key points from the development brief are outlined below:

### Key Landscape Assets to be Retained and Enhanced

- Provide an opportunity for planting avenues to bring the landscape into the proposed district centre.
- The existing trees of merit should be retained.
- Footpath and cycleway links from the Linear Park into the District Centre and Bohunt Secondary School.
- Key Landscape Features:
- The Square – The Square is to be a predominantly hard landscaped space capable of holding various events and functions including a farmers market and so needs to be flexible, the square should include tree planting.
- SuDS – Attenuation basins and swales to include planting for bio-diversity. Linear rain gardens to be incorporated, designed as dry river beds to be activated during periods of rain fall.
- Tree planting – Should be incorporated into streets, open spaces, parking areas and SuDS.
- Public Art – Opportunity for an element of public art within the District Centre.

## Access & Movement

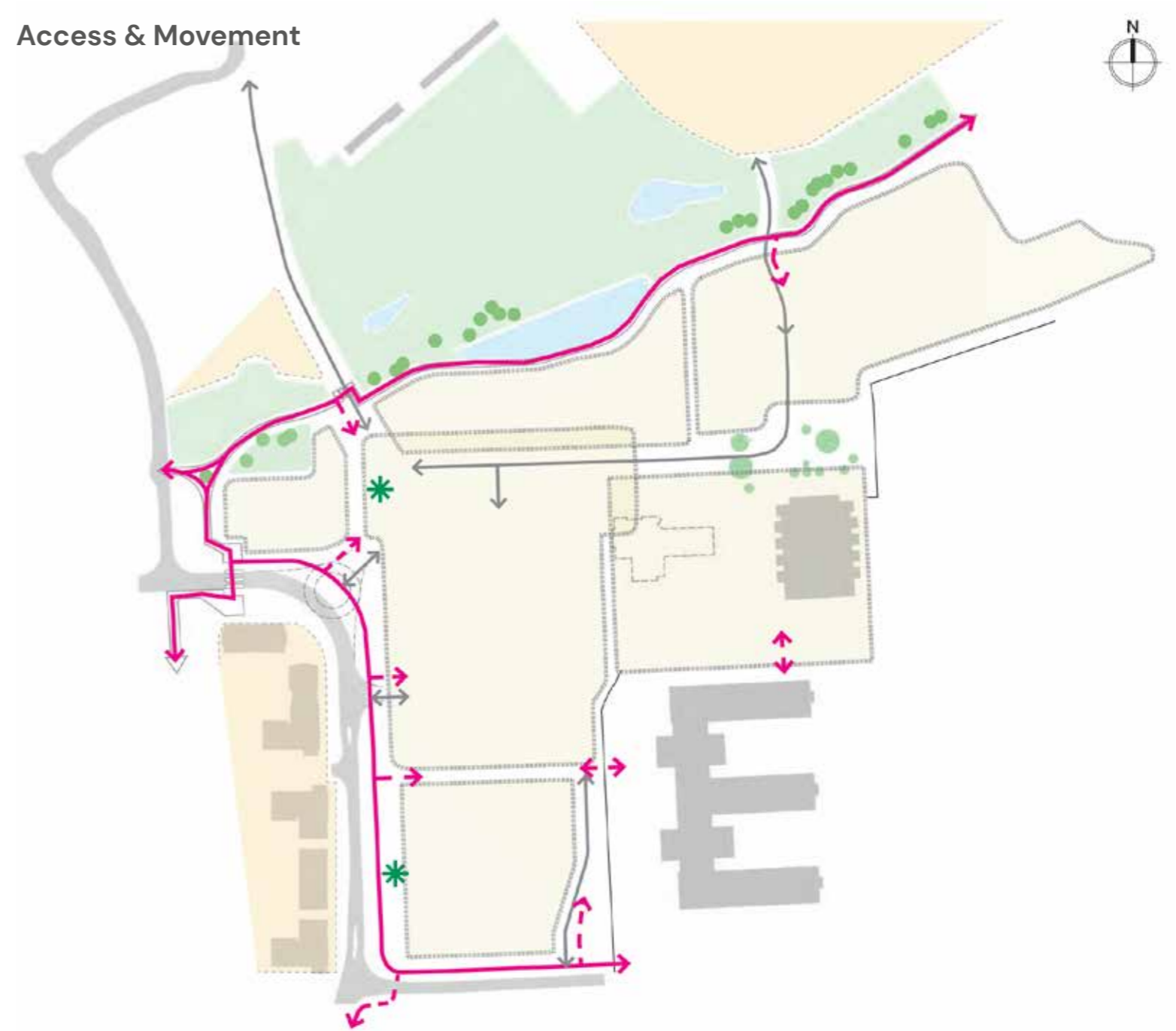


Image from the Development Brief – District Centre Area



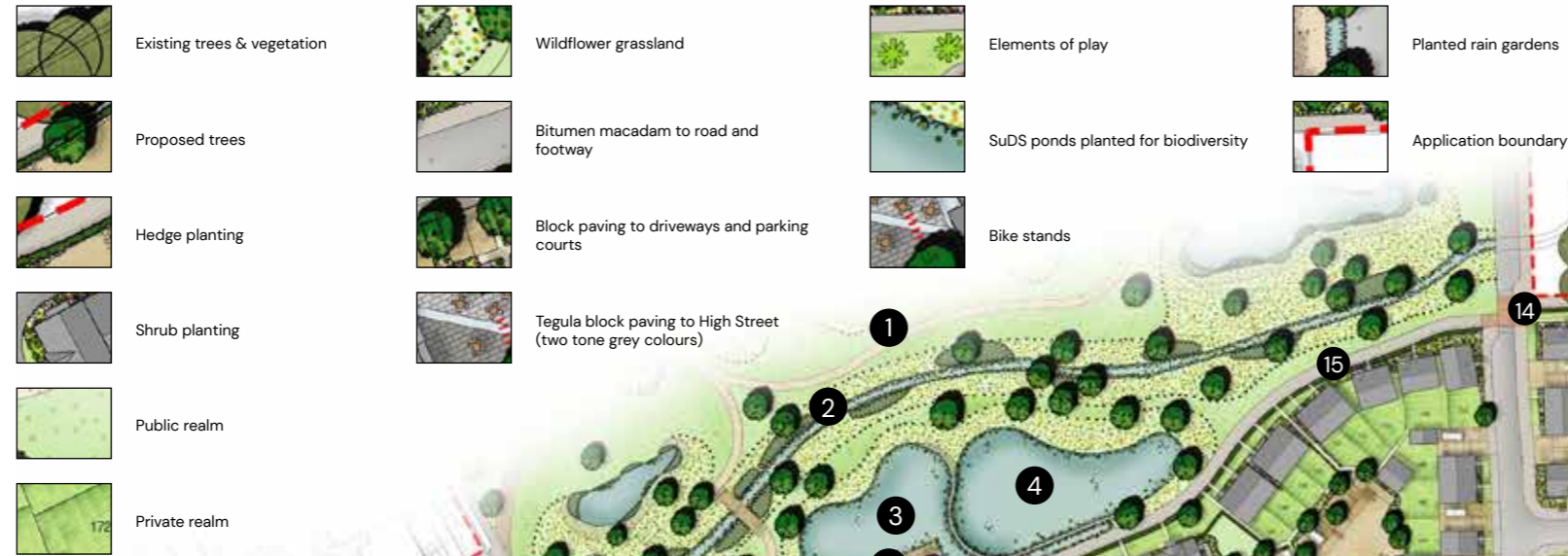
### Full Landscape Masterplan

5.81 The development area includes the Village Green to the north, the District Centre, community centre, supermarket, nursery and residential areas. Key landscape principles followed within this landscape masterplan includes:

- Strategic footway/cycleway continuing through the Linear Park and going through the top of High Street, native hedgerow planting along the southern side of the path
- Water course slightly diverted to accommodate SuDS basins at the top of the High Street with a viewing deck, providing open views towards the infirmary stable at the top of the Village Green
- Accessible routes between supermarket, community centre, Bohunt School, nursery and High Street
- Feature paving pattern and rain gardens with tree planting within the High Street
- Street tree planting maximised
- Direct links to the Linear Park and adjacent SANG.

Residential Landscape Masterplan

Landscape Masterplan



Landscape Elements

1. Village green
2. Diverted watercourse
3. Upper SuDS pond planted for biodiversity
4. Lower SuDS pond planted for biodiversity
5. Pond piazza with viewing deck and informative signage
6. High street rain gardens
7. High street piazza paved with feature paving
8. Raised table with pedestrian crossings
9. Potential for public art or specimen oak tree on High Street axis
10. Community centre
11. Nursery garden, illustrative of intent
12. Mini school / community piazza with DDA compliant access to school, potential for element of public art
13. Gates to school and public car park
14. Road over culverted watercourse
15. Strategic cycleway footpath with native hedgerow planting
16. Pub illustrative of design intent
17. Supermarket illustrative of design intent
18. Public Art - replica gate piers
19. Concrete block setts flush with road

SuDS

5.82 The Sustainable Urban Drainage (SuDS) for the District Centre includes several attenuation basins to the north-west of the site adjacent to the Village Green and Linear Park. The attenuation basins will be designed as natural landscape features and planted with native marginal aquatics and tree planting, to create attractive landscape features and to enhance the biodiversity of the area.

5.83 The two attenuation basin adjacent to the Village Green are separated by a gabion wall, with the western basin set at a lower level to the eastern basin. The high street has been orientated to offer views over the Village Green and attenuation basins, with a timber viewing deck off the end piazza.

5.84 Linear street rain gardens are located through the central high street, landscaped with planting and trees.



Landscaped Attenuation Basin

Diverted watercourse

Rain gardens

Landscaped Attenuation Basin



Rain gardens



Rain gardens



Landscaped Attenuation Basin



Viewing deck



Timber bridges

## High Street

## Extract of Landscape Masterplan



The High Street is central to the District Centre, in a north-south direction providing a link between the community centre and the Village Green.

## Location Plan (nts)



**North-Eastern Boundary**

5.85 The north-eastern boundary is adjacent to the proposed SANG and Phase 3 of Linear Park. Landscaping to the SANG boundary will include native hedgerow, dense scrub and a clump of woodland planting to provide a natural landscape treatment to visually separate the residential areas and the SANG. There are direct access into the SANG and Linear Park from the footway/cycleway along the northern site boundary and from within the residential areas.



Houses fronting onto a landscaped attenuation basin



Links into SANG

**Exact of the Landscape Masterplan**



## Tree Location Plan

### Tree Strategy

5.86 Open space trees species specified are either native or sub cultivars of native species to enhance the biodiversity of the site. They are shown to be planted as either semi-matures or advanced nursery stock.

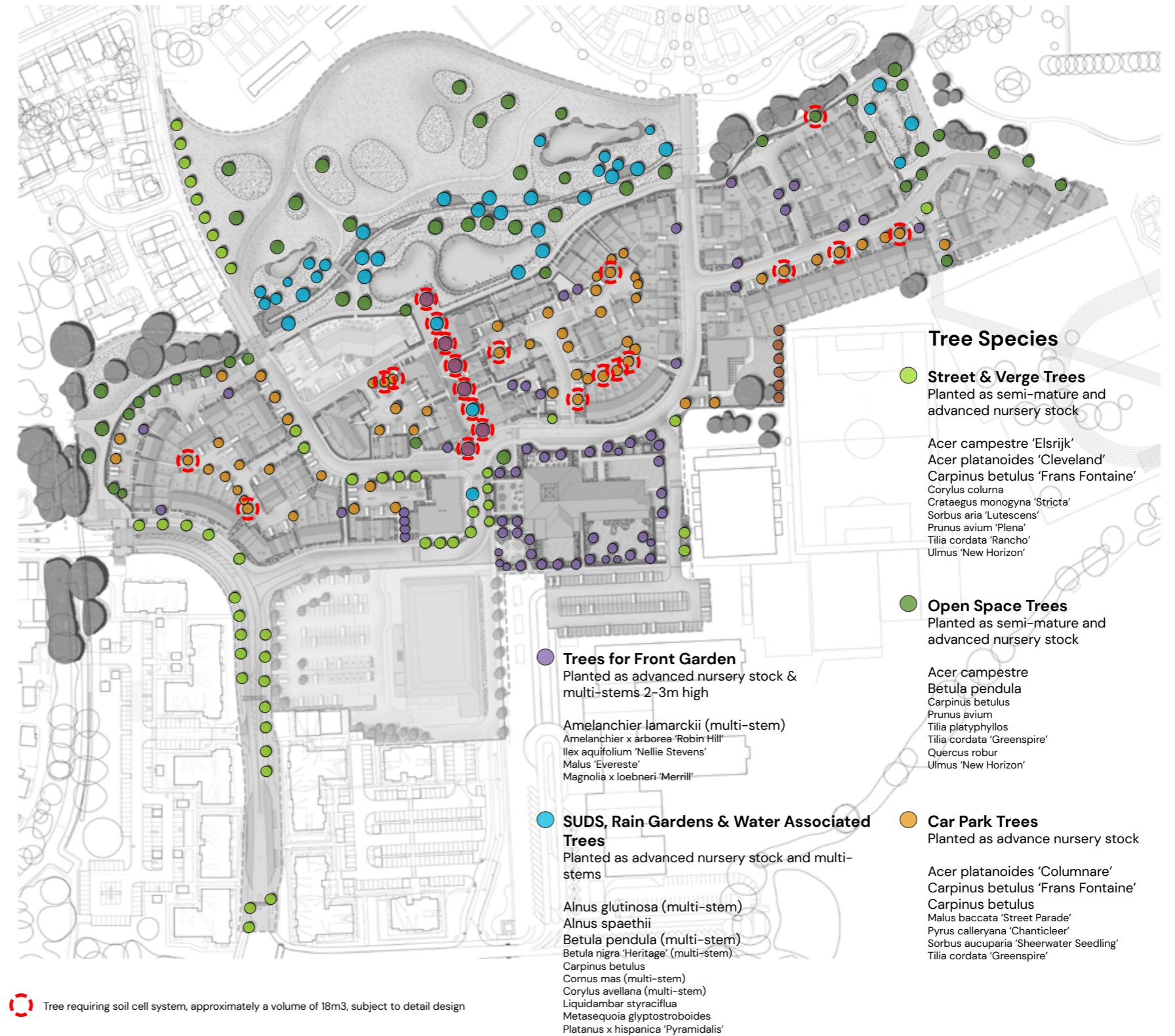
5.87 Street, verge and parking court trees will be planted throughout the development. As there is generally less space for these trees to grow out due to restrictions from services, lighting, buildings or roads, narrower and more conical species have been selected.

5.88 Small and medium sized trees are shown planted to private front gardens and these include flowering species for seasonal interest and variety.

5.89 SUDs and water associated trees will be positioned around the periphery of attenuation areas and swale and consist of native origin species.

5.90 Native hedgerow planting is proposed to the south of the cycleway, planted as transplants and species to include:

- 25% *Acer campestre*
- 5% *Cornus sanguinea*
- 20% *Corylus avellana*
- 15% *Crataegus monogyna*
- 3% *Euonymus Europaeus*
- 10% *Ilex aquifolium* (3L pot)
- 15% *Prunus spinosa*
- 2% *Sorbus torminalis*
- 5% *Viburnum opulus*



### Street & Verge Trees



*Acer campestre* 'Elsrijk'



*Acer platanoides* 'Cleveland'



*Carpinus betulus* 'Frans Fontaine'



*Corylus columna*



*Tilia cordata* 'Rancho'

### Open Space Trees



*Acer campestre*



*Betula pendula*



*Carpinus betulus*



*Prunus avium*



*Tilia cordata* 'Greenspire'



*Quercus robur*

## Resources

### Efficient and resilient

5.91 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy;
- A social objective – to support strong, vibrant and healthy communities; and
- An environmental objective – protecting and enhancing the natural, built and historic environment.

5.92 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

5.93 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local Development Plan.

### Sustainable Building Techniques

5.94 The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures will comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considered fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

## Building Regulations

5.95 The proposed development will accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements.

### Materials and Waste Recycling

5.96 Materials selected for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

### Siting and Building Orientation

5.97 Dwellings have been carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible whilst avoiding overheating.

5.98 Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

### Landscape Design and Microclimate

5.99 Where possible the development has been designed to be self-sheltering, with arcs of tree planting included to open areas of the development, to minimise the 'wind chill effect' and the potential heat loss from dwellings as a result of strong winds.

## Sustainable Drainage Systems

5.100 Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

### Lighting

5.101 External lighting will be controlled through a combination of movement sensors, time switches and daylight sensors to prevent operation during daylight hours. It will be concentrated in the appropriate areas, and upward lighting will be minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties. Further detail is available within the proposed lighting plan by Aecom submitted as part of this application.

### Sustainable Communities

5.102 The development proposals comprise a range of land uses, providing a good basis for the creation of a sustainable community. Residential development is proposed alongside a mixed-use local centre, creating a truly walkable neighbourhood. The proposals make effective use of the site, with residential district located within the wider Arborfield Green Garden Village, which includes various facilities and services ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.

5.103 The proposed development benefits from areas of green space from Village Green and Linear Park with substantial areas of publicly accessible open space, comprising formal and informal amenity open space, play facilities, sports pitches and allotments, encouraging opportunities for social and community cohesion. A mix of house types, tenures and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.

**Overarching Energy Reduction Strategy**

5.104 Overall, the proposed development will ensure that the building will incorporate improvements beyond Part L requirements and adopt a ‘fabric first’ approach with initially concentrating finance and efforts and reducing energy demand, in line with the energy hierarchy.

5.105 Further detail can be found within the Energy Statements by AES forming part of this application.



**Lifespan  
Made to last**

*A sense of ownership*

5.106 The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.





# Conclusion

6.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.

6.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Arborfield Green District Centre can be delivered to meet the three key NPPF objectives of sustainable design:

- A social objective;
- An economic objective
- An environmental objective.

6.3 The development of Arborfield Green District Centre provides a unique opportunity to create a new district centre forming part of the wider Garden Village, building on the legacy and distinctive character of the site. Creating housing choice and provide areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian network. The delivery of local facilities and services, employment space and community facilities, alongside development will support both the existing and proposed communities, delivering a vibrant new commercial and community hub for Arborfield Green..

6.4 The masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

6.5 Arborfield Green District Centre will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. The designs accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.



The development proposals will offer the following main benefits:

The delivery of **200 new homes** (including affordable housing) in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;

The creation of an **integrated and sustainable community** including a **vibrant new commercial high street and community hub** providing an area catering for local residents and visitors' needs and providing a space to gather and socialise; including;

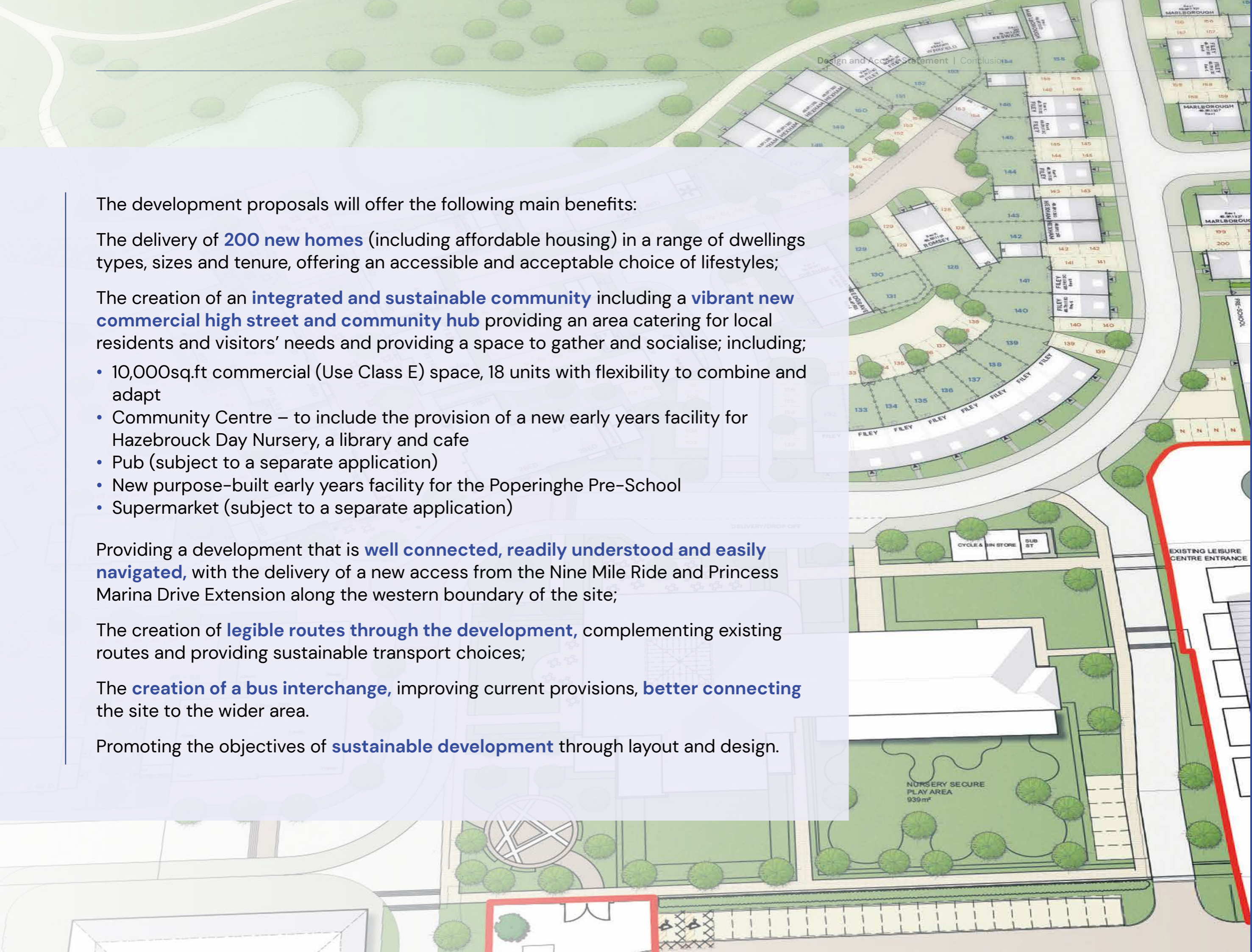
- 10,000sq.ft commercial (Use Class E) space, 18 units with flexibility to combine and adapt
- Community Centre – to include the provision of a new early years facility for Hazebrouck Day Nursery, a library and cafe
- Pub (subject to a separate application)
- New purpose-built early years facility for the Poperinghe Pre-School
- Supermarket (subject to a separate application)

Providing a development that is **well connected, readily understood and easily navigated**, with the delivery of a new access from the Nine Mile Ride and Princess Marina Drive Extension along the western boundary of the site;

The creation of **legible routes through the development**, complementing existing routes and providing sustainable transport choices;

The **creation of a bus interchange**, improving current provisions, **better connecting** the site to the wider area.

Promoting the objectives of **sustainable development** through layout and design.



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