



# Arborfield & Newland Village Design Statement

Adopted as a supplementary planning document  
as of 26th March 2015



**THE FOUNDATION FOR FUTURE DEVELOPMENT**



# Arborfield and Newland Parish boundary



**WOKINGHAM**  
BOROUGH COUNCIL

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Not to scale

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# Introduction

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The rural setting of Arborfield & Newland defines its character. The attractive landscape comprising farmland and woodland is punctuated with small settlements, hamlets and individual dwellings. Together these settlements form the vibrant modern community of Arborfield with many active societies and activities focused on a small number of centres.

With a long history, the area has a variety of architectural styles introduced over the ages. Houses in Arborfield & Newland tend to sit in small, cohesive groups in terms of their style and there are some common characteristics that define the area:

- Low density housing with ample outside space
- Properties set back from the roads
- No more than two stories
- Extensive use of local red brick amongst older properties
- Development merged into natural green spaces

Among these cohesive groups are more modern developments, built from the 1950s (Anderson and Emblem Crescent) through to the mid-2000s, which have higher density and less variety in design. Arborfield consists of a number of settlements that evolved over time. They are:

1. Arborfield Cross with the A327 running through its centre is a conservation area. It is the centre of the village, the Coombes school, public houses, local shops, the local park, and the Royal British Legion all being located here.
2. Original Arborfield Village which incorporates Greensward Lane, Julkes Lane, Carters Hill and Church Lane together with the Ruin of St Bartholomew church that dates back to 1200. The new church built in 1863 is also located in Church Lane.
3. Arborfield Garrison where the most recent development has taken place is located to the south of the main village, east of the A327 and contains a variety of private and Ministry of Defence houses.

Members of the community are proud of the heritage which has led to the current special characteristics of the environment and seek to preserve and enhance these in keeping for generations to come.

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# Design Statement

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*‘Arborfield & Newland has a distinctly rural character, shaped by the past and enjoyed in the present. The community provides a strong foundation for future, sympathetic, development which acknowledges the spirit of place while providing for the needs of future generations’*



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# Design Guidelines

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The Arborfield & Newland VDS Design Guidelines below should be followed with a view to preserving the rural qualities of the parish. The relevant documents such as the Arborfield Garrison Strategic Development Location Supplementary Planning Document (AG SDL SPD) and policies from the Borough Core Strategy Policy, the Managing Development Delivery Local Plan (MDD LP), the Borough Design Guide Supplementary Planning Document (BDG SPD) and Sustainable Design and Construction Supplementary Planning Document (SDC SPD) are shown after each guideline.

## Impact on Surroundings

1. Development should have regard to the surrounding landscape and neighbouring development, particularly where this is of unique local character (See Designs In The Settlement Area p13, Arborfield Cross Conservation Area p23 and Appendix 1 p29).

### Core Strategy Policy:

CP1 – Sustainable development

CP3 – General principles for development

CP11 – Proposals outside Development Limits (including countryside)

### MDD LP:

CC03 – Green Infrastructure, Trees and Landscaping

TB21 - Landscape character

TB24 - Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

TB26 – Buildings of Traditional Local Character and Areas of Special Character

### BDG SPD:

Sections 3B, 4 & 8

Arborfield Garrison SDL SPD



*Housing developments showing different landscape settings ranging from estates with staggered setbacks, incorporating mature trees and hedges to open rural single dwellings and farms*

## Variety of Housing Styles

2. The parish is blessed with a great variety of housing styles, ranging from historic estates to terraces. Diversity is encouraged where this would enhance the particular character of the street scene. Building design should thus be sensitive to the general design and features of nearby housing, for example, using brick materials that have similar colouring. (See Designs In The Settlement Area p13 and Arborfield Cross Conservation Area p23).

Core Strategy Policy:  
CP3 – General principles for development

BDG SPD:  
Section 4



*Selection of housing designs in Arborfield*

## Position of Buildings

3. Building lines should continue to be set back from the road, where this would maintain the character of the area. This adds considerably to the rural character of the parish. Set back building lines also have significant environmental benefits by reducing exposure to noise, vibration and pollution along busy roads, and facilitating off-road parking.

Core Strategy Policy:  
CP3 – General principles for development

BDG SPD:  
Section 4 & 6



*Property showing the average house to road distance in one estate in Arborfield. This usually incorporates from the house a front lawn, pavement and kerbside border before meeting the road*

## Parking and Driveways

4.

a) Parking: It is essential that new developments provide adequate off-road parking for both residents and visitors. This is because of the high level of car ownership in Arborfield & Newland, the limited provision of public transport in the parish, and to avoid creating road safety hazards. It is recommended that parking follows the criteria as set out in the MDD LP: CC07.

Core Strategy Policy:  
CP6 – Managing Travel Demand

MDD LP:  
CC07: Parking

BDG SPD:  
Section 6



*Cars parked on road side causing a congested form. The lack of sufficient off-road parking associated with new housing causes not just an obstruction to moving traffic but also to pedestrians and cyclists, and can visually dominate the street scene*

b) Driveways: Driveway surfaces of natural materials such as gravel, pebble and shingle give a more traditional look than tarmacadam and provide better water soak-away. These surfaces should be used where this would maintain the character of the area. Permeable surfaces utilising Sustainable Urban Drainage Systems (SUDS) should be encouraged. Extensive areas of hard standing or block paving should be avoided wherever possible. A mix of surfacing types could be used to visually break up a large area.

Core Strategy Policy:  
CP1 – Sustainable development

MDD LP:  
CC10: Sustainable Drainage

SDC SPD:  
Section 12 p52



*Property showing natural gravel drive providing adequate drainage*



## Farmland, trees and boundaries

5.

a) Farmland: The parish includes large expanses of farm land. Large fields with hedgerows predominate mainly arable and sheep pasture with smaller fenced paddocks featuring near to the settlements. Hedgerow trees play an important part in the landscape along with small woodlands and shelterbelts creating the presence of views towards woods on surrounding higher ground. The network of byways and open spaces are used by local residents and visitors for recreation and they support a number of local businesses many of which are equestrian based.

Every encouragement should be given to the following:

- Maintenance and replanting of existing and new hedgerows with native species.
- When naming new developments and roads, preference should be given to historical names in keeping with Arborfield's rich history.

b) Trees: All trees of high quality and value should wherever possible be retained and cared for. New tree planting should be encouraged (in keeping with the place name etymology) so that the leafy appearance of Arborfield & Newland is conserved and enhanced. In particular locally native broadleaf species should be planted such as:

- Field maple (*Acer campestre*), silver birch (*Betula pendula*), hazel (*Corylus avellana*), common beech (*Fagus sylvatica*), ash (*Fraxinus excelsior*), holly (*Ilex aquifolium*), crab apple (*Malus sylvestris*), myrobalan/cherry plum (*Prunus cerasifera*), sycamore (*Acer pseudoplatanus*) and oak (*Quercus robur*).

Reused agricultural buildings that are used for commercial purposes, including storage and parking facilities, should be adequately screened by planting evergreen or native broadleaf species of trees. (See



*Rural network of footpaths and byways*



*Rural distinction: Trees in Arborfield & Newland*

c) Boundaries: Hedges, fences (wooden, iron), walls and gates should blend with existing boundary features and should not dominate the building beyond. Natural frontages such as relatively low hedges are encouraged but boundaries should suit the style of building development and area character.

Core Strategy Policy:

CP1 – Sustainable development

CP3 – General principles for development

MDD LP:

CC03: Green Infrastructure, Trees and landscaping.

TB21 - Landscape character



*Properties showing hedge boundaries*

### Commercial Premises

6. Buildings that are used for commercial purposes, including storage and parking facilities, should be adequately screened by planting evergreen or native broadleaf species of trees as above.

Core Strategy Policy:

CP3 – General principles for development

MDD LP:

CC03: Green Infrastructure, Trees and landscaping.

TB21 - Landscape character



*Commercial property with greenery*

BDG SPD:

Section 7

## Sustainable Housing

7. Housing should reflect sustainable development standards and be appropriate to character developments. Sustainable / eco housing is welcomed in balance with the surrounding character of the development area.

For existing and infill homes and buildings, energy efficiency measures that reduce energy consumption such as loft and cavity insulation, upgraded boilers and controls and draft exclusion should be encouraged, but should take into consideration any impact on the character of the building and the surrounding area. As there are few homes incorporating visible renewable energy technologies, such features may appear out of character. Because of this, non-visible technologies should be given priority. Where measures would involve alterations to a listed building, this will require listed building consent.

For new developments, such as the Arborfield Garrison Strategic Development Location, it would be beneficial to consider alternative forms of heat capture such as ground source heat pumps or the use of design to increase solar gain and benefit from the passive stack effect to both heat and ventilate buildings. In larger developments, it may even be possible to consider the use of combined heat and power plans with possible district heating schemes.



*An example of a house with solar panelling that suitably blends with the surroundings*

Core Strategy Policy:

CP1 – Sustainable development

MDD LP:

CC04 – Sustainable Design and Construction

CC05 – Renewable energy and decentralised energy networks

BDG SPD:

Sections 4 (paragraph 4.8 & 4.9)

SDC SPD

Arborfield Garrison SDL SPD



## Architectural features

8. One / two storey houses (possibly with dormer style upper windows within the roof space) should be encouraged as this reflects the architecture common in Arborfield & Newland, although there are some areas where three storey houses can be found. New buildings should reflect the pattern of building heights in the surrounding area. For new estates, three storey houses may be acceptable where they are sited on major routes, in landmark locations, fronting onto major green open spaces or public spaces, or are in settlement centres. Houses with high ridgelines should be discouraged as they tend to dominate their surroundings or should be kept for suitable estate developments as seen at Penrose Park. Extensions should reflect the features of the original dwelling so that they are able to blend with their surroundings. (See Designs In The Settlement Area p13 and Arborfield Cross Conservation Area p23).



- i. Well-designed gabled, half-hipped and hipped roof shapes are to be encouraged, as are dormer windows of an appropriate scale with pitched roofs. Decorative bargeboards, finials and ridge tiles also add interest.
- ii. The use of vernacular materials such as red bricks, red clay tiles, decorative timber and weatherboarding should be encouraged to maintain the traditional character of Arborfield & Newland.
- iii. The innovative use of patterned brickwork (e.g. diapered, chequered), coloured brick banding and dentilations enhance the appearance of houses and should be encouraged.
- iv. Chimneys are part of the rural scene and should be encouraged.

- v. The size and positioning of windows should be appropriate in relation to the building. Cottage style window frames are generally to be encouraged whilst large window frames or large areas of plain glass should generally be avoided, although they can be appropriate in certain contexts. Innovative and elaborate design features such as Tuscan columns should be well considered before implementation as they are often features associated with towns/cities e.g. Bath whereas Arborfield & Newland still maintains a rural aesthetic.



#### Core Strategy Policy:

CP1 – Sustainable development

CP3 – General principles for development

#### MDD LP:

TB24 - Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

TB26 – Buildings of Traditional Local Character and Areas of Special Character

#### BDG SPD:

Sections 4



*Street furniture at Arborfield roundabout showing style of lamp posts and bollards as well as traffic sign layout*

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# Designs In The Settlement Areas

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Settlement patterns are characterised by nucleated enclaves of housing development interspersed by farms and farmland which give the overall character of Arborfield and Newland parish a rural distinction. The designs in the settlement areas do vary but tend to keep in character with the theme of the predominant building design. This is demonstrated mostly in the main Estate developments that feature in Arborfield and Newland. One of the attractions of Arborfield and Newland is the great variety of architectural styles. This is a consequence of buildings having been built at different times over the last 500 years and also the variety of materials and finishes used. The parish can be divided into four settlement areas:

## Arborfield Cross

Centered on the Conservation Area and extending out to include Chamberlain and Melrose Gardens, Link Way and Anderson Crescent as well as the other houses along the Eversley Road. Houses here range from those built in the 1600s through to the roads developed in the 1970s, and include detached and semi-detached houses and terraces.

## Arborfield

Made up of Church Lane and Greensward Lane, Walden Avenue and Carters' Hill, and the Swallowfield Road where houses are mostly large and well-spaced and often of historical merit.

## Badgers' Mount and Penrose Park

Badgers' Mount was built first in the 1980s, and is low rise and surrounded by open space, with a uniform design. Penrose Park was built in the early 2000s and is a larger development with higher density. There are a number of styles as there were two developers of the site. In 2000 approximately 150 houses owned by the Ministry of Defence were sold to the private sector, some of which are in the parish of Arborfield and these have a distinctive style.

## Poppyfields

Sits opposite the Penrose Park development and consists of town houses and flats. It was built in the late 2000s with a uniform style.



## Character Buildings

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In this section we have provided many examples of houses that, although built at various times, very much sit in the landscape and define the character of Arborfield & Newland rural designs.

### *Mole Road/ Sindlesham Road*

- Mole Bridge Farmhouse

Built in the late 17<sup>th</sup> century, with 19<sup>th</sup> and 20<sup>th</sup> century extensions, this former farmhouse is a two storey brick built house with attic and flanking chimneys. The glazed central door has Doric pilasters, entablature with roundels in frieze and pediment.



- The Glen

A 17<sup>th</sup> century cottage, altered in the 19<sup>th</sup> century. Part timber frame with painted brick infill. Thatched gabled roof with low eaves. One and a half storeys with a 19<sup>th</sup> century ridge in the centre. There is a 20<sup>th</sup> century extension on the north-west side. Some timber frames are exposed internally.

### *Eversley Road*

- Ducks Nest Farmhouse

Dating from the 18<sup>th</sup> century with 20<sup>th</sup> century alterations, this brick farmhouse has a hipped old tile roof. Rectangular plan, with two storeys and the chimney to right of centre on the ridge. Window configurations have changed in the 19<sup>th</sup> and 20<sup>th</sup> centuries. A 19<sup>th</sup> century rustic porch is found over the second bay.



## *Swallowfield Road*

- Applemore Cottage

This 17<sup>th</sup> century cottage was altered and extended in the 20<sup>th</sup> century. Previously known as Woodbine Cottage, the building is part timber framed with painted brick infills, plus a thatched gabled roof and flanking chimneys. The porch and extension are 20<sup>th</sup> century.



- Bartlett's Farmhouse

A late 16<sup>th</sup> century farmhouse with 18<sup>th</sup> century extensions on the front. The 3/4 storey brick house with cellars and attics contains Jacobean panelling to the staircase hall, one room downstairs and bedroom one. Now a private house.

- White's Farmhouse

A former farmhouse built in the 18<sup>th</sup> century of vitreous brick with red dressings, plus a single course red string brick over the ground floor, windows and similar eaves course.



- Yew Tree Cottage

A 15<sup>th</sup> century cottage, rebuilt in the 17<sup>th</sup> century. Part timber framed with painted brick infilling and part painted brick. Old tile gabled roof with flanking chimneys. The interior has the complete frame visible, mostly on the first floor with jowl posts and trusses from the 15<sup>th</sup> century remaining.

- Chamberlains Farmhouse

A former farmhouse built in the early 18<sup>th</sup> century of vitreous brick with bonded vertical strips and old tile gabled roof with flanking chimneys. Used as a laundry by the Simonds family when they lived at Newland.



- Arborfield Court

A large country house, now divided into units, built in 1904 by Fairfax B Wade, for Mrs. Bruce in a free William and Mary style. Red brick with orange dressings and rendered panels. Tile hipped roof with extended brick and stacks. A two storey building with attics, containing six dormers.

### *Hall Farm*

- Hall Place Farmhouse

Originally a farmhouse, built circa 1840, but now owned by the University of Reading. Brick, with a steeply pitched slate roof. Two storeys with oversailing brick eaves, cornice and two tall brick chimneys.



### *Church Lane*



- Reading Room

Built circa 1880 of vitreous and red brick, this is not a listed building due to the alterations over time. An important building in the parish, this was the social meeting place, plus Arthur Library, named after Mrs Hargreaves' son, of Arborfield Hall. Now a private dwelling.





- Rectory Close - The Old Rectory and the Old Rectory Close

This former rectory is now divided into two houses. Built in 1840 to a design by Lord Braybrooke, patron of the church, to replace the previous Queen Anne building. Brick with a slate hipped roof.

### *Julkes Lane*

- Carters Hill House (formerly listed as Newland Farmhouse)

Late 18<sup>th</sup> century former farmhouse. Two storeys with an attic and basement, constructed from orange coloured brick with a hipped old tile roof. Painted brick plinth, painted toothed eaves and bracketed wood cornice. Two gabled dormers date from the 19<sup>th</sup> century, and other windows are arranged in three bays of segmental headed sash windows with glazing bars and stone sills. There is a 19<sup>th</sup> century lean-to extension on the south-west front with small sash windows.



### *Main Design Features*

- Rural character with housing developments, farms and farmland and character buildings of notoriety
- Buildings set back from roads and well screened
- Individually styled older houses, farmsteads and cottages
- Houses generally have low roof lines
- Red Arborfield bricks and old clay roof tiles
- White Tudor styled timber framed houses
- Examples of patterned brickwork
- Parking is off road
- Tree and mature hedge boundaries

## Estate Developments

The estate developments in Arborfield and Newland were developed in the fifties, sixties and seventies (Anderson & Emblen Crescent, Chamberlain & Melrose Gardens) the nineties (Penrose Park) and the most recent development being in 2005 (Poperinghe Way). Below are some examples:



- Street scene of Melrose Gardens

This picture shows the distances between the road and the houses as well as the low ridge lines. Further the problem of on street parking is illustrated as a result of the number of cars per household in relation to house size within the developments.

- Typical House at Chamberlain Gardens

This picture illustrates unique design feature whereby patterned stone has been used to form part of the porch design and side gate. This serves to differentiate the house from the neighbouring attached property.



- Street scene of Chamberlain Gardens

This picture shows semi-detached houses with small hedge rows and an example of a layout that includes front lawns.

### *Main Design Features*

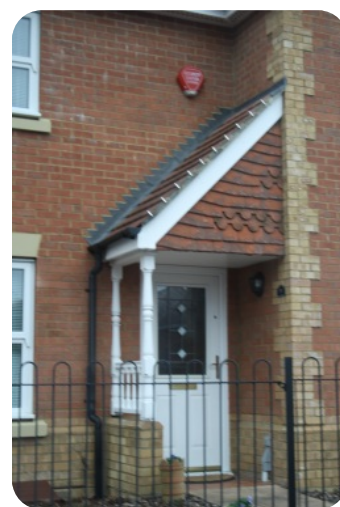
- Uniform design
- Semi-detached to small terraces of up to six houses
- Varying distances between road and houses in accordance with landscape form
- Appropriately scaled with low ridgelines
- Small driveways
- Garages
- Open plan
- Some native hedges as boundaries

Further south of Arborfield and Newland Parish, near the boundary, Penrose Park is of note in respect to its design. This estate is one of the more recent developments in the parish and is a varied residential development with a range of property sizes and ownership models. Indeed it lies in contrast to other developments, not just estate developments but the general ‘norm’ of building design and character reflected around Arborfield Cross, as well as detached larger rendered houses as seen in Church Lane for example and further afield.



- Typical house features

These properties show decorative architectural features that bring character to the estate. Canted bay windows can be seen with decorative Sill and Lintel features around the windows. Some of the entrances are framed with wooden pillars and some with more distinct Tuscan design Columns and Entablatures. Patterned brickwork is a feature with prominent gables and hedge-fences and Manchester bollards lining the street pavement.



The layout and design features vary within the estate itself too and feature more open green spaces and parks as well as other street furniture such as the Manchester bollard. Due to the geographical location of the estate with respect to other housing developments in the parish, its character does not have a negative visual impact upon the landscape. Thus this factor adds to the overall character of the parish in terms of architectural designs.





- Street scene at Penrose Park

This picture illustrates contrasting building design progressing down the street. Ridgelines vary from high to low in accordance with storey levels.

- Mixed use housing

This picture shows a line of terrace housing with gables and pillared porches. The ridgelines of these properties are low compared to housing located elsewhere on the estate.



- Modern decorative housing

The Penrose Park estate illustrates how new housing can bring character and style to a place. This example illustrates various architectural features ranging from column entrances, with dormer style upper windows within the roof to patterned brickwork.

### *Main Design Features*

- Mixed use development
- Decorative Bay windows, dormers, porches and building face
- Examples of patterned brickwork
- Parking is off road
- Tree and mature hedge boundaries
- Green open spaces, parks and front lawns
- Street furniture (e.g. Bollards)

## Unique Buildings of Interest

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Here are provided some examples of buildings in the Parish of Arborfield & Newland that are of interest, both architecturally and historically. They range from a 19<sup>th</sup> Century Country house, now in use as a college, to a 13<sup>th</sup> Century church ruin with an ancient monument designation. These buildings further add the sense of history to the Parish as well as a continued sense of identity. They have been included to aid in design inspiration and illustrate the character of place.



- Bearwood College

This Listed building was built in 1865-74 by Robert Ken in the Jacobean style with a mixture of French motifs, for John Walter, owner of The Times newspaper. A large country house in parkland with lakes, it now operates as Bearwood College but was previously the Royal Merchant Navy School. Red brick with Mansfield stone dressings, tiled roofs with coped and cross gables of varying heights, with towers and turrets on north and south elevations.

- Bearwood Chapel

Red brick with stone dressings to match the house, the chapel was built in 1934-5 by Sir Herbert Baker. Contains a nave, east and west aisle passages, apsidal sanctuary and lobby entrance on the south side.



- Park Lodge

The Lodge is now the clubhouse to Bearwood Golf Club. A mid-19<sup>th</sup> century building extended in the 20<sup>th</sup> century, of red brick with contrasting white brick dressings and hipped slate roof. One storey, with one large chimney on each ridge with offset heads.

- St. Bartholomew's Church ruin

The Saxon wooden church was replaced in 1265 by a flint and chalk building that still exists today as a romantic ruin near the River Loddon. Later work in the 18<sup>th</sup> century was in flint and stone.

The church is now roofless, with many of the walls having fallen in. Two small mortuary chapels built in 1869, to the Conroy and Hargreaves families have suffered the same fate. It fell into disrepair by 1862, when the decision was made to build St Bartholomew's church on a site much closer to the main settlement at Arborfield Cross. The old church is a listed Ancient Monument.



- St. Bartholomew's Church

The parish church of Arborfield was built in 1863 by J. A. Picton in Early Decorated style, to replace the earlier church, of flint with stone dressings.

The 100 feet high tower is of three stages, with a stone octagonal spire, and a peal of six bells. Five of the six bells came from the old church as well as one of the stained glass windows, the tomb of William Standen and wooden font removed from the old church in 1939, along with other wall plaques. The 18<sup>th</sup> century altar rail was also taken from the old church and installed in the early 1950s.



# Arborfield Cross Conservation Area

Such is the distinction of some of the buildings in Arborfield & Newland that Wokingham District Council created a Conservation Area in 1998. The Arborfield Cross Conservation Area is focused on the roundabout and extends to the south along the A327, Eversley Road. It includes Newland Farm to the north of the Cross, five listed properties, Victorian buildings, the village hall, plus the war memorial commemorating the dead of Arborfield and Barkham. Its designation serves to preserve or enhance the character or appearance of this settlement. Below are the principal properties:



**Newland Farm**

Newland Farm cattle shed is an early 19<sup>th</sup> century brick and weather boarded cattle shed. Newland Farm stable is dated 1728, with English bond brick walls with some burned headers and quoins.

Timber framed roof with clay tiles. Newland Farm barn and attached horse engine house are late 18<sup>th</sup> century. The Newland Farm buildings were granted planning permission and have now been converted into dwellings.

## **The Swan Inn**

Built in the late 15<sup>th</sup> century, which is indicated by the architectural features present in parts of the building, it was extended in the 17<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. It is timber framed with painted plaster and brick infill, old tile gabled roof, 3 framed bays in the front part, with one bay now covered by a brick and timber porch.





## The Bull Inn & Roundabout



It is part timber framed, with thin timbers and painted brick in-fill with an old clay tiled roof. It has recently been refurbished and is now a thriving business, standing proud at the centre of the village.

The Bull Inn stands at the junction of the six roads, now a roundabout. Built in the early 17<sup>th</sup> century with 18<sup>th</sup> and 20<sup>th</sup> century additions, the inn is Grade II Listed.



## Old Post House



Originally a 15<sup>th</sup> century Hall House, the property was altered in the 20<sup>th</sup> century. Built with a thick timber frame, painted brick infill and an old tile gabled roof, the house was the village post office for almost a century, closing in 1968. The Old Post House is now a private dwelling.

## Magnolia Cottage

A late 16<sup>th</sup> century cottage rebuilt in the 1700s and extended in the 19<sup>th</sup> century. Part vitreous brick with red vertical strips with part timber frame. The 19<sup>th</sup> century gabled porch has a four-panelled entrance door.



## Birch House



Built circa 1595, refronted in the 18<sup>th</sup> century and altered in the 20<sup>th</sup>. Faced with vitreous and red brick with a diaper pattern between the upper windows. The interior has a very irregular plan over the two storeys with flanking chimneys. The newel staircase is late 17<sup>th</sup> century.

# Arborfield & Newland Area of Special Character

Arborfield & Newland Parish, in addition to having a designated Conservation Area, also has an Area of Special Character. Chamberlains Farm, located on the Swallowfield Road, past The Bull pub, was formally designated by Wokingham Borough Council as an Area of Special Character in 1994. It includes the three listed buildings of Applemore Cottage, Yew Tree Cottage and Chamberlains Farm itself. This designation further illustrates the importance of the history that has shaped the character of Arborfield & Newland.



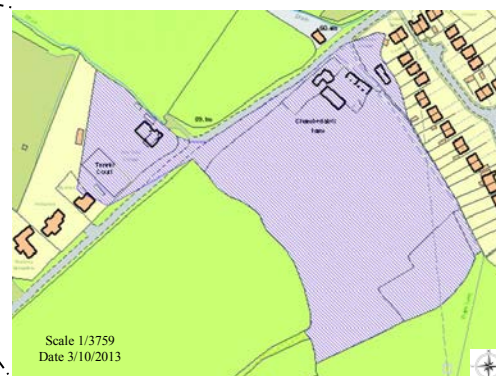
*Applemore Cottage*



*Chamberlains Farm*



*Yew Tree Cottage*



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## Planning Policy Guidance:

MDD LP:

TB24: Heritage Assets

(Listed Buildings, Historic Parks and Gardens,  
Scheduled Ancient Monuments and Conservation Areas)

TB26: Buildings of Traditional Local Character and Areas of Special Character

*Maps showing Area of Special Character location*

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# Arborfield & Newland VDS Creation

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The Arborfield Village Design Statement (VDS) has been produced by the people of the parish following an assessment of local character. It is intended for use in the development control process, so as to encourage sympathetic design criteria for any development in the village. The Arborfield VDS is a means for local people to contribute to the planning process and to help manage change in their community.

Consultation within the village itself has been wide, including an open meeting at which residents were able to ask questions of the team preparing the document. Other interested parties have been consulted, including heads of local societies and groups.

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## Initial Steps

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Arborfield and Newland Parish Council publicised the concept of the VDS through the Arborfield News magazine, distributed to all residents, during 2011. Residents were asked to enquire at the Parish Office if they were interested in being involved in the project and those that did formed the working group.

The Parish Council made contact with Barkham Parish, which shares a boundary with Arborfield and have residential areas which span the two parishes, as Barkham had previously published a VDS in 2006, which the group felt to be an accurate and well-communicated representation of their parish. Those involved with the Barkham VDS gave advice to the Arborfield team, as did the group responsible for VDS within the Planning Department at Wokingham Borough Council.

Group members undertook an initial photographic survey and assessment of village character, with the findings being used as the basis for a draft paper. Information provided by local interest groups, such as the History Society, helped to inform the findings and provide a context to the life of the village (see appendices 1-3, p29-40).

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## Consultation with Residents

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A draft was created in March 2012 following comments from the interested parties. This was placed on the Arborfield & Newland Parish Council website at [www.arborfield.org.uk](http://www.arborfield.org.uk). A second article appeared in the Spring 2012 issue of the Arborfield Newsletter which also invited residents to a presentation and open meeting on Monday 26<sup>th</sup> March 2012 to review the draft document (See Appendix 4 p44). Furthermore the VDS process included consultation with residents at the Jubilee Village fete where the PC had a stall. Over



500 residents attended. Local businesses were consulted and liaised with as well as local developers whose comments were sought (See Appendix 5 p45). This consultation involved the following businesses:

Arborfield Tree Care  
Bearwood Golf Club  
Cloud Stables  
Harrison Clinic  
Henry Street Garden Centre  
Lockey Farm  
Pudding Lane Nursery  
R J Seal  
T H White  
Wysipig  
Yardley Builders

Overall there was positive feedback and good support for the document.

### Final Steps

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Furthermore, the VDS has been checked by Wokingham Borough Council Development Management Team and Neighbourhood planning officer providing feedback and direction on the document. Subsequently the VDS was finalised in content and presented again at the Arborfield Village Fete 2013. Please see Appendix 6 p47 for examples of consultation forms and presentation material.



*VDS presentation stalls at the Arborfield Village Fete 2013*

## Acknowledgements

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This document could not have been produced without the help and encouragement of the following groups and individuals:

Arborfield Garden Association  
Arborfield Local History Society  
Arborfield & Newland Parish Council  
Arborfield Over 60s  
Arborfield Village Hall Management Committee  
Arborfield WVRS  
Wokingham Borough Council (WBC)

The Arborfield & Newland VDS Group:

Marie Dugdale  
Jan Heard  
Michael Heard  
John Kaiser  
Caroline Lavelle  
Mark Picken  
Barry Salter  
James Thatcher  
Alison Ward

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# Appendices

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## Appendix 1

### How Arborfield has evolved

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#### Social History

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The name Arborfield is derived from the word “Feld”, Saxon for clearing or settlement, “the settlement of Eber or Heber”, the spelling varied considerably: Erburghefelde, Edburgefild, Heberfeld, Arberfeld. In 1607, Norden, in his map of Windsor Forest, calls the place “Arofield Cross”, but the first time Arborfield was used happened later in the 17<sup>th</sup> century. The Rev, P D Ditchfield, rector of Barkham and well-known historian, suggested in 1922 that the name means “the clearing where the wild boar abounded”.

Newland was first used in the 13<sup>th</sup> century and means new land created within the forest. Arborfield and Newland were, and still are, mainly farming communities and until the early 19<sup>th</sup> century were part of Windsor Forest from the time of William the Conqueror. The discovery of Roman pottery and the fact that the Devil’s Highway (London to Silchester) is less than a mile away suggests links with a Roman settlement.

By the 15<sup>th</sup> century a group of buildings had already been established at, or near, the Arborfield crossroads, on the main track from Reading to Aldershot and dispersed farms within the parishes. The two coaching Inns created a centre for trade for the local farming community and travellers, with the 16<sup>th</sup> century cottages and Post House reinforcing the architectural and historic significance of this hamlet, tightly grouped along the road edge. The crossroads are located at the high point of an elevated plateau with the land to the north and west falling towards the River Loddon.

The Liberty of Newland, a manor that lay outside a ‘sheriff’s jurisdiction’, was part of Hurst until 1894, merging as Arborfield and Newland in 1948.

There has been a church since late Saxon or Norman times. The first was a wooden church, which by 1220 was in a ruinous state. This was replaced by a chalk and flint church in 1256, close to the manor house and a medieval village. By the mid-19<sup>th</sup> century the roof was becoming dangerous, so a new church was built



and dedicated on 19th June 1863, when the old church, now a ruin, was closed. The Saxon manor house was re-built in 1604 and again much later in 1842.

A mill using power and water from the river produced high quality paper and the Mill Pond was used for breeding eels for the Bishop of Sonning as a tax.

Arborfield Hall replaced the manor house and was eventually demolished in 1955. Some small part of the mill remains today. Arborfield Hall was immortalized as the “Old House at Arberleigh” in Mary Russell Mitford’s *“Our Village”*.

The village was well off for alehouses compared to the population, with the Bull and Swan inns at the centre, the Bramshill Hunt close to the Garrison, plus in the 19<sup>th</sup> century there were the Rose and Crown on the Swallowfield Road and The Mole on Sindlesham Road which had a licence until the 1950s.

The land in the 1800s and into the 20<sup>th</sup> century was owned by leading figures in the area: farms in the south of the parish were owned by the Russell’s of Swallowfield Park; John Walter of Bearwood (chief proprietor of the Times newspaper) owned much of Newland and John Simonds of Newland owned land in both parishes.

A national school was opened in Farley Hill Road, now Greensward Lane, in 1840 by public subscription. This existed until 1873 when a new village school was built close to the centre of the village as the main educational establishment for children of all ages from Arborfield, Barkham and Newland. The ‘Master’s House’ was also built at the same time and is now occupied by the school caretaker. The school saw many changes over the years culminating in it becoming a junior school in 1967 when the Coombes infant school was built.

In recent years the junior and infant schools have merged to form one educational facility. The Coombes School is known worldwide for its tremendous way of using the grounds for teaching and learning. There are footprints all across the globe of the ‘Coombian’ way of constantly changing the grounds and using experiences and experiments in the real world outside the classroom as the basis for every child’s education in different school subjects. The Coombes School is one of the very best examples in the world of outdoor-based learning.

### *Changes during the Twentieth Century*

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The Army Remount Depot was established in 1904, where horses were brought to train as replacements for those lost in the trenches of France. Although known as Arborfield, the majority of the land was in Barkham and Finchampstead, with the depot becoming the largest employer in the locality.

In 1937 the remount depot closed, so the military area became a garrison with the Royal Electrical and Mechanical Engineers being formed in 1942 and the subsequent development of further barracks and

housing estates. Over the last 10 years many of the Ministry of Defence houses have moved into the private sector and with the re-development of brown field sites and the major development on Ministry of Defence surplus land, this represents over 40% of the parish housing stock.

Apart from the depot, the village had remained virtually unchanged through the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The main Reading to Aldershot road was slowly developed over the early decades of the 20<sup>th</sup> century, consisting of various housing styles and Walden Avenue was built in the 1930s.

After World War II housing numbers increased, Anderson and Emblen Crescents were the first development in the early fifties, followed by Link Way. Chamberlain and Melrose Gardens were added in the 1960s, and Harts Close in the early 1970s.

The building of the Arborfield Garrison by-pass in 1968 caused a change in road layout and names, affecting the old main road through the garrison area. In the mid-1990s Whitehall Brick and Tile works closed, a business that was established in 1933. The land became available for development and Badgers Mount and Gerring Road were built.

### *Population*

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In the years 1377 and 1801, by pure coincidence, the population of Arborfield was 171. By 1801 the population figures for both Arborfield and Newland were known with Newland being the larger in number with 258 persons. By 1901, figures had increased slowly to 249 and 278 respectively.

With the merger of Arborfield and Newland parishes in 1948, plus the growth in housing during the second half of the twentieth century, the population numbers had increased by 2001 to 2228. The 21<sup>st</sup> century will cause further growth in figures with the development of Penrose Park and Poppyfields in the first decade, plus the prospect of Ministry of Defence land and Hogwood Farm being developed after 2015, to eclipse any previous growth in population.

Arborfield has as its western boundary the River Loddon which flows into the River Thames.

The Mole Brook flows in a northwesterly direction through the Newland area of the parish, with steeper slopes either side leading up to the Coombes and Arborfield Cross, otherwise the land is flat or undulating.

The Coombes is an extensive woodland area, and “area of landscape importance” lying to the east, part of the original Windsor Forest that covered the parish in prehistoric times, up to the medieval period.

The parish of Arborfield and Newland is approximately 1129 hectares; the River Loddon and the highest point near Arborfield Cross are 43 and 70 metres above sea level respectively.

The predominant geology of the area is London Clay with sand of the Bagshot Formation in the east plus gravel deposits in the far north.

Land use has been mostly agriculture of mixed farming, evolving into cattle, sheep, chickens and arable uses, with an ever increasing equestrian presence of stables and paddocks.

A network of tracks, drove ways and ancient pathways intersected across the parishes, culminating in the growth of Arborfield Cross as a junction of six roads today.

Trees predominated on the landscape with well over 600 veteran and significant trees still existing today. However, the number would have been greater but for the felling of over 400 oaks on Newland Farm in the twentieth century.

Apart from the Arborfield Cross settlement and Arborfield Garrison area the village is predominately rural. Its London Clay geology is reflected in its gently undulating landform.

The parish includes Bearwood College with its extensive historic parkland and Victorian Mansion, now a fully independent boarding school. Nearby are two golf courses, Bearwood Stables and numerous buildings which were originally part of the Bearwood Estate - owned by the Walter family. All these surround a 40 acre lake. The land is predominantly arable where hedges bind the large, geometric fields and where gaps have occurred post and wire fencing is a common replacement. Mature trees are a feature of the hedgerows and are also scattered in fields. The trees are an important element in the landscape –



combined with woodland belts and the wooded horizons of the hills they create a rural character to an area, which in places could otherwise be characterised as urban fringe. Shelterbelts and small farm woodlands are typical lowland oak woodland, some with hazel coppice.

On higher ground there is permanent pasture for sheep grazing in large scale field patterns. There is a regular network of rural roads throughout the area along with rural tracks, bridleways and less frequently, footpaths. The latter allows access for recreational use, for instance the footpath leading past the site of St Bartholomew's church - an ancient monument. There are at least three fishing clubs in the parish adding to the recreational facilities. The principal land uses are settlement and agriculture. Large fields with hedgerows predominate mainly arable and sheep pasture with smaller fenced paddocks featuring near to the settlements. Hedgerow trees play an important part of the landscape along with small woodlands and shelterbelts creating the presence of views towards woods on surrounding higher ground.

- Kenney's Farm

The two sides of a homestead moat is listed as an Ancient Monument by English Heritage and is therefore an important site in relation to the history of Arborfield.



### *Trees and Hedges*

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Mature trees are a feature of the hedgerows and are also scattered in fields they play an important part of the landscape along with small woodlands and shelterbelts.

The woodland consists of a variety of trees that include Service, Birch, Rowan and Oak. Bluebells and primroses thrive in the woodland.

Arborfield is home to a number of Veteran trees, these trees are an irreplaceable part of England's landscape and biological heritage, probably descendants of ancient oaks and other native trees that grew in the original Windsor Forest. They are of international importance as the UK is host to many more veteran trees than any other Northern European country. The ancient woodland site at Pound Copse contains oak, ash, hornbeam, holly, silver birch and wild cherry. Willows are evidence of dampness in the lower parts of the copse and of particular interest are the wild service trees. Many of the hedgerows in Arborfield are ancient and are protected as Important Hedgerows.

Hedges of blackthorn, hawthorn, field maple, hazel, elder, holly, briar, hop and bramble form boundaries to fields and lanes. The white blossom of the blackthorn is a particularly attractive sight in the spring whilst in the autumn the blackthorn bushes are laden with sloes.

The old churchyard has four yews one of which is the 9<sup>th</sup> largest in any Berkshire churchyard. There are also Great Sequoia at Bearwood College and many other trees of national importance which have been highlighted by the Tree Register.

In the last ten years over a hundred trees, seven thousand daffodils and hundreds of crocus have been planted in Arborfield Recreation Park adding to the bluebells and the thousands of daffodils already planted in the parish.



*A veteran Oak in the Coombes Woodland*

## Wildlife

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The extensive areas of farmland and woodland provide a home for a variety of wildlife. Roe deer, foxes, grey squirrels and rabbits are commonly to be seen. Muntjacs and badgers flourish in the many copses, spinneys and farmland. The rivers, streams, ponds and culverts encourage a wide variety of wildlife that includes otters, water voles, orange crested newts and crayfish. Miles of undisturbed hedgerows and woodland bring a diverse bird population including owls, woodpeckers and crows to complement the wide variety of garden birds such as jays, blackbirds, robins, wrens, finches and tits.

Red kites wheeling high overhead are a frequent sight in the summer. Linnets and Swifts which are species of great birds of decline are also present in Arborfield. The farm lands attract skylarks with their distinctive warbling song in the summer and fieldfares in winter. At dusk Pipistrelle, Brown Long Eared and Daubenton bats and the rare stag beetle are a common sight.



*Pound Copse*

Arborfield has several Wildlife Heritage sites: Long Copse, Robin Hood Copse, Moor Copse, Rounds Copse, Hazelton Copse, Loaders Copse, Arborfield Bridge Meadow, Pound Copse (pictured left), and parts of Bearwood and the Coombes.

The residents regard the preservation of these habitats as vitally important to the rural character of Arborfield and Newland and its quality of life.

## Appendix 2

### The Parish Today

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#### Village structure and facilities

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A focal point for Arborfield is the Cross, which has been a crossroads for many centuries. It gained a new meaning in 1919 when the War Memorial was erected. During 2004 the (by then) five-way junction was re-shaped into a large roundabout.

The Eversley-Reading Road, now the A327, on which the roundabout sits, has long been an important thoroughfare. By the 15th century, a group of buildings had already been established at or near the crossroads, with the two Inns creating a centre for trade for the local farming community and travellers. There have been a total of four public houses in Arborfield parish and we are fortunate that three of them, the Swan, the Bull at Arborfield and the Bramshill Hunt are still trading today.

A Manor house was another key feature of the parish, with a long history. Celtic remains were found at the Arborfield Court when it was built between 1900 and 1909, which still stands and is now divided into several residences. The medieval settlement of Arborfield by the River Loddon included a manor house and wooden church dating from Saxon times. Arborfield Hall had been in existence for several hundred years in some form or other until 1955 when it was demolished. In 1900 most of the land in Arborfield was in the hands of four large estates, Arborfield Hall, Swallowfield Park, Newland and Bearwood. A century ago, over half of the residents were 'in service' while most of the rest were in agriculture.

The big growth came in the 20th century when the Remount Depot was established to the south in Barkham. When it expanded into a garrison, the main entrance happened to be in Arborfield, and the name 'Arborfield Garrison' stuck. Many residents have an Army background, moving into the village when they retired from military life. The British Legion has its County HQ here, which is a popular venue open to residents.

Arborfield's school was built in the 1870s when it replaced the previous school in Greensward Lane and was intended for children from Arborfield and Newland and also the neighboring parish of Barkham. Children now come to the school at Arborfield, now known as the Coombes School, from the widest catchment in Wokingham District.

Arborfield has had one or more church buildings since Saxon times. The Saxon wooden church was replaced in the 13th century by a flint and chalk building that still exists today as a romantic ruin near the River Loddon. It fell into disrepair by 1862, when the decision was made to build a replacement building on a site much closer to the main settlement at Arborfield Cross.

The replacement St. Bartholomew's Church on Church Lane was consecrated in 1863, and is faced in flint. It is now forms part of “Arborfield and Barkham Churches” which has a vibrant family of congregations with many services, activities and events, including the popular “Holiday Bible Club” held annually in the grounds of the Coombes School for local children.

The modern village centre is along the Eversley Road, moving south from the Cross, centered on the Village Hall. There is a shop (*pictured below*), the two pubs, Swan and Bull, a hairdresser, and car wash. Until the late 2000s there was also a post office, but local residents now have to travel outside the parish for this facility.



Arborfield has a satellite doctor's surgery from the main Swallowfield Medical Practice which is held in a purpose built room in the village hall building. Prescriptions are delivered to Henry Street Garden Centre for collection.

There are a number of other extensive retail locations in Arborfield Parish:

- Lockey Farm shop now trade along with facilities for children and host regular events, all on the edge of the farmland on Sindlesham Road, close to the roundabout.
- Henry Street garden centre on Swallowfield Road is renowned for its roses and now sells a wide variety of garden and pet supplies, gifts as well as offering craft facilities, and Santa's grotto each Christmas
- Pudding Lane nursery on Reading Road is another garden centre also offering teas.
- Wysipig located in the scenic Coombes woodland specializing in home grown pork.



The parish is well served with retailers, but many householders still travel to the larger supermarkets and towns for their shopping and entertainment.

Arborfield has two Riding Schools and stables which are well patronised with riders using the extensive network of bridleways. Pheasant breeding and shooting is another rural pursuit in Arborfield.

Farley Farms has diversified by converting their farm buildings into several successful business units. Other farms including Hall Farm, Centre for Dairy Research, Ducks Nest Farm, Bearwood Riding Stables and Bartlett's Farm have also diversified.

Other local meeting places are the Royal British Legion Club further along the Eversley Road and the Pavilion on the extensive Arborfield Recreation Ground, which offers open space and a children's library along with the container library open twice a week.

The remainder of the parish is mostly made up of farmland, some of which is owned by long-standing local farming families and businesses and some by Reading University as their university farm.

### *Employment*

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Arborfield is unusual in the area in that there are businesses within the parish which recruit local employees, such as TH White at Ducks Nest Farm, the pubs and shops and the Garrison, and there are also many local trades people amongst the residents. Newer areas of the parish such as Penrose Park have more of a tendency to be "commuter villages" with residents commuting to Wokingham, Reading, Basingstoke, the rest of the Thames Valley and London.

### *Community Facilities*

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Arborfield is a vibrant community with many facilities and societies which attract visitors from a wide radius outside the parish.

There are many well-used byways and permitted footpaths which are popular with ramblers and dog-walkers and can be accessed from many points in the parish, including the village centre. Bridleways are also present for the local horse owners and numerous stables along the Mole Road area.

Arborfield Park (*pictured below*) of over ten acres is in the centre of the village and is maintained by the Parish Council for the benefit of the residents. The land was bought in the early seventies as a recreational park for the residents of the parish. The park has play equipment for the young and older children, football pitches, basketball, car parking, seating and sports pavilion. During the football season, football teams

from far corners of the county call the Arborfield recreation ground their home ground as well as it being used by the successful Arborfield teams for all ages.



*Arborfield Park*

In addition to Arborfield Park there is play equipment for the younger children at Anderson Crescent, Valon Road and Penrose Park. Recreational open space and play equipment for older children is also available at Penrose Park.

Arborfield residents have limited use of rugby, football, tennis and swimming facilities at Arborfield Garrison.

There are various groups that meet in the village ranging from 1<sup>st</sup> Arborfield Scouts at one end of the age range to the over 60s at the other. All these groups help to make Arborfield a strong community.

The Village Hall was opened in 1931 on land given to the village. In 2002 the Village Hall was extended and upgraded. It now provides a Doctors' Surgery, Parish Council Office, Hall and Waiting Room. The Village Hall operates independently and has regular bookings for a range of activities from baby classes to groups for the elderly and also hosts the now legendary Arborfield annual Christmas Pantomime. It is also host to a popular Brownie pack and is available for private functions.

The Royal British Legion club is used extensively by its members and also makes use of its grounds with regular car boot sales and its buildings with frequent events open to all local residents. It is also the Berkshire Headquarters for The Royal British Legion. The Legion leads the Remembrance Day parade and service at the Cross and hosts residents after the service. This is always a very well attended event, bringing together the Church with the Legion and the Brownies, Guides, Scouts and similar groups.

The Community Centre on the garrison was opened by the Duke of York in 2002 and is available to civilians and Army personnel. The Community Centre consists of a day-care, library, thrift shop, hairdressers, hall and an Army youth club.

St Bartholomew's Church and Church Hall in Church Lane are thriving entities for those who wish to join; there are many activities and clubs and regular Bible meetings.

The village is too small for a static library but Arborfield has the benefit of a mobile library twice a week. Arborfield Parish Council has a website [www.arborfield.org.uk](http://www.arborfield.org.uk) and a bi-monthly Parish Council magazine which is delivered and provided free to all the civilians of Arborfield whilst the Army provide their own magazine.

Arborfield comes to life even more at Christmas, when houses, particularly along the Eversley Road are decorated with white Christmas lights. The lighting up ceremony takes place on a Wednesday early in December with carol singing under the tree opposite the Bull, led by the children from the Coombes School, then refreshments follow, usually offered by the local public houses. For many years there has also been the Arborfield Pantomime which takes place at this time too.

All of these events and activities encourage regular local movement around the settlement areas including lots of residents attending on foot. The venues are spread around the centre and so it is very important that the community is not split by increasing traffic on the roads, making it impossible for residents to use local facilities and be involved in community life.

## Appendix 3

### Transport

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#### *Road Network*

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##### *Principal routes*

- West - East: The A327 Reading Road from Shinfield interlinking with Swallowfield Road running semi-parallel, feeding into the B3349 School Road that continues into Barkham and the west of Wokingham. These roads carry dense traffic, including heavy goods traffic that flow through Arborfield Cross due to the natural divergence zone created by the roundabout.
- North – South: The B3030 Mole Road from Sindlesham forging into Sindlesham Road feeding into the A327 Reading Road which serves as a relief road south to Eversley.
- The South West and East areas include the Swallowfield Road that connects Swallowfield and Farley Hill Villages and traffic from the A33 to the A327 at the roundabout, and Greensward Lane to the Reading Road.

Further routes include, to the North West, Church Lane that connects between Mole Road and Reading Road as well as the byway from Church Lane to Julkes Lane Park. To the East of Mole Road in the North East, routes are characterised by a series of byways to include Cole Lane and Ellis Hill. The South West and East areas include Greensward Lane that connects Reading Road to Swallowfield Road and Castle Hill leading into Farley Hill to the South.

Car ownership per household is high. 1.6% of households in Arborfield own two or more cars with less than 5% having no car. Private vehicle use is the main form of transportation.

##### *Road Traffic*

Current traffic patterns in the Arborfield and Newland boundary include focused traffic densities arising at Arborfield Cross where it serves to connect Reading Road leading onto Eversley Road A327. The main carriageway through this part of the village varies in width down to 5.8m at the narrowest point making it dangerous for pedestrians and cyclists. The current volume of traffic is above 20,000 vehicle movements per 24-hour period at Arborfield Cross.



A significant proportion of vehicles travelling through this conservation area are heavy goods, which reduce the amenity of the village due to their noise and vibration.

Further connected from here is School Road that follows onto Barkham Road leading into Wokingham. Due to the presence of the School, during the times of delivery and collection of children from the Coombes School, the roads become more congested and parking around the School can cause difficulties for through traffic. As such, School Road and Anderson Crescent are not really suitable for the volume of traffic.



*Traffic density at School  
drop off and pick up  
times around School  
Road*

#### *Public Footpaths / Recreational Routes*

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Many of Arborfield's country lanes are well used for leisure purposes. There are well connected footpaths that weave within the parish boundaries and follow through into neighbouring parishes, many still following the old direct routes taken by farm workers and local people as they travelled between villages. Along with the many bridleways, the network of routes are well used by horse traffic originating from the various livery stables in the area, as well as by cyclists and runners and the extensive network of footpaths are popular with ramblers and dog-walkers.

### *Bus*

There is a bus service provided by Reading Buses between Wokingham and Reading, which goes along Barkham Road, and then (via Finchampstead) through Arborfield Garrison to The Swan at Arborfield Cross and on to Shinfield and Reading. This bus service further incorporates a School run for the local primary school, the Coombes. There are extra evening buses between Arborfield Garrison and Reading. The service is more heavily used on the Arborfield Garrison to Reading leg, where the time taken by the bus is comparable to a car journey. The Arborfield to Wokingham leg is disproportionately slow and so discourages residents from making that journey.

Arborfield's commuting workforce travels to a wider range of destinations than the buses provide for and this contributes to the high levels of car ownership.

### *Train*

At present there is no rail or tram network within the Parish boundaries with the nearest train link located in neighbouring Winnersh and Wokingham.

### *Community transport*

Being short of a full range of community facilities, and some distance from either Wokingham or Winnersh, Arborfield is more limited in sustainable transport options. As such the private car inevitably forms the dominant travel mode here.

## *Future Traffic Patterns*

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Future traffic patterns will be influenced by the Wokingham Borough Council Strategic Development Location plans. With 3500 thousand homes being proposed for construction in the Arborfield area traffic densities will increase and appropriate infrastructure will be needed to meet living demands. Future plans will need to take into account development of local infrastructure (education, health, leisure, fitness, retail) within walking distance of accommodation being sensitive to the need to maintain the character of the overall rural nature of Arborfield.

It is recognised that the VDS is not the appropriate platform to express views on policy issues concerning highway authority matters. However, great concern has been expressed within the consultation process about how the inevitable increase in both light and heavy traffic flows will be managed in the light of anticipated future development in the locality.

The inevitable need to create a bypass around Arborfield to ensure that the Arborfield SDL is sustainable must be done so that the bypass sits sympathetically in the countryside, following the natural contours, respecting established woodland and with strong controls to prevent further development in areas crossed by the line of the bypass.

## Appendix 4

### Copy of VDS news advert 2012

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#### **Parish Council Meetings**

The next full Parish Council meetings will be held on Tuesday 17th April and Tuesday 15th May at the Pavilion, Arborfield Park starting at 7.30pm. All are welcome to attend. There is a public participation section where pre-submitted questions can be raised. We request that members of the public remain silent throughout the rest of the meeting unless asked a question or for input from the Parish Council.

#### **VILLAGE HANDYMAN or WOMAN**

The Parish Council are looking to employ a part-time village handyman or woman.

Duties to include routine maintenance of parish owned property and land, street furniture, litter clearance, minor repairs and gardening. May involve some light lifting.

Ideal candidate to be available on a Monday morning and have a flexible approach to working hours through out the remainder of the week.

Maximum 8 hours per week

Excellent rate of pay for the right candidate.

For further information please contact Alison Ward at the Parish Office on 0118 976 1489 or by email to [parishclerk@arborfield.org.uk](mailto:parishclerk@arborfield.org.uk)

#### **Arborfield Village Design Statement**

A number of the Parish Councillors and residents have put together a Village Design Statement for Arborfield. This document was started over 10 years ago but was never completed.

Thanks to the recent hard work of all concerned a 1st draft document is now ready to be consulted on.

The document will be available at [www.arborfield.org.uk](http://www.arborfield.org.uk) between the below dates or you can request it sent by email as a pdf document or as a hard copy from the Parish Office.

The consultation will run from 1st May until 20th June and will include a display at the Jubilee Fete on Saturday 2nd June.

We would really like your feedback so please take the time to read it and submit your comments to the Parish Office at [parishclerk@arborfield.org.uk](mailto:parishclerk@arborfield.org.uk) or by writing to the Parish Office, Arborfield Village Hall, Eversley Road, Arborfield, Berkshire, RG2 9PQ.

Please help us to design your village!



## Appendix 5

### Copies of emails sent to local businesses

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*Email 1: Dated 23/05/12*

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**From:** [Arborfield & Newland Parish Council](#)  
**Sent:** Wednesday, May 23, 2012 11:23 AM  
**To:** [parishclerk@arborfield.org.uk](mailto:parishclerk@arborfield.org.uk)  
**Subject:** Arborfield & Newland Village Design Statement

Dear All,

As leaders and organisers of Arborfield village community groups we would very much like to include you in the consultation of the Arborfield & Newland Village Design Statement.

The consultation runs from 1st May to 20th June and there will be a display at the Village Fete on Saturday 2nd June.

Please take a look at the attached document and send comments to this email address by 20th June. We would really appreciate your input.

Kind Regards,

Alison Ward  
Parish Clerk  
Arborfield & Newland Parish Council  
0118 976 1489

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**From:** Arborfield & Newland Parish Council  
**Sent:** Thursday, January 03, 2013 2:51 PM  
**To:** [parishclerk@arborfield.org.uk](mailto:parishclerk@arborfield.org.uk)  
**Subject:** Arborfield Village Design Statement

Dear All,

Apologies for the direct approach of this email.

Please find attached the final draft of the Arborfield Village Design Statement. Whilst we realise you are all extremely busy we would like to invite you to comment on the VDS as valued businesses based within Arborfield. The final VDS is required to be formally adopted by Wokingham Borough Council and will then help to support the Parish Council to protect and preserve the character of Arborfield with any future development.

Comments are required by Friday 25th January 2013 to this email address. We would very much appreciate your input and look forward to receiving your responses.

Kind Regards,

Alison Ward  
Parish Clerk  
Arborfield & Newland Parish Council  
The Parish Office, Arborfield Village Hall  
Eversley Road, Arborfield, Berkshire, RG2 9PQ

0118 976 1489  
[www.arborfield.org.uk](http://www.arborfield.org.uk)

The Parish Office is open 10am - 12noon, Monday to Thursday

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## Appendix 6

### Copy of VDS comments sheet

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### Request & Comment sheet for Arborfield Village Design Statement

If you would like a hard copy of the VDS please fill in contact details below.

| Name | Contact details | Postcode | Comment |
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Your contact details will be kept on file and may be used for further communications about the Neighbourhood Plan. Your contact details will not be used for any other purpose by Arborfield or Barkham Parish Councils

# The Village Design Statement

*An Overview*

## Contents

Village Design Statement  
(VDS)

- Introduction
- Headings
- Draft Vision
- Conclusion

## VDS - Introduction

- A VDS is a document that describes the distinctive characteristics of the locality.
- A VDS provides an opportunity for communities to describe how they feel the physical character of their parish can be preserved and enhanced.
- A VDS is not a document that provides guidance on whether or not development should take place.

## VDS - Headings

- Introduction
- Designs In The Settlement Area
- The Arborfield Cross Conservation Area
- Design Guidelines
- Arborfield VDS Aspirations
- Arborfield VDS Creation



### Extract from VDS

#### Character Buildings

In this section we have provided many examples of houses that, although built at various times, very much sit in the landscape and stereotype the character of Arborfield & Newland rural designs.

*Mole Road/ Sindlesham Road*

#### Mole Bridge Farmhouse

Built in the late 17<sup>th</sup> century, with 19<sup>th</sup> and 20<sup>th</sup> century extensions, this former farmhouse is a two storey brick built house with attic and flanking chimneys. The glazed central door has Doric pilasters, embellished with roundels in frieze and pediment.



#### The Glen

A 17<sup>th</sup> century cottage, altered in the 19<sup>th</sup> century. Part timber frame with painted brick infill. Thatched gabled roof with low eaves. One and a half storeys with a 19<sup>th</sup> century ridge in the centre. There is a 20<sup>th</sup> century extension on the north-west side. Some timber frames are exposed internally.



## VDS - Vision

*"The foundation for future development"*

## Conclusion

- VDS objective: to ensure that the special character of Arborfield will be retained or enhanced by any new buildings or extensions to existing buildings.
- Development will be limited within existing residential areas avoiding greenfield sites.
- VDS will serve to provide a foundation for and influence the Design narratives of the Neighbourhood Plan.



