
Arborfield Garrison Strategic Development Location

Supplementary Planning Document

Adopted October 2011



WOKINGHAM
BOROUGH COUNCIL

Foreword

“ Our approved Core Strategy (Local Plan) sets out the broad vision for how the Borough of Wokingham will develop in the period to 2026 and how the Council aims to protect and enhance the very good quality of life enjoyed in the Borough. The adoption of our SPDs further secures our control over development over that period.

The Core Strategy is a vitally important document that sets out the local policies we need to ensure the provision of the new roads we will drive on, the new homes we will live in, the new schools our children will go to, the new parks they will play in, the new shops and doctors’ surgeries we will visit – in short, the way our communities will look across the Borough. It takes forward the views of the community for high quality development concentrated in a few locations with all necessary infrastructure delivered.

The Core Strategy identifies four Strategic Development Locations (SDLs). These are Arborfield Garrison, South of the M4, North and South Wokingham. Separate design briefs called Supplementary Planning Documents (SPD) have been produced for each SDL along with an overarching Infrastructure Delivery SPD which covers all of the SDLs (5 SPDs in all).

These documents have been subject of extensive public consultation which is summarised in the statement of consultation. Even the most recent consultation has produced more comments and suggestions which has proved valuable to further improving the documents. With the Supplementary Planning Documents in place we can promote the best possible standards of development and have more and stronger reasons to reject inappropriate aspects of any proposal.

I would personally like to thank the Council Officers, the many members of the community and others who have put so much effort in these documents. I also thank my predecessor Councillor Gary Cowan for his considerable input to the formulation of these documents.

The Infrastructure Delivery & Contributions SPD has evolved from work undertaken in preparing the Core Strategy. It is aimed at delivering a viable infrastructure rich solution to support the new developments and this was set out and endorsed in the Core Strategy through policies and Appendix 7. The key message is that I expect that the identified high level of new infrastructure be provided with the highest possible design quality.

I appreciate that many people did not want further development at all, but I have been encouraged that residents now recognise that if we show we need further development then it must be of the very highest standard. We do live in what is still a high growth area for our nation's economy and this brings with it inevitable housing needs. I challenge the developers to not only meet but exceed our current design standards.

Where possible we need to integrate developments with existing communities and ensure that they are in keeping with the area in which they will be located. I will expect developers to give particularly careful attention to this. Provision of community hubs within the new areas will help 'kick-start' the sense of community with the benefits that can bring to all. Work continues on further refining those requirements, e.g. by applying improved and updated traffic modelling results.

These SPDs and policies both in the adopted Core Strategy and in the emerging Managing Development Delivery Development Plan Document will provide the framework for developers to continue working with the Council as Planning Authority prior to the submission of any planning applications. Work continues to refine the requirements, such as on roads where recent updated traffic modelling work can inform detailed design and ensure the development does not adversely affect the local highway network. Ensuring any existing flood risks are not made worse is another vital area of continuing work. Any applications will be tested against all policies and guidance and those found wanting will be refused or re-negotiated in order to find the best possible solution.

In summary, this guidance aims at enabling infrastructure rich, high quality design solutions for our SDLs which we can be proud of when completed."

Councillor Angus Ross

*Executive Member for Strategic Highways and Planning
Wokingham Borough Council*

October 2011

Contents

Section 1: Introduction	1
1.1 Background	1
1.2 The Purpose of this Document	2
1.3 The Role of the SPD: Establishing Good Design and Delivery	6
Section 2: Site Context	9
2.1 Location	9
2.2 Constraints and opportunities	10
2.3 Planning Policy Framework	12
A Supportive Development Plan	12
Planning guidance	14
2.4 Community Engagement	15
Stakeholder Workshop	15
Community Workshop 1	15
Community Workshop 2	16
Options Exhibition	17
Statutory Consultation 1	18
Wokingham Community Hubs Consultation	21
SA/SEA	22
Statutory Consultation 2	22

Section 3: Vision and Development Concept	27
3.1 Vision for Arbourfield Garrison and development concept	27
Responding to the SDL site	27
A Sustainable Scheme	27
A High Quality Living Environment	28
Development components for the Planning application masterplan	29
Section 4: Key design principles	32
1. Landscape Framework	33
2. Neighbourhoods	42
3. Character	49
4. Centres & Schools	59
5. Design of Employment Areas	64
6. Access & Movement Framework	67
7. Existing Buildings	73
8. Phasing	76
Section 5: Climate change and sustainability	78
5.1 Introduction	78
5.2 SDL-wide Sustainable Urban Design	78
Land use and travel	78
Layout and orientation	79
Surface water	79

Section 6: Delivery	80
6.1 Outline planning applications	80
6.2 Ensuring Design Excellence	82
Design and Access Statements, parameter plans and illustrative master plans	83
Design Review	84
Building for Life Assessment	84
Design Codes	85
6.3 Conditions and Planning Obligations	85
Planning Conditions	85
Planning Obligations	86
Delivery & Contributions	86
6.4 Strategic Phasing	87
6.5 Management and Maintenance	88
Highways drainage & open space	88
Community Infrastructure	89
Delivery Board	89
Appendix One	90

Section 1: Introduction



Arborfield Garrison SDL is a major opportunity to deliver an infrastructure rich and high quality new village. The SDL creates the opportunity to re-use a substantial area of brownfield land at Arborfield Garrison following the MoD's vacation of the site. The SDL will be planned and delivered in its entirety in order to achieve a sustainable community. The location is identified in the Wokingham Borough Core Strategy as being capable of accommodating around 3,500 new dwellings with associated transport and green community infrastructure. The existing landscape structure of the SDL provides a strong identity and its rural context lends itself to a development in which the landscape is a dominant and influential feature.

1.1 Background

1.1.1 Regard has also been taken to the intended revocation of the Regional Spatial Strategy (The South East Plan) by the Secretary of State in July 2010. Notwithstanding the revocation, the Council continues to regard the approach set out in the adopted Core Strategy as robust.

1.1.2 The identification of four Strategic Development Locations (SDLs) within Wokingham Borough represents a major and unprecedented opportunity to plan for new development in a comprehensive manner, to ensure that the development of new homes goes hand in hand with the provision of essential physical and community infrastructure. The objective is not simply to meet housing targets, but to plan for the long-term delivery of sustainable urban communities, and to avoid the need for piecemeal small scale housing development which may harm the character of well-established communities. The four SDLs are:

- Arborfield Garrison;
- South of the M4 Motorway;
- South Wokingham; and,
- North Wokingham.



- 1.1.3 Each SDL is the subject of a separate Supplementary Planning Document (SPD) and an overarching Infrastructure Delivery SPD, which sets out how and when infrastructure is to be provided and the mechanisms for securing this.
- 1.1.4 The Arborfield Garrison SDL lies to the south west of Wokingham Town and comprises the current Garrison site, Hogwood Farm and Industrial Estate and land immediately to the south. The entire area, including both brownfield and greenfield land, is subject to this SPD, and any forthcoming planning application masterplans should include measures to plan for the full SDL.

1.2 The Purpose of this Document

- 1.2.1 This SPD has been produced by WBC as a guide for future development of the SDL and to establish the Borough Council's expectations about the masterplanning and design quality that will be forthcoming in future planning applications and subsequent approved development. It does not contain detailed proposals for the SDL but, once adopted, will be a material consideration in determining the appropriateness of planning applications and in moving forward through implementation. The document has been prepared on the assumption that applications accompanied by a single co-ordinating Masterplan and SDL-wide Infrastructure Delivery Plan will be submitted followed by Reserved Matters applications as appropriate. For the avoidance of doubt, any standards or requirements set out in this document will also apply to submission of Full applications.

- 1.2.2 The SPD relates to the area of land identified in red on Figure 2.1. The SPD does not include new policies for the SDL but builds on the Adopted Core Strategy (CS), in particular Policy CP18 and the Arborfield Garrison Concept Statement contained in Appendix 7. It should be read in conjunction with the CS, including the Wokingham Local Plan Saved Policies, the emerging Managing Development Delivery Development Plan Document and Infrastructure Delivery and Contributions SPD for the SDLs, as well as with other relevant planning documents.
- 1.2.3 The SPD has been prepared in accordance with the provisions of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).



1.2.4 The SPD has been prepared through a process involving the public, stakeholders, representatives from public sector agencies, the current development consortium, landowners, Officers and Members of the Council. It aims to balance the aspirations and objectives of all of these groups with acknowledged best practice principles for the design and development of sustainable, high quality places.

1.2.5 Extensive up-front consultation has taken place and views have been taken into account in the formulation of this document as summarised in Section 2 and set out in a separate Statement of Community Views

(SCV). In February and March 2010, this SPD was subject to a formal 6-week consultation in accordance with Regulation 18 Town and Country Planning (Local Development) (England) Regulations 2004.

1.2.6 As part of the Council's commitment under Section 13 Part 2 of the Planning and Compulsory Purchase Act 2004, the Council is required to keep under review the matters which may be expected to affect the development of their area or the planning of its development, which includes the purposes for which land is used in the SDL.

Previous stages:

February–March 2010 – First statutory consultation.

October 2010 – Adoption of North and South Wokingham SPDs and adoption of Infrastructure Delivery and Contributions SPD.

November–December 2010 – Second statutory consultation of South of the M4 SPD.

June–July 2011 – New Draft SPDs and consultation for all four SDLs and the Infrastructure Delivery and Contribution SPD.

1.2.7 The SPD is accompanied by a Sustainability Appraisal/Strategic Environmental (SA/SEA) and Habitats Regulations Assessment (HRA), which has also been subject to consultation. The guidance from both the European Commission and the Government indicates how local authorities can comply with the requirements of Directive 2001/42/EC and the subsequent "Environmental Assessment of Plans and Programmes Regulations 2004" (the SEA Regulations) which amplify its operation within England. Under the SEA Regulations, local authorities must, where appropriate, carry out a SEA of land-use and spatial plans. Regulation 5 (2) of the Regulations describes that an environmental assessment should be undertaken for a plan or programme which:

- (a) *is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and*
- (b) *sets the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC.*

1.2.8 The SPD falls under criterion (a) of Regulation 5(2), being a plan prepared for town and country planning or land use. In respect of sub-paragraph (b) the SPD will amplify policy within the Adopted CS, providing further guidance on the requirements in respect of a spatial framework plan which should form the starting point for master planning the SDL.

1.2.9 Wokingham Borough Council considered whether the SPDs were likely to require an SA/SEA as the SPDs are required in the form of development briefs by the CS and will set the framework for the future development consent of EIA projects. Taking account of its conclusion that an SEA was required for the SPDs, the Council has produced a SA/SEA, which details the likely significant effects on the environment of implementing the SPDs and the reasonable alternatives considered, taking into account the objectives of the SPDs. It is important to stress that the final statutory consultation was based on new SPDs, rather than revised SPDs, in order that the SPDs could be assessed in the context of the SA/SEA exercise, and alternative options for the SPD given due regard under the provisions of the SA/SEA. The June-July 2011 consultation SPD presents the preferred option following the SA/SEA exercise.

1.2.10 The Habitats Regulations Assessment (HRA) tests the likely impacts of a proposal on nature conservation sites of international importance. These internationally important sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPA), which are often referred to as Natura 2000 sites. HRA assesses the possible effects of a plan's policies on the integrity of the Natura 2000 sites including possible effects in combination with other plan projects and programmes.

1.2.11 In matters of biodiversity protection, flood risk management, sustainable surface water drainage and wider environmental sustainability the EA is supportive of the SPD approach. Consultation with the Environment Agency (EA) is part of an ongoing partnership approach to assessing and managing flood risk within the Borough. The EA worked

with the Borough on the 2007 Strategic Flood Risk Assessment, and is working in 2011 to update that as part of an ongoing monitoring exercise. The principles upon which the assessment and management of flood risk are based are set out in Planning Policy Statement 25: Development and Flood Risk (PPS25). In accordance with PPS25, the 2007 risk assessment informed the CS. The EA is content that ongoing partnership work, including further detailed assessments by the landowner/applicant, will inform planning decisions and lead to acceptable solutions. The EA notes that flood risk is not significantly prohibitive to development of this site. The SPDs will be monitored in light of this ongoing work, in accordance with Appendix 5 of the CS. The EA accept the principle of revision following adoption of the SPD.

1.2.12 Regard will also be had to the Equality Act 2010 by Wokingham Borough Council in delivering the SDLs.

1.3 The Role of the SPD: Establishing Good Design and Delivery

1.3.1 This SPD sets out the minimum design standards which should be achieved to deliver the new development. Developers will be encouraged to exceed these standards where possible and will be expected to apply new standards that arise during the life of the document.

1.3.2 The guidance given here reflects up to date best practice and the general principles can be used to inform all new development in Wokingham.

1.3.3 The key elements of the SPD are:

- *a preferred spatial framework plan which should form the applicant's starting point for masterplanning the SDL;*
- *design principles aimed at delivering a high quality scheme;*
- *requirements for addressing sustainable design;*
- *requirements relating to the scheme's delivery; and,*
- *requirements which should be met at the Outline planning application stage and beyond to ensure adequate and consistent approaches to quality and delivery.*

1.3.4 It should be read in conjunction with other Government policy documents relating to large-scale development, sustainability, and design, in particular:

- *Planning Policy Statement (PPS) 1 including Planning and Climate Change Supplement;*
- *Planning Policy Statement (PPS) 3;*
- *Planning Policy Statement 4 (PPS4);*
- *Planning Policy Statement (PPS) 5;*
- *Planning Policy Statement (PPS) 25;*
- *By Design (DETR);*
- *The Urban Design Compendium (editions 1 & 2) (Homes and Communities Agency);*
- *Places Streets and Movement: Better Places to Live by Design (CABE); and,*
- *The Manual for Streets (DfT); and*
- *The Manual for Streets 2 (DfT)*

1.3.5 These documents collectively promote a consensus view of good design principles which should lie at the heart of the design of the SDL, comprising:

- **Character** – somewhere with a sense of place and local distinction;
- **Legibility** – a place which is easy to understand and navigate;
- **Permeability** – achieving a form of layout which makes for efficient pedestrian, vehicular movement and public transport provision ensuring places connect with each other;
- **An articulated townscape** – creating an interesting, contextually responsive townscape utilising building height, scale and massing, all of which should be related to human scale;
- **An integrated landscape** – a place which responds to its landscape setting and draws green space and infrastructure into the heart of the development;
- **Human scale** – the arrangement of building forms which are easy for the human eye to read and provide a sense of scale and perspective;
- **Secure, natural surveillance** – creating places which are properly overlooked and make for effective passive and active policing;
- **Detailing, richness and interest** – promoting ornamentation, rhythm, consistent vernacular, richness, and intrigue to the built environment;
- **Quality within the public realm** – promoting routes and spaces which are attractive, safe and uncluttered;
- **Continuity and enclosure** – promoting the continuity of the street frontage and the definition of public and private space;
- **Adaptability, robustness and sustainability** – the layout of the SDL and individual buildings should all contribute towards the minimisation of resources from the design stage; and,
- **Diversity** – promoting diversity and choice through a mix of developments and uses, responding to local need.

1.3.6 The remainder of this SPD covers the following:

- **Location, Context and Policy (Section 2):** A summary of the location, characteristics, planning policy framework and consultation events.
- **Vision and objectives for Arborfield Garrison (Section 3):** A summary of the overall concept and the vision for the SDL and the key development principles.
- **Key Design Principles (Section 4):** An explanation of what will be required in the development proposals in order to meet the key design principles for the Location.
- **Climate change and sustainability (Section 5):** The development expectations for the SDL regarding sustainable design and construction.

- **Delivery (Section 6):** A summary of the expectations for Outline application submissions, conditions and planning obligations, strategic phasing and management and maintenance.

1.3.7 The guidance provided in this SPD is intended as part of an ongoing design process. WBC will require the preparation of design codes and development briefs in advance of Reserved Matters applications in order to build upon the guidance, themes and principles set out in this document. Section 6 contains further advice on how design excellence will be carried through the planning and construction process.

1.3.8 For the avoidance of doubt, areas not shown as having specific designation will be subject to policies contained within the Managing Development Delivery Development Plan Document, scheduled for adoption in December 2012.

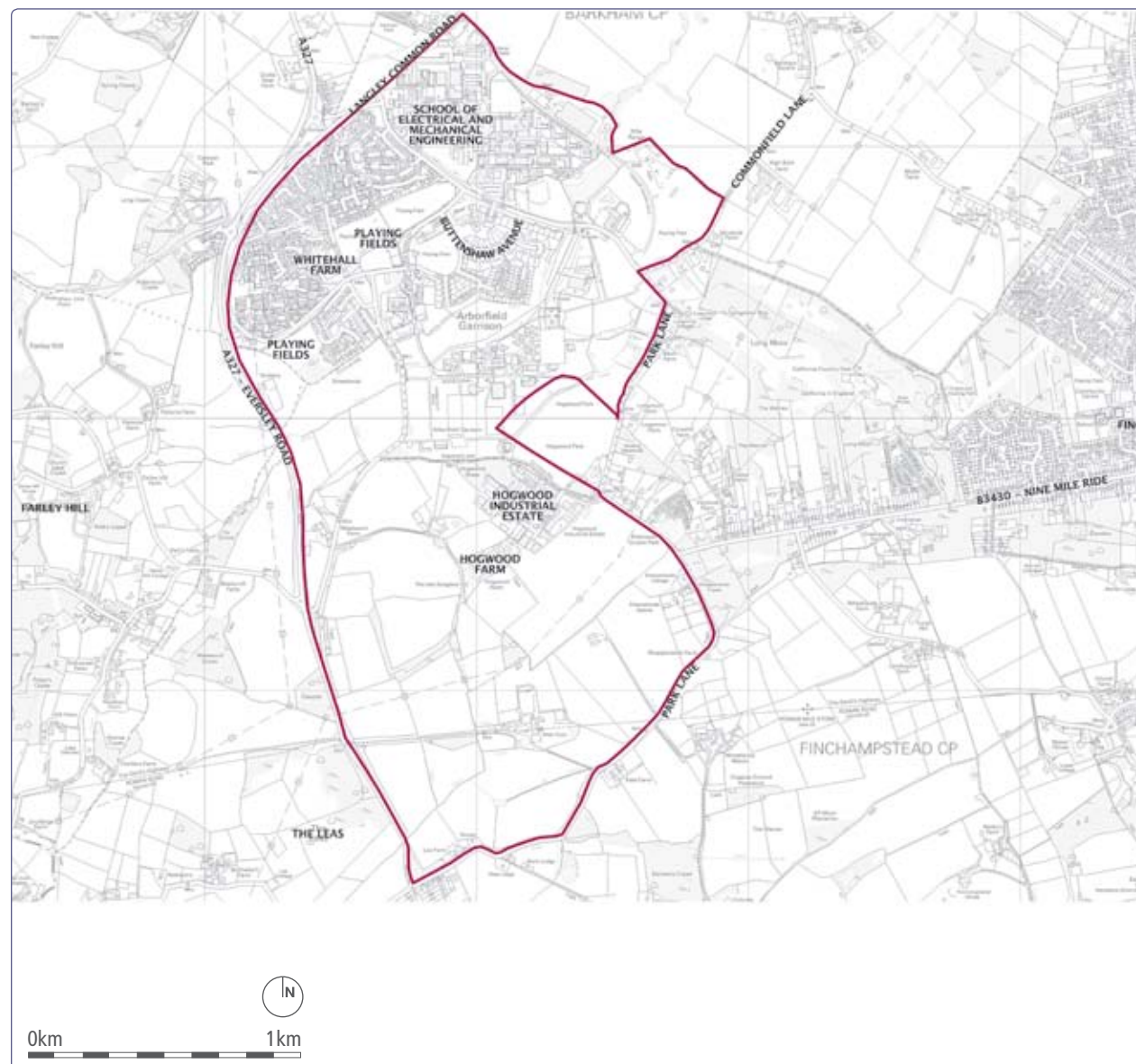
1.3.9 The overarching consideration here is achievement of a sustainable community. In this, it differs somewhat from the other SDL's which are essentially extensions to existing communities. Achievement of this will be dependant on all components of the SDL coming forward within the CS period. As such planning permission for development of any part of the SDL will not be granted unless this can be conclusively demonstrated.

Section 2: Site Context

2.1 Location

- 2.1.1 Arborfield Garrison situated approximately 4 km south west of Wokingham town centre and about 5 km south east of M4 Junction 11 and the edge of Reading will provide new housing in the south of Wokingham Borough. A large proportion of the SDL is controlled and is currently in use by the Ministry of Defence (MoD). The SDL is broadly bounded to the west by the A327 Eversley Road, to the north by Langley Common Road, and to the east and south by Park Lane, as shown on Figure 2.1.

Figure 2.1: Strategic Development Location Boundary



2.1.2 The Arborfield Garrison SDL falls into two broad parts north and south of Hogwood Farm. The northern part of the SDL is defined by the main Garrison complex including the School of Electrical and Mechanical Engineering and existing residential areas at Buttenshaw Avenue and around Whitehall Farm. The southern part of the SDL contains the Hogwood Industrial Estate, Hogwood Farm and Westwood Farm but the majority of the land is open and rural in character.

2.2 Constraints and opportunities

2.2.1 Figure 2.2 illustrates the key constraints on the SDL which affect the strategic master planning. The main physical constraints affecting the SDL have been identified as:

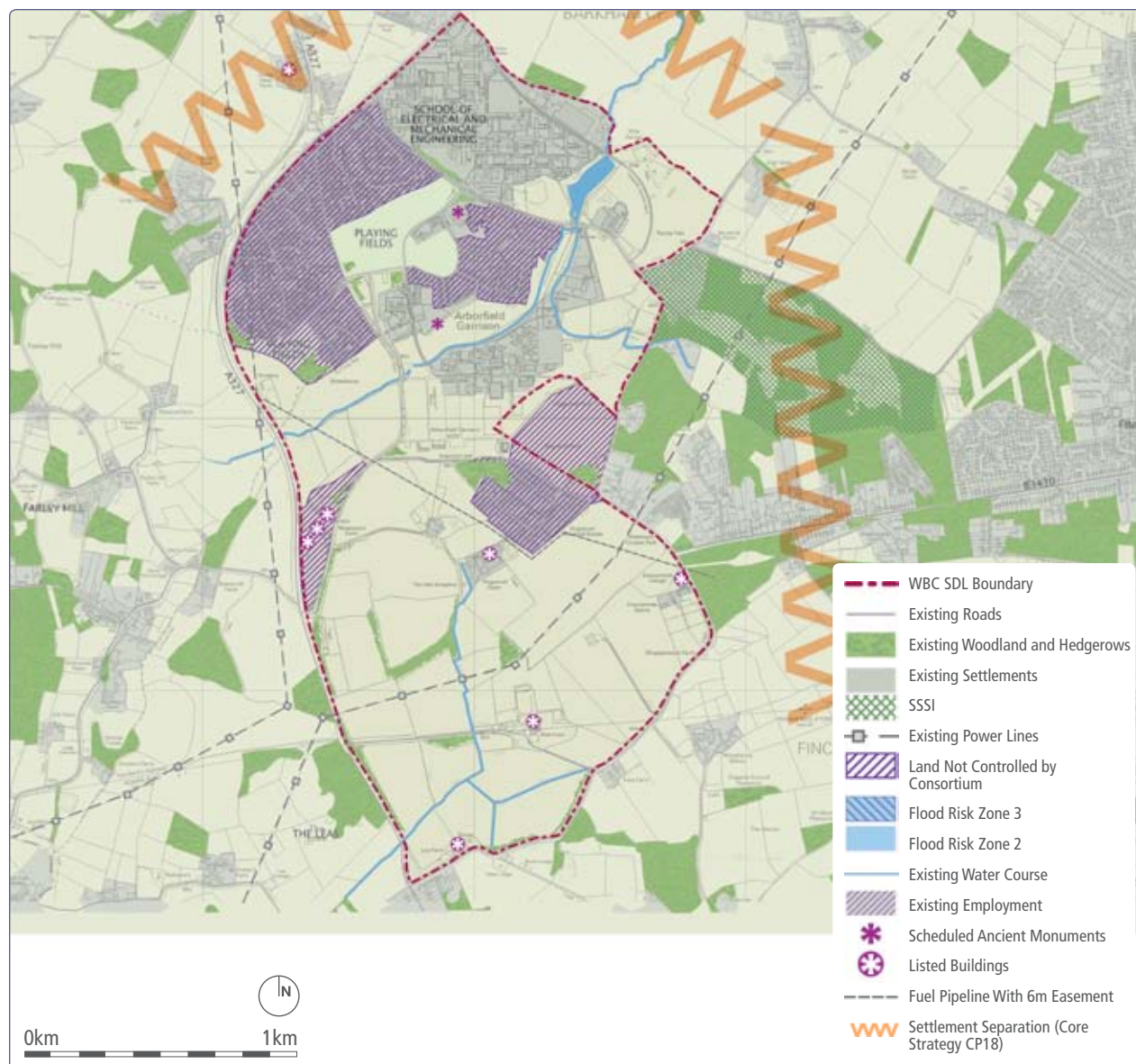
- *existing residential areas at Buttenshaw Close and around Whitehall Farm which will need to be carefully integrated into the SDL;*
- *potential flood risk within the north eastern area of the SDL coinciding with small watercourses which run across the SDL; these will need to be addressed in discussion with the EA to identify appropriate design solutions. A number of ponds which form part of a network of drainage including a balancing pond to the north of the SDL which should be retained;*
- *pockets of mature woodland, trees and hedgerows, including formal avenues of trees on parts of the Garrison and green corridors along watercourses and drainage ditches, which would need to be incorporated into the overall landscape strategy for the SDL;*
- *overhead power lines running east west across the southern part of the SDL;*
- *a gas pipeline running across the SDL;*
- *a number of Listed Buildings and two Scheduled Ancient Monuments. There will be a requirement to consider these features in the layouts for the site, and to ensure that they and their settings are treated sensitively. Compliance with Planning Policy Statement5 Planning for the Historic Environment should be demonstrated;*

Figure 2.2: Constraints Plan

- the continued use of the Garrison by the MoD. The Council will continue to monitor and seek reassurance that the site will be vacated by 2014; and,
- existing buildings and facilities associated with the Garrison and the School of Electrical and Mechanical Engineers, some of which will be retained.

2.2.2 The principal access constraints include:

- the need to establish better cycle, pedestrian and public transport links, as well as vehicular, between the SDL and Finchampstead North;
- the relative isolation from other parts of the Borough and from Wokingham Town Centre; and,
- limited capacity and resulting congestion on the A327 through Arborfield Cross and other local roads.



2.3 Planning Policy Framework

A Supportive Development Plan

2.3.1 Policies CP18–CP21 of the adopted CS set out how the majority of housing growth in the Borough will be delivered. Some 10,000 new dwellings are to be delivered through SDLs at: Arborfield Garrison, South of the M4, South Wokingham and North Wokingham.

2.3.2 The Inspector's Report on the CS Examination confirms that around 3,500 new dwellings is an appropriate guideline figure for the plan period.

2.3.3 Policy CP4 states that planning permission will not be granted unless appropriate infrastructure is agreed for major development. Policy CP18 sets out key requirements for the development of Arborfield Garrison, in summary:

- *phased delivery including a minimum 35% affordable housing (as supported by Policy CP5 of the CS). It should be noted that affordable housing proposals should take account of existing housing at Arborfield Garrison and other sites when considering house type and tenure in relation to CP5 and the Affordable Housing SPD;*
- *employment (as supported by Policy CP15 of the CS) and appropriate retail facilities;*
- *social and physical infrastructure;*
- *measures to retain separation from Arborfield Cross, Swallowfield (including the separation between Arborfield Cross and Swallowfield), Barkham Hill and Finchampstead North;*
- *necessary measures to mitigate the impact upon Thames Basin Heath Special Protection Area (as supported by Policy CP8 of the CS); and,*

- *improvements to transport capacity along A327 and routes towards Bracknell and Reading and measures to improve accessibility by non-car modes (as supported by Policy CP10 of the CS).*

2.3.4 In terms of key infrastructure requirements, the supporting text identifies the need for around 30,800m² of additional employment space. Policy CP16 identifies Hogwood Industrial Estate as a Core Employment Area within which development for business, industry or warehousing will be permitted including expansion and intensification of existing uses. The supporting text also identifies the need for new primary schools and a relocated secondary school. The detailed requirements for the development of the Strategic Development Locations are set out in Appendix 7 of the CS.

2.3.5 A Concept Statement for Arborfield Garrison is included as part of the CS at Appendix 7 and, along with other policies of the CS, forms the basis for this SPD. The Concept Statement includes a Concept rationale, strategic objectives and key requirements including landscape structure, sustainability, infrastructure, housing land and mix, key design principles and planning obligations. The detail of the Concept Statement is not repeated in this summary. The strategic objectives and key design principles are elaborated in Section 4 of this SPD. In summary, the objectives for the SDL are:

- *ensuring the overall scale of the settlement at Arborfield Garrison creates a sense of community through balancing the mix of dwelling types and sizes and providing local services and community facilities;*
- *focusing on appropriate mix of uses including convenience retail, nursery, primary and secondary education, primary health care and community facilities in new district and neighbourhood centres;*
- *responding to the attractive rural setting ensuring that development is absorbed into the landscape retaining physical separation with Arborfield Cross, Barkham Hill and Finchampstead North;*
- *providing strategic and local transport linkages and enhancements including a public transport interchange facility;*
- *integrating existing residential development on the periphery of the SDL to provide safe and convenient access to new services and facilities;*
- *enhancing local employment opportunities to provide scope for people who wish to live and work in close proximity; and,*
- *accounting for the setting of the Listed Buildings and Scheduled Ancient Monuments within the SDL and integrating them carefully with new development.*

2.3.6 Policy CP18 of the adopted CS emphasises the importance of retaining separation of Arborfield from Arborfield Cross, Barkham Hill and Finchampstead North settlements which is illustrated by the CS's Key Diagram figure 2.3. This commitment reflects the CS's Spatial Issues and Spatial Vision together with the adopted Bracknell Forest Core Strategy (policies CS4 and CS9 together with paragraph 123). The study of Gaps and Green Wedges in the Borough has also found that it is essential to retain them and this reflects the Community Strategy and Audit Report. As such the SPD includes measures that retain the separation from Arborfield Cross, Barkham Hill and Finchampstead North. In addition Swallowfield to the west is a village of distinctive character and the approach to be taken through development of the SDL is to ensure that it is not harmed. This will be helped somewhat by the A327 which forms a clear boundary and by the land within

the Parish boundary in the SDL which is not intended for development. It is envisaged that additional protection will be afforded through the MDD DPD, which will confirm the status of land between settlement boundaries as countryside.

2.3.7 The Managing Development Delivery Development Plan Document (DPD) is expected to be adopted during the lifetime of this SPD and will form part of the statutory development plan. The DPD will translate high level policies of the CS into more detailed development management principles. It will define the development limits within the boundaries of the SDLs and provide further clarification regarding where the development envisaged within each SDL would occur. In defining the development limits the Council will have regard to the guidance in the adopted SDL SPDs.

Planning guidance

2.3.8 There are other SPDs and other Supplementary Planning Guidance produced by WBC which should be read in conjunction with this SPD. These include:

Supplementary Planning Documents

- *Village Design Statements.*
- *Infrastructure Delivery and Contributions for Strategic Development Locations 2010 also subject to first review.*
- *Wokingham Borough Design Guide 2007 (currently under review).*
- *Sustainable Design and Construction 2010.*

Other relevant documents including

- *Wokingham Borough Strategic Flood Risk Assessment 2007.*
- *Design and Access Statements 2006.*
- *Highway Design Guide 2004.*
- *Highway Design Guide Review 2010.*
- *Landscape Character Assessment SPG 2004.*
- *Planning Advice Note 2010.*
- *Wokingham Community Hubs Consultation Report June 2010.*
- *Transport Study 2011.*
- *Statements of Community Views (SCV).*

2.3.9 Other planning guidance is likely to emerge during the lifetime of this document which will be relevant to the determination of planning applications.

2.4 Community Engagement

2.4.1 This SPD has been prepared in consultation with the local community and other stakeholders and with potential developers. The full details of the consultation undertaken are contained in the Statement of Community Views (SCV).

2.4.2 Three workshops were held to help inform the initial options phase of the SPD process as follows:

Stakeholder Workshop (14th May 2009 Wokingham Borough Council Offices)

2.4.3 The stakeholder workshop involved a half-day event comprising invited technical stakeholders and the developer consortia from each SDL. It provided an early opportunity for issues and opportunities to be highlighted and key SDL constraints to be discussed.

Community Workshop 1 (20th June 2009 Arborfield Parish Hall):

2.4.4 The workshop was held in conjunction with the consideration of South of the M4 SDL. The morning session involved a discussion of the key issues and a visit to the SDL. Clear themes emerged from the workshop which can be summarised within broad headings:

- *Traffic and Travel; in relation to residential amenity, road capacity and movement choices.*
- *Community and Social Infrastructure; in relation to open space provision and availability of services for all ages.*
- *Environment; in terms of environmental quality, such as reduced impacts from flooding and noise.*
- *Character; so that new development fits well with the existing context.*



- *Economy; to preserve and enhance employment opportunities.*
- *Delivery and Funding; in terms of developing a suitable phasing strategy to ensure adequate infrastructure is put in place in the early stages of development.*

2.4.5 The afternoon session involved a site planning exercise in which tiles could be plotted on a map showing locational preferences for development in the SDL. The results of the exercise are recorded in the SCV.

Community Workshop 2 (25th July 2009, WBC Offices, Wokingham)

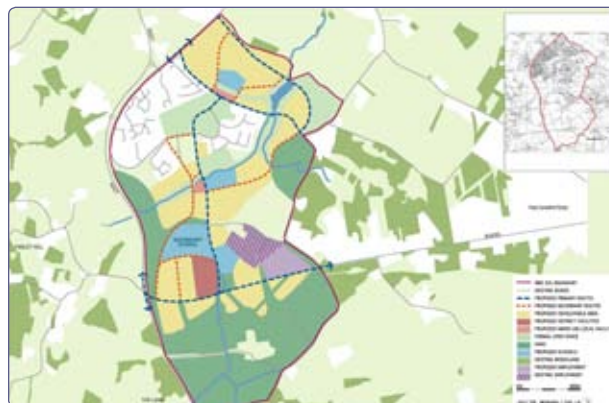
2.4.7 This workshop provided another opportunity for those unable to attend Workshop 1 to be involved in the process and a further opportunity for the previous attendees to comment and ask questions. Notably, two strategic options were produced and displayed for comment. In addition, views were sought over the character and form of development. Key points included:

- *the need to reflect the existing character of the Arborfield and Barkham areas and to make the most of existing buildings and retain and enhance the landscape structure;*

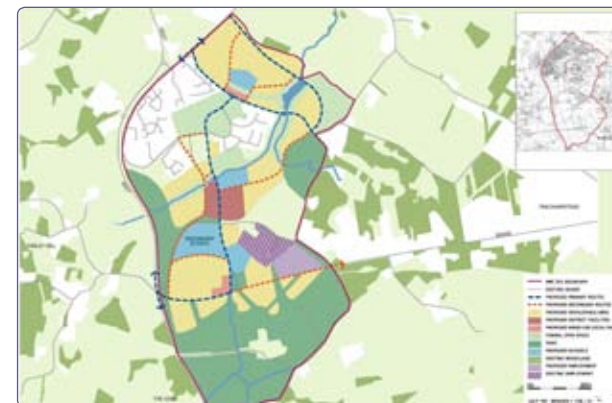
- *some concerns about traffic issues relating to extensions of the Hogwood Industrial Estate but recognition of employment benefits; and,*
- *an emphasis should be placed on sustainable construction measures, especially regarding utilities and water resources.*



Option 1: Southern Link Focus.



Option 2: General Spine Focus



Option 3: Central Area Focus

Options Exhibition

2.4.8 Following the workshops, an Exhibition was held to display three strategic options and to seek views on the overall options and the various components of the options. The options were not mutually exclusive; different components from each were taken forward to the preferred option. The main boards were displayed at WBC offices and brochures were deposited at various other venues throughout the Borough. The exhibition and questionnaire were available in electronic form on the Council's web site. The exhibition ran for six weeks during September and October 2009 and questionnaires and comments were collated, recorded and analysed. The key issues arising from the consultation included:

- a clear difference of opinion over the location of the district centre, with some respondents preferring the centre of the SDL to maximise pedestrian accessibility across all neighbourhoods and others suggesting it should be located off Nine Mile Ride Extension for residents of Finchampstead North and beyond;
- a divergence of views about whether Nine Mile Ride should form a primary route in/out of the SDL, with some concerned about impact upon residents of Finchampstead North and others concerned that downgrading the road would lead to greater traffic levels on less suitable roads in the Barkham area;
- mixed feelings about extending Hogwood Industrial Estate, with some concerned about traffic implications whereas others supported the idea of more jobs in close proximity to the new homes;
- strong support for Suitable Alternative Natural Greenspace (SANG) located to the south of the SDL, and for the retention of the existing green infrastructure at Arborfield Garrison;
- support for further neighbourhood centres, for example off Biggs Lane, and the co-location of schools with district/ neighbourhood centres; and,
- a general acceptance of a north-south spine route but concern about primary routes accessing Langley Common Road.

Statutory Consultation 1: February – March 2010

- 2.4.9** As part of an iterative design approach, feedback from the workshops and exhibition event was used by the consultant team to help inform the generation of design solutions – sensitive to views expressed at the community engagement events and balanced with the CS objectives – for each of the SDLs.
- 2.4.10** The outcomes of the series of informal consultations were a significant part of the process and were influential in preparation of the draft SPDs which were subject of the statutory consultation which took place between the 9th February and 23rd March 2010. The consultation produced 877 written responses and these are considered in the Statement of Consultation. Very few of the consultation responses questioned the

principle of development, although many were very concerned about the practical implications of this amount of development. In particular they were concerned how the developments and their associated infrastructure would be delivered in accordance with the SPDs and the CS. Not surprisingly, the majority of responses were concerned with issues of traffic and highway safety but the greater majority of responses also reflected a number of detailed concerns or issues of which the headlines were:

- *Loss of open/green land/trees and threats to wildlife. Comments relating to these issues reflect one of the impacts of the choice made in pursuing SDLs as the main delivery mechanism for the growth of Wokingham rather than in a piecemeal manner in the existing urban area. In the case of Arborfield there was*

considerable concern that ‘greenfield’ land would be developed before ‘brownfield’ (previously developed) land or that the previously developed land would not be redeveloped at all. This concern was magnified by a perception of uncertainty regarding the Ministry of Defence’s position about their vacation of the site. The SPDs have been created with a view to retaining the best of the established trees and open spaces as well as preserving protected wildlife and their habitats. Additional protection will be afforded by use of Tree Preservation Orders and use of planning conditions;

- *Location of proposed housing, community facilities and SANGs in the SDLs. The SPDs were constructed by balancing the professional, technical and stakeholder inputs collated through on going design process and the consultation comments.*

It is considered that the original principles were sound and there has been no need to modify the overall approach chosen;

- *Separation of settlements. This was a key concern in the initial preparation of the SPDs themselves and design work was undertaken to ensure an appropriate solution was found. This relates to the South of the M4 SDL in the main and to a lesser extent to South Wokingham and Arborfield Garrison where the key concern was the separation of the Garrison from the existing settlement to the east;*
- *Viability and phasing of Infrastructure. There was considerable concern that the developments would proceed without the infrastructure requirements of Appendix 7 of the Adopted CS being met or being only partially met. Detailed consideration*

of viability has taken place using external consultants which further supports deliverability as established through the EiP Inspector's report and the adopted Core Strategy. Phasing will be critical and this will be an integral consideration to the determination of the subsequent planning applications based upon the consortia's and developer's infrastructure delivery plans in due course. These will be agreed as part of a submitted planning applications;

- *Ability of services and infrastructure (e.g. flood management and education etc) to handle the new development. Detailed consultation was undertaken with the widest possible range of service providers and statutory undertakers as part of the formulation of the SPDs. The requirements identified by them and set out in the CS are therefore*

robustly carried forward into subsequent planning applications and associated legal agreements;

- *Delivery of high quality development. This is a key concern of the Council and the original suite of documents and plans was put together with this clear objective. The documents have been further tested via a detailed legal checking process and it is considered that they are as robust as possible in the context of the type of document that they are. These matters will be dealt with in more detail through the later planning application processes and will be subject to further consultation and consideration at that time;*
- *Further development beyond the headline figures for each SDL. The numbers required from the SDLs and the densities to be achieved are set out by the CS and*

endorsed by the Inspector at the EiP and developers will be expected to work within the policy framework;

- *Transport issues. The SDLs have been traffic modelled and the outputs show that the SDL package once delivered will achieve a nil detriment scenario in 2026. A more detailed assessment of North Wokingham has confirmed this is the case, based upon the Council's preferred transport option. Residents wanted specific details of road alignments, routes or junction details. This was particularly the case, for instance in North Wokingham in relation to the Northern Relief Road/Ashridge Interchange issue which has been subject to further modelling as recommended by the EiP Inspector and in the case of this SPD, in Arborfield particularly in relation to the by-pass and Park Lane.*

The EiP Inspector endorsed measures to relieve Arborfield Cross. Subsequent modelling has suggested that this is best achieved by a by-pass. The details of this need to be worked out in conjunction with developers. Key considerations will be routing, environmental, nature conservation, and impact on existing settlements such as Farley Hill and Arborfield and on individual properties. To a lesser extent this was also true of the South Wokingham Southern Distributor Road and the Shinfield Eastern Relief Road. There has also been concern as to the impact of off-site works on minor roads, particularly in respect of how the character of the roads will be protected. A number of specific roads were suggested in representations. These are matters that will be dealt with in more detail through the planning application

process and will be subject of further public consultation at that time. Traffic modelling has been completed and ongoing discussions with the Highways Agency and neighbouring authorities will help to inform and refine transport solutions to issues within the SDL and, through the IDC SPD, to those outside but influenced by the SDL;

- *Other matters. A large number of respondents sought details outside of the scope of the SPD. For instance, many wanted clarification of what will happen to Emmbrook Secondary School (North Wokingham) or questioned the logic of closure of Ryeish Green Secondary School (South of M4). Others wanted specific details of how closure or partial closure of railway crossings (South Wokingham) would work. Others sought details or reassurances of matters that will be dealt*

with in more detail through the planning application process and will be subject of further public consultation at that time.

2.4.11 A further 80 responses were received after 23 March 2010 i.e. after the consultation ended. These raised no new issues which had not already been addressed via those received before that date. All responses were summarised and form part of the background paper within the Statement of Consultation.

Wokingham Community Hubs Consultation (17th June – 19th June 2010)

2.4.12 Three workshops were held separately to help gain a better understanding of the spatial needs of each local group to explore the size and requirements for new faith facilities and community centres. These included statutory consultees (session 1), local stakeholders North and South Arbofield (session 2) and South of the M4 (session 3). All the events took place at the Finchampstead. The key conclusions that could be drawn from the three workshops include:

- *The role of centres in helping to foster stronger ties within and between different communities. As such an approach that considers the whole area should be used when considering the location of new facilities.*

- *Benefits to users from collocating different uses and the synergies gained from locating next to a school.*
- *The importance of reflecting the needs of all users when locating different facilities.*
- *Exploring alternative methods for managing and controlling open spaces and playing fields through for example, community trusts.*
- *Reusing and revitalising underused buildings as part of establishing a new community.*
- *Bringing green infrastructure into new public spaces and for public buildings to take a lead role in promoting sustainable design.*
- *Centres and local facilities should be colocated thoughtfully with sustainable modes of transport and provide opportunities for walking and cycling.*

SA/SEA

- 2.4.13 The SA/SEA considered alternative options for the SDL, including an assessment of the short, medium and long term impact. The preferred option that was subsequently subject to statutory consultation and is contained in this new SPD was found to be the most sustainable solution within the context of the CS.

Statutory Consultation 2: 15 June–27 July 2011

- 2.4.14 The consultation on the draft Arborfield Garrison SDL SPD was undertaken in May 2011 and ran until July 2011. It generated 455 representations (including some 5 duplications, one early and ten late comments) from a variety of statutory consultees, organised groups, development consortia

and local residents. As is the case with all SDL SPD responses, comments fell generally into three overarching categories: those relating to matters contained in the CS; those relating to the content of the SPDs; and those addressing implementation matters, which will come to the fore as the process of ongoing design, planning and management of the SDL progresses. These responses will be considered in more detail in the SCV but the key issues are identified below.

- *Greenfield Land vs. Brownfield Land: The majority of respondents accepted the need for new houses and endorsed the logic behind development of the brownfield (previously developed) land comprised by the Arborfield Garrison. However, strong objections were raised to the development of any greenfield land. There remains a lot of uncertainty*

over the future plans of the MoD and the public sees enormous risks in developing part of the SDL before the whole of the site has been vacated and is available for development. In principle the Council promotes the development of brownfield land but realistically, in order to meet the housing targets for the predominantly rural borough, some development has to take place on greenfield land. Artificial restrictions on phasing such as a “brownfield first” approach may hinder the achievement of the best possible development outcome in the long term and should therefore not take priority over the good planning and design of the SDL. The phased release of land for development will help to trigger the delivery of the necessary infrastructure and the need for an agreed Infrastructure Delivery Plan to accompany planning

applications is stressed in the SPD and will be a key consideration in the Local Authority's decision-making. The MoD is expected to vacate the site by 2014.

- *Infrastructure & Services:* A major concern was the capacity of the existing infrastructure and services to cope with the proposed development of the SDL and the deliverability of improvements. This relates not only to highways but also to electricity, gas, internet, waste, water supply, sewage, emergency services, health services, flood prevention and drainage. In particular the latter is perceived as a major concern. Policy CP4 of the CS states that planning permission will not be granted unless appropriate arrangements for the improvement and provision of infrastructure and services have been made and all future planning applications must conform to this. The

SPD requires a flood risk assessment be undertaken and agreed with the Environment Agency. An overarching infrastructure planning application or an Infrastructure Delivery Plan should be prepared to demonstrate how the SDL will deliver the required infrastructure.

- *Highways, Highway Safety and Public Transport:* Highways and highway safety are two of the most common topics raised. Respondents emphasised that the existing highway infrastructure in the area would not be able to cope with the additional traffic. General support was expressed for the new bypass, in particular its early delivery. The Borough Council supports the delivery of an Arborfield bypass, and will take into account both traffic and amenity issues, including the potential impact on Arborfield Cross of any road works,

signalling and other possible works. The increase in traffic is also perceived to have significant impact on highway safety as existing black spots along the A327 are dangerous for pedestrians and cyclists. This was also noted as a concern by respondents from outside the Borough boundary. It was also highlighted that the area is poorly serviced by public transport. However the introduction of a new bus route through Area B has raised concerns at the same time, and the Council will consider alternatives to this. Further traffic modelling has now been completed. The Inspector recognised the essential nature of new transport infrastructure to ensure that development could be accommodated within the upgraded highway network. The Council will continue to monitor the SPD in light

of any development and infrastructure works as they occur. The SPD aims to make public transport as efficient and convenient as possible to encourage alternative modes of travel within easy walking distances. Highway proposals will be subject to a formal safety audit at the detailed design stage.

- *Loss of trees and threats to wildlife:* Concerns were raised about the loss of mature trees and the impacts upon protected landscapes and habitats of protected species. The SPD aims to retain as much of the established trees, habitats and open spaces as possible. The SPD stresses that a comprehensive and thoughtful approach should be taken to the proposals in order to ensure that important green spaces, local topography, mature trees, hedgerows, wildlife habitats

and other areas of biodiversity and ecological importance are incorporated appropriately into future development schemes. The SPD is committed to the preparation of an overall landscape strategy and the retention of established trees and wildlife habitats. Tree Preservation Orders will provide additional protection. Future planning application will need to provide ecological studies identifying potential impacts and appropriate mitigate measures.

- *Provision of open space and the SANG:* The respondents welcomed the provision of additional open space but emphasise that playing fields and existing open spaces should be safeguarded from development. Several representations criticise the proposed SANG location for being inaccessible to local residents.

The SPD acknowledges the requirement for the SANG to take full account of the design criteria and specification of Natural England and to provide a high level of connectivity between areas of open space, green infrastructure, sports and play areas to ensure a good level of access and use. There will be a network of walks to/from the SANG with particular attention given to the provision of good connections between the proposed SANG and the residential neighbourhoods.

- *Scale of development and separation of settlements:* The scale of the proposed development was considered inappropriate and detrimental to the character of the local area. Respondents were concerned that the development could potentially exceed the Council's commitment for around 3,500 new

dwellings resulting in urban sprawl and loss of identity. The adopted CS sets out a requirement for a guideline figure of around 3,500 dwellings, employment provision and associated community services and facilities at Arborfield. The SPD stresses the need for a sensitive approach in terms of managing the relationship between existing and new development as illustrated by the additions of transition areas and design solutions in Appendix 1.

- *Pollution: Concerns were raised regarding an increase in noise, fumes and dust as a result from the increase in traffic, in particular construction traffic. Legislation and regulations are in place to ensure that the impact on air, noise and water quality is managed and maintained at acceptable levels. Greater levels of non-car use should also help to limit the impacts*

provided local residents are prepared to take up the offers that will be provided.

- *Design and historic environment: The SPD promotes diversity and distinction in future development schemes. It identifies three broad character typologies that should guide schemes in helping to reinforce the settlement structure. It further sets out guidance on the design of buildings and materials that should be used. Listed buildings and Scheduled Ancient Monuments are protected by legislation that is reflected in the SPD. Furthermore, the SPD seeks to retain non-listed buildings of interest that might could fulfil useful community functions or offer potential for conversion to other uses or provide a local landmark, thereby contributing to the character of the SDL, subject to suitability and viability of such proposals. With regards to the impacts*

of the additional traffic upon the historic environment, in particular conservation areas and listed buildings on and around the SDL.

- *Location of proposed housing in Area B: Concern was expressed about the impact of Area B on the existing, adjacent residential area as well as on trees and wildlife and issues of flooding. The SPD includes amendments made since the last consultation in February/March 2010 which take account of comments made at that stage regarding those issues. The SPD requires special consideration to the design of Area B where it adjoins existing homes through the identification of a “transition area”, where generous boundary planting is sought (as illustrated in Appendix 1), and where a minimum distance of 35 metres between the*

curtilage of existing houses and any new housing will be provided. Area B is considered important for the delivery of around 3,500 dwellings because it lies in close proximity of the district centre, and its development will place more people within walking distance. Alternative locations for the dwellings indicated in Area B may necessitate development moving out towards the open countryside.

- *Affordable Housing:* Even though general support was expressed for the provision of affordable housing, 35% was considered too high. The adopted CS requires 50% affordable housing within the Borough but permits a minimum of 35% within the SDLs to assist viability.
- *Community facilities:* The proposed provision of community facilities, local

and district centres, the supermarket and schools received mixed responses. These proposals are based on the adopted CS that requires such facilities to create community hubs and aid with community development. However, detailed assessments of these facilities will be addressed during later stages of the design and planning process.

- *Employment:* The proposed extension of Hogwood Industrial Area raised concerns about the increase in traffic and the lack of demand. The SPD aims to provide living and working in close proximity while providing enhanced public transport, creating walkable neighbourhoods and meeting some of the energy demand on site through community hubs, to reduce the need to travel by private car.

- *Flooding:* Concern about flood risk was raised by several respondents as a result of localised surface water flooding in the past. However, the EA note that flood risk is not prohibitive to development of this site, and will continue to work in partnership with the Council and the landowner to identify appropriate design solutions at the Outline application stage.

2.4.15 The four Strategic Development Location SPDs and the Infrastructure Delivery & Contributions SPD have been amended to reflect output for the new statutory consultation. A number of changes to the text have been required both in order to amend or to clarify issues or to correct facts. The text has also been amended in order to reflect changes to the SPDs or to graphics embodied within the documents. Where appropriate illustrative material has also been amended in order to provide additional clarity.

Section 3: Vision & Development Concept

3.1 Vision for Arborfield Garrison and Development Concept

- 3.1.1 Arborfield Garrison SDL presents a rare opportunity within Wokingham Borough to redevelop a previously used site for a new community. In supporting the allocation of Arborfield Garrison through its CS, the Council expects to see an overarching planning application masterplan for a progressive and distinctive settlement with a unique local identity.

Responding to the SDL site

- 3.1.2 Set within an attractive landscape, Arborfield Garrison's large scale mature trees, watercourses and historic buildings provide an important context for a distinct settlement which draws its character references from these natural and well established features,

the retention of which are important. This high quality setting provides an ideal physical framework for master planning. It requires an equally high quality development response, and the Council expects that the new settlement at Arborfield Garrison will be a Twenty First Century model of a sustainable, integrated place. Integration with the existing residential communities should be demonstrated.

- 3.1.3 In order to maximize this opportunity it will be essential for any development to achieve the objectives outlined in this section, which are central to the SDL Vision. The requirements of "Building for Life" should be taken into account in preparing applications for the SDL; the Council's aspiration is to achieve Silver Standard at each SDL within the Borough.

A sustainable scheme

- 3.1.4 In addition to demonstrating a sensitive approach to the SDL through the planning application masterplan, the environmental performance of the SDL should be to very high standards. Carbon neutrality should be seen as an objective for the SDL site's owners and developers, and their strategy and programme for delivering this should be clearly set out in any planning application.
- 3.1.5 The development should be planned and developed to achieve a good degree of self-containment. The daily needs of its residents should be catered for through provision of a mix of services and employment opportunities which are easily and safely accessible. Planning for efficient and convenient public transport for those undertaking journeys beyond the SDL should be evident, and the use of

alternative modes of travel should be made appealing and attractive for local trips. The Local Planning Authority will need to be reassured that incentives and innovations are in place to encourage residents to adopt sustainable travel patterns from the scheme's inception.

- 3.1.6** New buildings at Arborfield Garrison will demonstrate the use of sustainable building techniques to ensure high levels of energy efficiency. Whilst the character of the architecture and the finishing materials used should draw on the local context, the style of the buildings is expected to be contemporary in so far as it reflects the influence of sustainable building design. The SDL should strive to become an exemplar scheme where public buildings demonstrate best practice in green building design. Applicants should demonstrate the principle of how local

features and character are to influence the appearance of contemporary architecture within the SDL. The SDL should strive to become an exemplar scheme where public buildings demonstrate best practice in green building design.

- 3.1.7** The scale of the development offers an opportunity for local energy generation, and water and waste management schemes. These are seen as essential components of the development. In addition, proposals for local food production and composting should be formulated. Long-term management of the landscape should encompass such activities and plans to demonstrate how this will be achieved will be required.

A high quality living environment

- 3.1.8** This will be a place in which access to open space, play and sports facilities will be a priority. Connected by safe walking and cycling routes, there will be an emphasis on promoting opportunities for healthy and active lifestyles.
- 3.1.9** A wide range of housing types, sizes and tenures will be made available to ensure housing choice and inclusivity for the widest possible group of residents. The layout and design of residential areas will create local distinctiveness in response to the setting of the site and the planning application masterplan structure. Variety will be evident as people move through the SDL, however, a sense of cohesion should prevail as a result of the materials used.

- 3.1.10 The local needs of residents should be catered for through provision of a mix of services which are easily and safely accessible on foot, bike or by public transport.

Development components for the Planning application masterplan

- 3.1.11 The following development components should be evident in a single planning application masterplan for the SDL. Each component will be governed and guided by the principles set out in Section 4.
- *A landscape framework which embodies a green infrastructure and open space strategy, including provision for Suitable Alternative Natural Greenspace (SANG). Natural features and groups of trees and hedgerows should be incorporated, and the framework should integrate seamlessly with the rural surrounds at the*

edges of the SDL. Provision for additional sports, play and recreation is to be a priority.

- *Residential neighbourhoods scaled and designed in accordance with the principles of walkable neighbourhoods, to provide an appropriate mix of housing to suit the needs of the whole community.*
- *The character of new development should reinforce the structure of the place. The intensity of development (density), the street types and the design of the public places should combine to establish local distinctiveness.*
- *One District and two Neighbourhood centres designed to act as community hubs within the residential neighbourhoods, providing local retail, community, recreation and education facilities for the residents of the SDL to enable them to access local facilities without the need to travel. Centres will include well designed public spaces capable of catering for a variety of functions, as well as enhancing the quality of the public realm experience.*
- *Employment provision, through local services and facilities, within the District Centre (B1) and at designated employment sites (Use Classes B1, B2 and B8 at Hogwood Industrial Estate extension) to ensure a range of employment opportunities.*

- *An access and movement framework to include provision for a public transport interchange within the District Centre, and to facilitate easy and safe walking and cycling both within the development and to adjacent areas. Movement is to be catered for through the provision of a hierarchy of routes which distinguish between higher and lower order connections.*
- *Physical connections to existing communities to ensure community integration and access to new and existing facilities.*
- *The integration of Listed Buildings, elements of military heritage, Scheduled Ancient Monument and other key buildings to be retained and re-used.*

3.1.12 The accompanying preferred spatial framework plan (figure 3.1 opposite) highlights the anticipated configuration of the strategic development components outlined above. The accompanying illustrative preferred spatial framework plan (figure 3.1 opposite) highlights the anticipated configuration of the strategic development components outlined above. It will be subject to ongoing refinement as the master planning of the SDL progresses through the Outline and Reserved Matters stages, in order to ensure the best possible design solution for large scale development are achieved throughout the plan period.

3.1.13 Settlement boundaries will be established by the Managing Development Delivery DPD and the separation of settlements cemented in accordance with CS policy CP18.

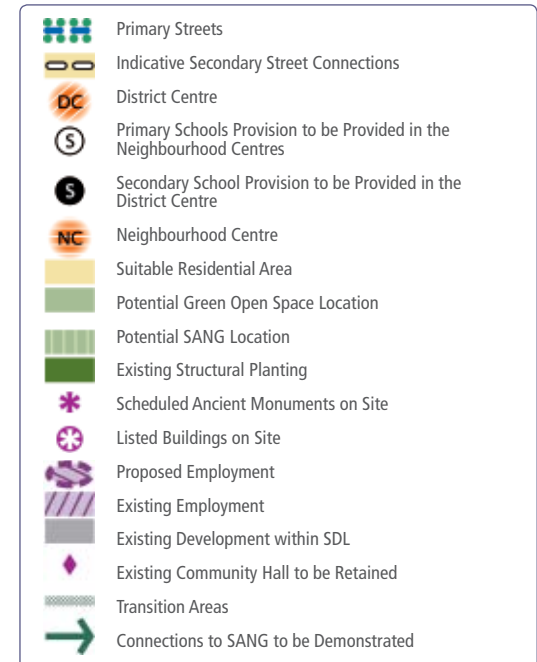
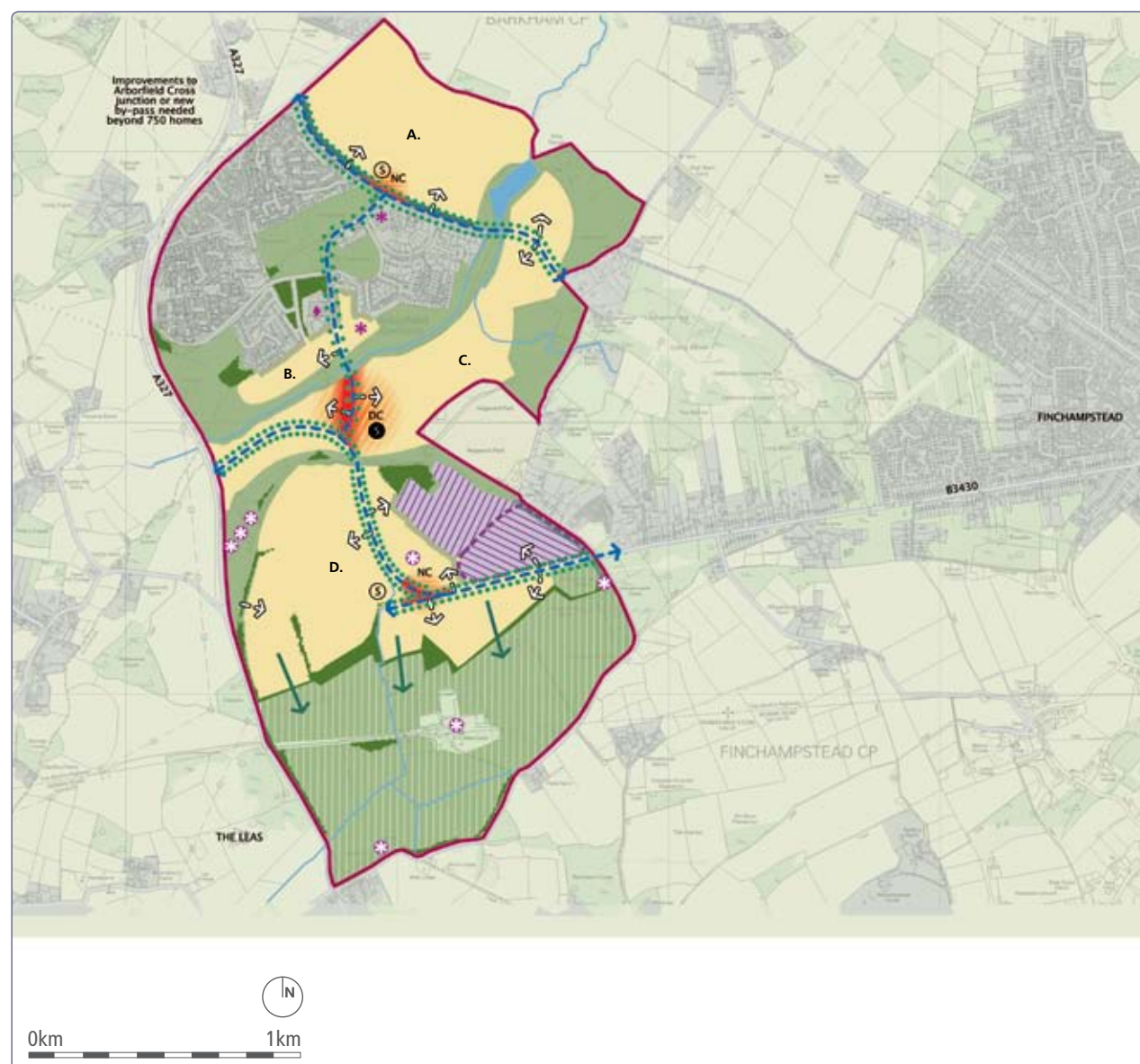


Figure 3.1: Preferred Spatial Framework Plan (exact development areas to be agreed through ongoing discussions with LPA)



	Approximate Indicative area (ha)	Indicative dwelling capacity (dwellings)
Area A	35	1,050
<i>Includes Neighbourhood Centre and a primary school</i>		
Area B	7	190
Area C	39	720
<i>Includes District Centre and Secondary School</i>		
Area D	56	1,540
<i>Includes Neighbourhood Centre and a primary school</i>		
		3,500

Notes

1. SDL to be planned according to guideline figure of 3,500 dwellings up to 2026
2. Land for Schools assumed as up to 10 ha. for Secondary School and 2.5 ha. for each Primary School.
3. Land for each centre assumed to be up to 6 hectares for the District Centre and up to 1.5 ha for each Neighbourhood Centre.
4. Areas A–D indicate areas for development and do not refer to development phasing.
5. In order to protect the existing mature trees a detailed tree survey of the site should be undertaken to inform the masterplan.
6. Particular regard should be had to pedestrian and cycle connectivity between the neighbourhoods, the SANG to the South, and surrounding areas.

Section 4: Key Design Principles

4.1.1 This section takes each component of the Preferred Spatial Framework Plan and provides a set of principles to guide the design of the SDL, both at the Outline application stage and for any subsequent Reserved Matters applications.

4.1.2 These principles are seen as a starting point for ongoing design, and are by no means exhaustive. Applicants are expected to develop and refine these ideas at the Outline and Reserved Matters stages, and to demonstrate how they have taken account of these principles through their Design & Access Statements and applied these to the development as a whole as well as individual sites.

4.1.3 Reference is made to the CS Appendix 7 Concept Statement requirements and the Council's Landscape Character Assessment SPG. In evolving these, a list of development requirements are grouped according to a number of design and development principles. Applicants are required to respond directly to these objectives and themes through their Design and Access Statements, in order to demonstrate and explain how they have been taken into account.



Arborfield Garrison already benefits from a number of high quality open spaces that are fronted by development. These must be incorporated into the landscape framework for the SDL.



The remnants of a magnificent avenue of oak trees are a distinctive feature around West Court in the southern part of the SDL. These features provide important design clues that must inform the design and layout of the SDL.



An avenue of horse chestnut trees adjoins the gymnasium building at Arborfield Garrison and must be retained as part of the layout of development.



These horse chestnut trees and hedgerows adjoin Nuffield Road at Arborfield Garrison. Mature trees are a key asset of the SDL and must be retained.

1. Landscape Framework

The Core Strategy requires:

- A clear landscape framework which integrates the development with the landscape and shows how the urban edge will be managed; and,
- A positive response to the topography of the SDL and existing tree planting, which should be incorporated into the layout.

The following design principles build on this requirement:

Design Principle 1a: The landscape framework is of critical importance in the masterplanning of the SDL. The landscape design should draw on the existing landscape context which is a unique and distinctive element of the SDL and will assist in delivering a strong character providing an enviable setting for development. This in turn has significant potential to enhance development values within the SDL.

Requirements

- 1a(i): The landscape framework should seek to integrate and afford importance to all existing landscape features, including the local topography, hedgerows, the existing tree pattern including avenues of trees associated with the Garrison (such as the distinctive horse chestnuts adjoining Nuffield Road and the remnant avenues of oak around West Court), watercourses (including that bisecting the SDL broadly from east to north west feeding into the existing balancing lake in the north eastern part of the SDL adjoining Biggs Lane, and that which runs from the centre of the SDL southwards), ponds, wetland areas, grassland, footpaths and bridleways. A detailed tree survey should be undertaken to inform the applicant's masterplanning exercise. The applicants should demonstrate how all existing landscape features have influenced

the planning application masterplan, and how they will be incorporated into the landscape framework and within proposed development areas.

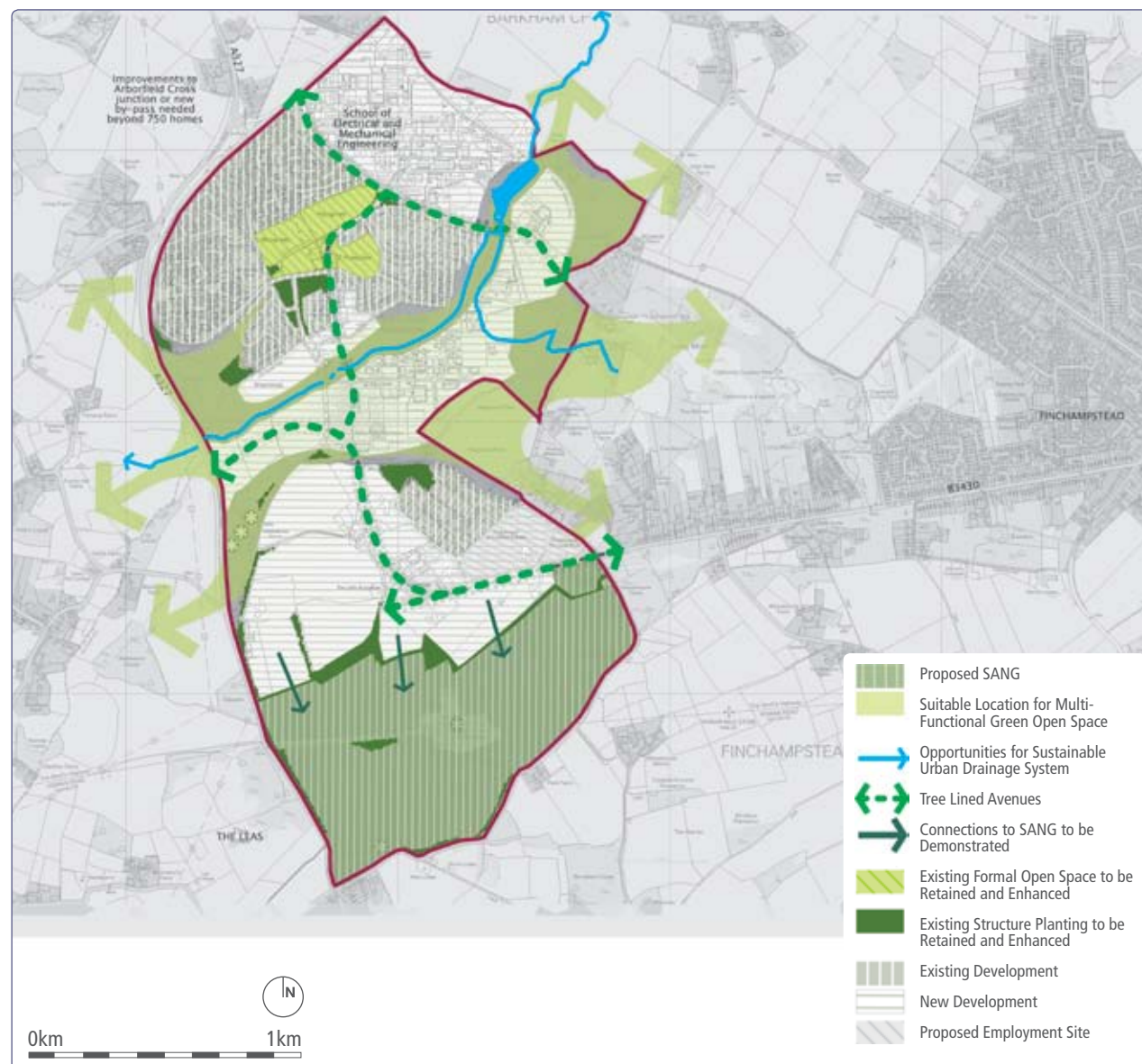
- 1a(ii): The existing landscape character zones across the SDL and beyond its boundaries should inform the landscape framework, and in turn the landscape treatment within the new residential neighbourhoods. The applicants should set out their analysis of the existing landscape character and clearly explain how these have influenced the planning application masterplan, and how new development will respond to this important context.
- 1a(iii): Particular regard should be had to the relationship between the landscape framework and the adjoining Longmoor Bog, Site of Special Scientific Interest (SSSI) as well as the California Country Park.

Design Principle 1b: The landscape framework should protect and enhance ecological habitat and biodiversity across the SDL.

Requirements

- 1b(i): In seeking to retain and enhance the existing landscape features, consideration should be given to the protection of all ecological habitat and biodiversity features of the SDL.
- 1b(ii): Any impact on the ecological habitat and biodiversity of the SDL as a result of built development should be mitigated against in a manner which enriches and enhances the overall habitat and biodiversity assets of the SDL. Applicants will be required to demonstrate that proposals for the protection and enrichment of habitat and biodiversity across the SDL are capable of delivery and, where necessary, ongoing maintenance, within the wider landscape framework.

Figure 4.1: Landscape Framework Diagram



The balancing lake at Arborfield Garrison is a distinctive feature and must be carefully incorporated into the landscape framework for the SDL.

Design Principle 1c: The landscape framework should introduce new landscape and green infrastructure features to the SDL in order to enhance and protect the residential setting and quality. Landscape design within the SDL should relate to place making at both the strategic and local level, in order to create a living and engaging landscape.

Requirements

- 1c(i): Public open space should be provided in accordance with Appendix 4 of the CS and/or any subsequent DPD adopted by the Council.
- 1c(ii): A flood risk assessment should be prepared and a comprehensive system for water management should be provided, which takes account of existing SDL features. All measures will need to be agreed with the Environment Agency, who support the principle of comprehensive water management plans for the SDL. The new system should include, at least:
 - *proposals for effective drainage, including sustainable urban drainage, drawing on evidence from other developments;*
 - *measures for flood prevention and protection;*
 - *new ponds, which can enhance the recreational and visual qualities of the SDL;*
 - *wetland areas; and*
 - *intended maintenance measures.*
- 1c(iii): New planting will be carried out across the SDL to enhance the existing planting. New native woodland and tree planting, new hedgerows, grasslands and wild flower meadows should be considered and proposed through the landscape framework.
- 1c(iv): When considering the transition between new and existing developments a thoughtful approach should be used to help enhance the interface between existing and proposed developments such as shared public open spaces, pedestrian, vehicular and/or landscape connections. In the case of Arborfield Garrison 'Area B', which adjoins existing residential



Allotment gardens should form an integral part of the landscape framework.



Outdoor play space must be conveniently located close to residential areas like this example at Skylark Way, Shinfield.

development, contains a number of mature trees of amenity value which contribute to the character of the area. An indicative layout drawn for Area B is contained in Appendix A, which illustrates the retention of mature trees surrounding the existing community hall and transition areas bordering new and existing development. A 35 metre distance between the curtilage of existing properties and any new housing is required to create this transition area. The SPD also requires the sensitive introduction of new planting at the south eastern edge of Arborfield Garrison SDL should be considered as a mechanism to help enhance and protect the distinct residential setting of Finchampstead. This is illustrated by an indicative layout for Nine Mile Ride contained within Appendix B.

1c(v): In addition to open space requirements proposals for allotments should be made in order to promote local food production. These should be easily accessible for residents, and can form attractive and interesting focal points within residential neighbourhoods; on this basis they should not necessarily be located in peripheral locations, but should be integrated as part of the living landscape.

1c(vi): Provision for sports and play is essential to promote opportunities for healthy and active lifestyles. Playing fields should be provided and designed in with regard to Sport England guidance, design guidance from sporting National Governing Bodies, and the principles set out in Fields in Trust: Planning & Design for Outdoor Sport and Play. This should include provision for:

- *Outdoor sports pitches, including natural turf pitches in suitably level and easy draining locations;*
- *Sports provision for activities such as tennis, bowls and basketball; and*
- *Changing facilities, club storage facilities, lighting and safe parking (including secure cycle parking).*

In providing for sport, existing facilities arising from the Garrison should be re-used provided that they can be demonstrated to be safe and easily accessible to residents.

Shared and dual use of indoor and outdoor sports facilities between new schools and clubs should be thoroughly explored with the Local Education Authority, local stakeholders and community groups. Where this is proposed the applicants will be required to demonstrate that such agreements with the LEA can be delivered.

Provision for play will include:

- *Designated play areas comprising Neighbourhood Equipped Areas for Play (NEAPs), Local Equipped Areas for Play (LEAPs), Local Landscaped Areas for Play, and Local Areas for Play (LAPs) which should benefit from casual safety surveillance, by direct overlooking from adjacent and surrounding development, and by proximity to routes and connections through and across the SDL;*
- *Other outdoor play and recreational facilities, including Multi-Use Games Areas (MUGAs), Skate Parks, BMX Tracks, Youth Shelters, at safe and appropriate locations;*

1c(vii): Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the requirements of the CS, and will therefore be based on a formula of 8 hectares per 1000 population assuming an average household size of 2.4 persons per dwelling for development land within 5 km radius of the Special Protection Area, and 2.16ha per 1000 population for the development land lying between 5 and 7 km from the Special Protection Area. It should take full account of the design criteria and specification of Natural England. This should be located in the southern part of the SDL, (noted by the EiP Inspector as an appropriate SANG location), around West Court which is a Grade II Listed Building, as one large, comprehensive site with appropriate parking accessible to the A327. It should take full account of the design criteria and specification of Natural England. Regard should also be given to the Thames

basin heath's Strategic Access Management and Monitoring (SAMB) project, for which a planning contribution may be sought.

Its functional role as SANG should remain in perpetuity and should play a key role in retaining the separation between settlements. The CS requires both open space and SANG to remain in perpetuity.



At New Hall in Harlow careful attention to detail, a unified palette of materials and street tree planting create a high quality tertiary street that accommodates all users.



In Exeter a modern extension to a listed mill building utilises a low maintenance sedum roof that minimises rainwater run-off and provides a valuable city centre habitat.



Sustainable Urban Drainage principles have been built into the layout of The Carillons, Wokingham providing a strong setting for development and an important open space network.

Design Principle 1d: The design of the urban landscape should contribute to the sustainability, ecology, and amenity of the development.

Requirements

- 1d(i): Streets should be characterised by well managed planting, to include street trees of an appropriate scale and robustness. Existing hedgerows may be incorporated into new streets where possible and steps should be taken to ensure their protection during construction and thereafter.
- 1d(ii): SUDS (Sustainable Urban Drainage System) will be required to permeate built-up areas of the SDL. Where SUDS features are present in streets they should be designed to fit that context, and to be an integral part of the street. SUDS features within the District and Neighbourhood centres are anticipated to be more urban in character, and will differ from those in residential areas and in areas of open space. The choice of surface materials for hard landscape areas will take into account the opportunity for comprehensive SUDS; this will need to be demonstrated at the Reserved Matters stage as detail landscape schemes begin to emerge.
- 1d(iii): Play areas are expected to be designed on an individual basis to respond to their context. Therefore, those within the urban areas will have a different design approach to those located in areas of strategic open space.
- 1d(iv): Opportunities for the use of green or brown roofs and green walls should be pursued for schools, community buildings and for the supermarket. Primary schools in particular are considered suitable candidates for these features, as green roofs and walls will aid natural cooling and insulation. In addition, schools should benefit from outdoor classrooms and good levels of sun-shading.



The landscape framework must provide for a variety of informal recreational activities as well a mix of habitats as at this green space in Wokingham.



Footpaths provide ready access to this open space at The Carillons in Wokingham.



Public art is an important component in the design of the landscape framework. This example is in Campbell Park, Milton Keynes.

Design Principle 1e: The landscape framework should include high levels of connectivity between areas of open space, SANG, green infrastructure, sports and play areas in order to ensure good levels of access and use.

Requirements

- 1e(i): A system of local recreational routes should cross the SDL and make provision for walking and cycling. Where possible, these routes should seek to enhance existing Sustrans routes and connect to existing and new public rights of way so as to afford access beyond the SDL boundaries.
- 1e(ii): These routes should be regarded as green corridors, and should in themselves enhance ecological connections around the SDL.
- 1e(iii): Particular attention should be given to providing safe and convenient connections between and within the proposed SANG and the residential neighbourhoods.
- 1e(iv): Within the network of recreational routes opportunities for interpretation panels should be identified in order to relate the SDL's cultural and military heritage to future SDL users.

- 1e(v): Public art drawing inspiration from local traditions or history or providing a strong statement relating to the location as a place will be encouraged. Installations and art features should be located where they can be encountered as people move around the SDL, so that they can be enjoyed by a greater number of people. Art which draws inspiration from local traditions or history, or providing a strong statement relating to the location as a place will be encouraged. To ensure this is achieved, a strategy for public art should form part of the planning application process. The strategy should identify themes and locations (within both built areas and open landscape areas) for public art, and make clear the methods of funding and delivery that will be brought forward as the development progresses.

Design Principle 1f: A system of landscape management should be put in place to ensure ongoing maintenance, enhancement and stewardship of the landscape.

Requirements

- 1f(i): The applicants should enter into discussions with WBC with regard to the ongoing management and maintenance of all of the landscape elements of the development. Innovative strategies and alternative mechanisms for maintenance by the Council should be tabled for discussion at an early stage in the design process. These matters will be the subject of Section 106 legal agreements to ensure that they are both achieved and retained.



This local centre at Oxley Park in Milton Keynes provides for a mix of retail opportunities with apartments above. Development fronts onto a square that accommodates areas for seating, parking and a public transport route.



The local Primary School at Shinfield is a distinctive building that creates a local landmark and relates positively to the street and adjoining housing.

2. Neighbourhoods

The Core Strategy requires:

- A built form which supports the strategic objectives for the development and assists in creating a recognisable identity;
- Careful attention to the composition of the street frontage and street corners to ensure a continuous building line and help define the street. Long featureless blank frontages should be avoided; and
- Development which is inclusive and accessible for all in accordance with Policy CP2.

The following requirements build on these objectives:

Design Principle 2a: The built development should be structured to create three attractive, walkable, residential neighbourhoods:

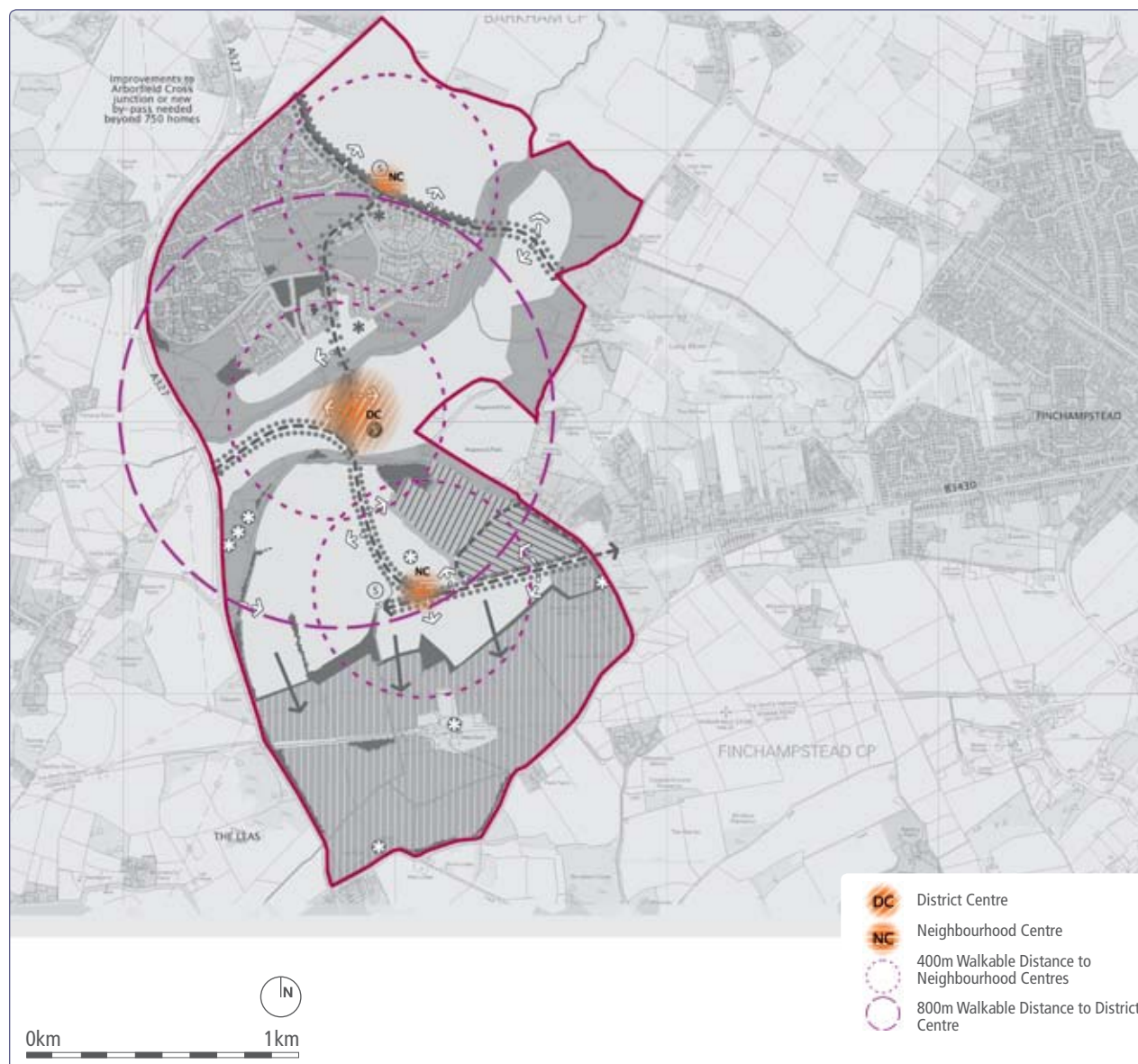
- the northern neighbourhood will focus around the area adjoining Biggs Lane;- the central neighbourhood will focus around the existing community centre, the married Officers quarters on Tope Road, and the playing fields adjoining Baird Road; and
- the southern neighbourhood will be focused on the area between Princess Marina Drive and Sheerlands Road.

Requirements

- 2a(i): Each neighbourhood should have a recognisable centre at its core, related to key streets to ensure that they are accessible and visually prominent (Biggs Lane to the north for example and the extension to Nine Mile Ride in the south). This centre should be the focal point for community activity and trade, and should therefore be the location for schools, shops, local services, health provision, indoor sports facilities, community centres and some small-scale employment.
- 2a(ii): The layout of each neighbourhood should be designed so that access to centres is direct, easy and safe. Priorities for access should be as follows:
- *the first priority should be given to the safety, comfort and convenience of pedestrians;*

Figure 4.2: Walkable Neighbourhoods

- second priority should be afforded to cyclists, who should also benefit from safe and easy routes, as well as secure cycle parking;
- public transport users should be given third priority for movement within neighbourhoods and to centres, with public transport stops being located within a short walk of each dwelling, and provision made for real time information and well designed shelters.
- some parking provision should be made within the district and neighbourhood centres; this should be integrated into the landscape scheme for the centres, and should be shared by all facilities and services, rather than allocated for different uses. Further requirements for car parking are set out in relation to the street network and District Centre elsewhere in this section.





The development of Ravenswood in Ipswich allows for easy accessibility to key facilities by pedestrians and public transport users.



A mixed use block within Wokingham town centre accommodates retail premises at ground floor with apartments above.



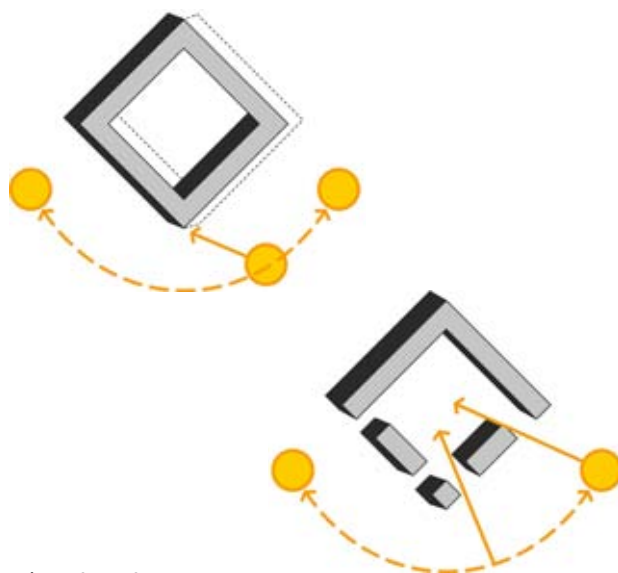
The intersection between two frontages creates a corner which draws the eye and attractively terminates the vista along this tertiary street at Upton, Northampton. Paving materials and detailing are particularly well executed.

2a(iii): Neighbourhoods should be organised through a robust and traditional pattern of streets and blocks. Traditional streets and blocks are regarded as the most land efficient and flexible way to provide housing, and lead to safer and more active streets. They allow for the creation of private rear gardens and a variety of ways to accommodate car parking on-plot.

2a(iv): The dimension of the blocks is critical to ensure good levels of pedestrian connectivity through the neighbourhoods. Given an average residential density of between 30–35 dwellings per hectare will prevail throughout the SDL, the rule-of-thumb for residential blocks is 60m x 80m; this will allow for a range of parking options and provision for private rear gardens. Mixed use blocks can be larger where they need to accommodate larger footprint uses, but consideration should still be given to pedestrian connectivity.

2a(v): Traditional blocks will ensure streets are fronted and enclosed by buildings. Frontages are the most publicly visible part of a building and should therefore be detailed accordingly. A clearly legible pattern of frontage development highlighted by appropriate detailing should form a key built form component at Arborfield Garrison. The intersection between two frontages often denotes a junction between two streets. The treatment of the corner in built form terms can highlight the relative importance of a particular location. Corners offer opportunity locations for transition of character and scale. Such opportunities should be used sparingly to greater effect

2a(vi): Safe neighbourhoods should be achieved through the careful consideration and application of the principles outlined in urban design best practice documents and Secure by Design, as well as local design guidance.



Solar Orientation

Orientating blocks to the sun's path can reduce overshadowing areas within the block.

Breaks in the building form or reduced storey heights can increase solar penetration of the block.

Care should be taken when seeking to maximise south facing fenestration for passive solar heating to avoid compromising other design objectives.

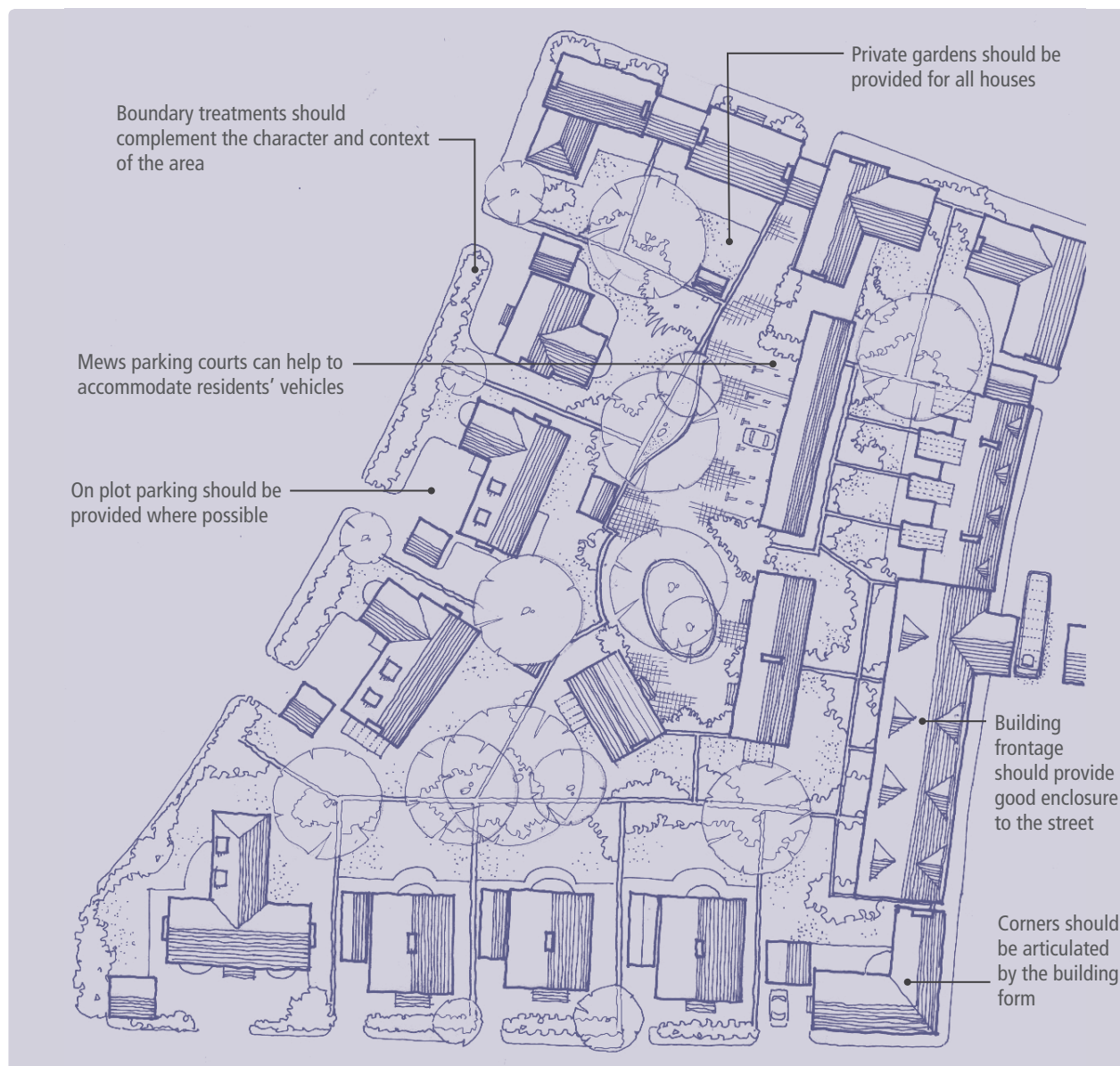


Figure 4.3: Traditional perimeter block layout incorporating mews court

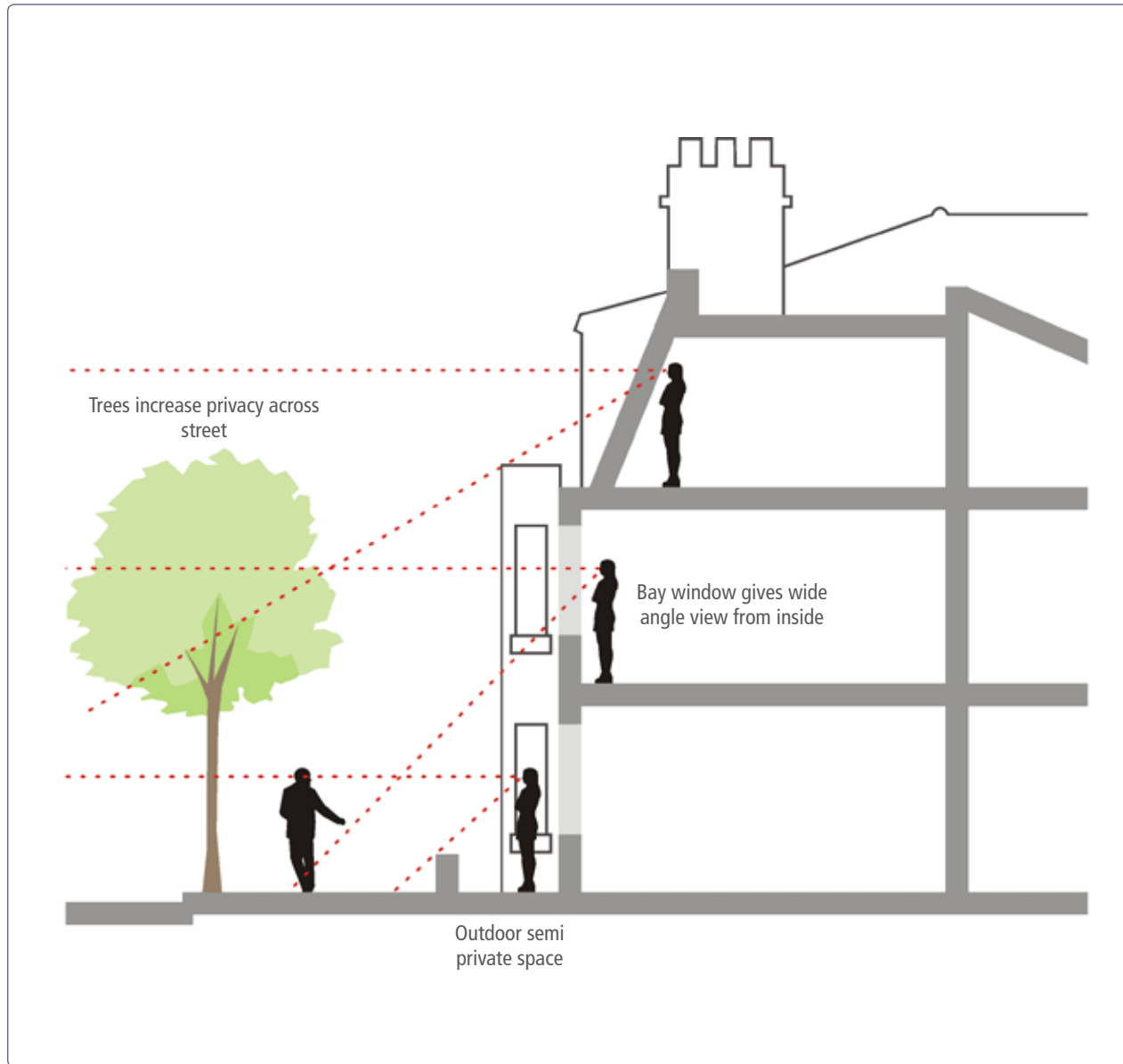


Figure 4.4: Overlooking and Natural Surveillance



The use of a taller apartment building at Accordia in Cambridge helps define and contain a primary street that accommodates tree planting.



These houses in Wokingham Town Centre front the street and have a well defined base, middle and roofline which provide a clear structure to the façade.



Off-street parking at Skylark Way in Wokingham has been carefully considered as part of the overall street scene and incorporates opportunities for tree planting.

Design Principle 2b: Each neighbourhood should make provision for a mix of house types and tenures in order to promote inclusivity and choice (the design of residential built form should respond to the requirements set out under “Character Types” in this Section).

Requirements

- 2b(i): A full range of house types should be provided for, including apartments, small and larger family homes, homes for the elderly and homes for people with special needs and disabilities.
- 2b(ii): The applicants should fully comply with the Council’s requirements for Lifetime Homes.
- 2b(iii): All housing should be “tenure blind” so as not to distinguish between private ownership, social rented and shared ownership properties in the appearance and setting of the dwelling.

- 2b(iv): Some provision should be made within at least one neighbourhood for self- build plots to enable individuals to design and construct their own dwellings.



Self-build plots can offer scope for greater variety and individual buildings. This example is at Hampton, Peterborough.

Design Principle 2c: Inclusive design is essential to the SDL in order to help break down barriers and exclusion. The needs of the diverse groups of people who will use and live at Arborfield should be fully considered.

Requirements

- 2c(i): The Disability Rights Commission guidance on inclusive design should be followed to ensure compliance with the Disability and Discrimination Act 1995. This requires development that is:
- *Easily used by as many people as possible without undue effort, special treatment or separation;*
 - *Able to offer people the freedom to choose how they access and use it and allow them to participate equally in all activities it may host;*
 - *Able to embrace diversity and difference;*
 - *Safe, legible and predictable; and*
 - *Of consistently high quality in design and layout terms.*

3. Character

Relevant Core Strategy requirements are:

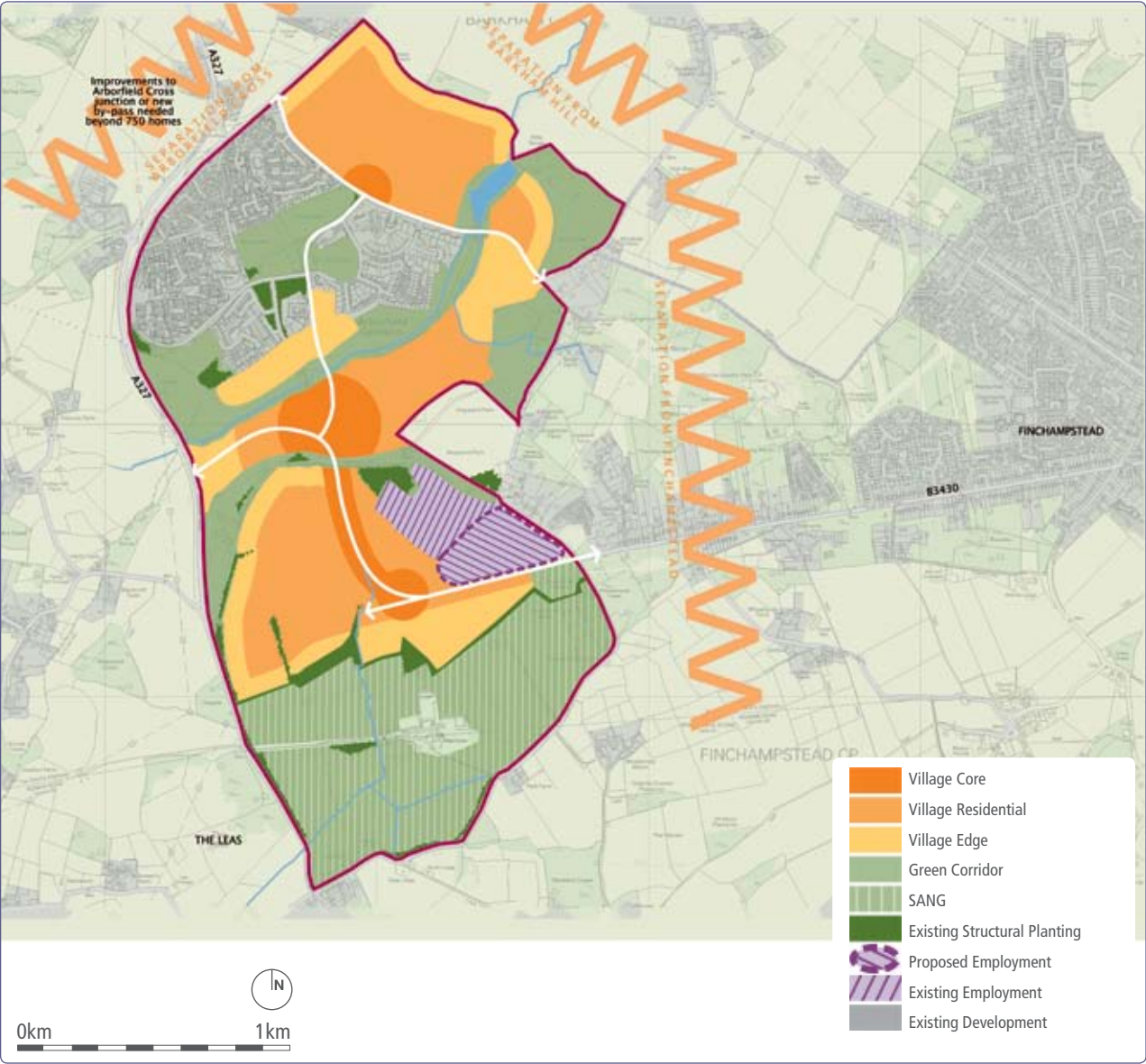
- A built form which supports the strategic objectives for the development and assists in creating a recognisable identity;
- A demonstration of how the settlement edge will be managed;
- Architectural design of a high quality and which ensures a sense of cohesion. New buildings should be inspired by the character of existing high quality architecture in the Borough. Regard should be given to the Borough's Residential Design Guide;
- Vehicle parking as an integral part of the plan for the scheme should ensure limited impact on visual amenity and residential privacy. Larger surface level car parks should make provision for generous planting to aid visual containment; and
- Public art should be integrated into the design of the development.

Design Principle 3a: Diversity and distinction within the SDL should be enhanced through the application of character typologies, which will reinforce the settlement structure. The typologies will inform the design of the built form, streets and spaces and landscape treatment of the built areas of the SDL.

Three character typologies have been identified, and are shown on the accompanying plan. They promote a simple pattern which will see the most built up areas at the centres, with a gradual reduction in built intensity towards the edges of the SDL in response to the rural surrounds.

The following table summarises the requirements relating to the three identified typologies; these will be developed further through detailed masterplanning by the applicant which will ensure the SDL responds to the unique qualities of each village. The Borough Design Guide should also inform the applicant’s design process.

Figure 4.5: Character Typologies



This map is based upon Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of HMSO © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham Borough Council License No. 100019592 2009. For reference purposes only. No further copies may be made.

DESIGN COMPONENTS	VILLAGE CORE	VILLAGE RESIDENTIAL	VILLAGE EDGE
General layout	Fine grain with continuous building frontages. Buildings parallel to the street to create well enclosed streets and spaces.	Generally parallel to the street, with some scope for relaxation in places, to create well lined but less formal streets and spaces.	Development should front onto and address open space and the surrounding landscape. Settlement edges should be carefully considered to reflect the rural context. Development should not back onto open space or surrounding countryside, to ensure a positive address of these areas.
Built Form	Regular built form, generally townhouses, terraces and apartments parallel to the street. Taller properties could be justified where appropriate. No, or small front gardens. Generally narrower plot widths and regular massing should produce vertical repetition along the street and generate a more “urban” feel.	Scope for less regular built form, with shorter terraces and some semi-detached houses, with occasional detached buildings. Two storeys, with occasional three storeys at key corners and along important secondary streets. Setbacks should allow for small front gardens. Varying plot width should create variety but retain an overall sense of enclosure.	Larger, wider plots with larger semi-detached and detached forms and more spacing between plots will generate a more informal, character in response to the immediate rural context and should enhance the relationship between development and the open countryside. Two storeys. Sizeable gardens and more informal layout should also reinforce this character.
Indicative average residential density (based on WCS requirement of an average of 30–35 dph (see Fig 4.6))	Approximately 40 – 50 dph	Approximately 35 – 40 dph	Approximately 25 – 30 dph

DESIGN COMPONENTS	VILLAGE CORE	VILLAGE RESIDENTIAL	VILLAGE EDGE
Indicative Block configuration			
Approach to streets, open space and landscape design	More formal, with an emphasis on hard landscape treatment and formal tree planting patterns with limited mix of species, in response to the more built-up character of the area and the provision of neighbourhood and district centres.	Generally informal in order to create a relaxed residential setting. Careful blend of hard and soft landscape treatment, with semi-formal planting and limited mix of tree species.	Strong reference to the rural context. Emphasis on informal and soft landscape. Very informal tree planting regime with greatest mix of species.
Residential parking	A mix of on-street and off-street parking. Parking courts can be used for apartments. Mews lanes can be used for terraces and townhouses.	Predominantly on-plot parking, with some mews parking and informal on-street parking.	On-plot parking, with some informal on-street visitor parking.
Residential boundary treatment	Formal, consistent style to all residential properties with a setback. Predominantly walls and railings.	Semi-formal, with a mix of walls, or railings and hedges.	Very informal, predominantly hedges or rural fencing. Where properties are located at the edges of the SDL hedges should always be used.



A mix of town houses and apartments are carefully arranged around shared courtyard spaces at King's Hill. The design has contemporary use of glazing and fenestration but draws references from the Kent vernacular.



In Upton, Northampton, a terrace of town houses successfully merge traditional built forms with contemporary detailing that draws on an a strong Arts and Crafts character.



The use of traditional materials that are typical of the locality together with a modern, glazed dormer window create an interesting roofscape at Upton in Northampton.

Design Principle 3b: Buildings should be designed to ensure architectural and design excellence. The built form should positively respond to and draw references from the many fine buildings and rich townscape that is a strong characteristic of the Borough.

Requirements

3b(i): The built form should not be a pastiche of traditional styles, rather it should take clear character references from the vernacular architecture, but should apply these in a contemporary manner to ensure that buildings are of their time. Important design references include:

- *careful interpretation of the Arts and Crafts character evident in the Officers houses on Buttershaw Avenue;*
- *key buildings from the military history of the Garrison;*
- *farmsteads and agricultural buildings within and close to the SDL; and*
- *listed buildings within the SDL such as West Court and Hogwood Farm.*

3b(ii): The development should establish a clear pattern of well defined frontage development across the SDL. The public frontages of buildings should address streets and public spaces and be clearly distinguished from rear elevations overlooking gardens and other private spaces. This will ensure that development is 'legible' making it easy for people to find their way through the SDL.

3b(iii): Key building elevations should be designed so that there is a clear and identifiable 'bottom', 'middle' and 'top', adding visual interest. The bottom of the building should meet the ground and enliven adjoining streets and spaces through the positioning of doors and windows. A higher frequency of entrances creates a busier street. This will be particularly important in the district and local centres. The middle section of the building should give clues to its function. This can be



This contemporary house at Upton is very much of its time but uses a warm palette of traditional materials. It demonstrates a clearly defined building elevation and a positive relationship fronting onto the street.

achieved through the design and detailing of fenestration and the use of balconies and upper floor terraces. This also provides opportunities for the street to be overlooked, thus increasing passive natural surveillance.

The top of the building should also be carefully considered. An interesting and dynamic roofscape adds visual interest with roof pitch and roofline articulated to lend distinction to different parts of the SDL. With commercial buildings and schools any ventilation arrangements, air conditioning, lighting, servicing and any telecommunications equipment should be carefully designed and integrated into the overall structure of the building and should be masked from public view points. On domestic buildings consideration should be given to providing opportunities for discrete locations for satellite dishes.

Design Principle 3c: Landmark buildings should be designed and located to emphasise the role and status of a particular building or place. Landmark buildings should include those with a special architectural character, those incorporating distinctive features and those with special functions.



In New Hall, Harlow, a distinctive landmark has been built adjoining a mixed use local centre. The building accommodates apartments and uses copper cladding that will weather to verdigris over time.

Requirements

- 3c(i): Landmark buildings and features should be located to aid legibility. Increases in building heights should reinforce the presence of the district and neighbourhood centres. Views to existing landmark buildings and features should be incorporated into the planning application masterplan.
- 3c(ii): The potential for existing buildings to be retained and employed as landmarks to assist with legibility and place making should be explored.



As shown here, local buildings have a restrained palette of materials including red brick and clay roof tiles.



Design Principle 3d: High quality materials should firmly establish the character and identity of the SDL, both in respect of the public realm and the built form of buildings and structures.

Requirements

- 3d(i): A strategy for a restrained palette of colours and materials should be prepared at the Reserved Matters stage to influence the detailed design of the development. This should include, but is not limited to warm red brick, clay roof tiles, timber cladding and panels of painted render, which are commonly found throughout the Borough. Modern interpretation of these materials will ensure that the SDL can be identified as a contemporary place. The image of place will also be reinforced by built form, decorative detailing, public art and even basic features such as windows and doorways.



A mews street at Accordia in Cambridge integrates garaging and storage into the design and layout of the development. The street is overlooked through use of roof terraces and balconies.



Use of high quality materials and street tree planting define parking bays at Upton in Northampton. The street is well overlooked by adjoining houses.

Requirements

- 3e(i):** A comprehensive strategy for vehicle parking should be prepared, which clearly sets out how provision will be made across the scheme for both residential, visitor, employment and shopper parking. In general terms, residential parking should be accommodated on-plot, in garages/car ports or on driveways (or in combination) or in mews lanes where some degree of overlooking can be achieved. Mews lanes will be particularly relevant for dwellings fronting primary streets where direct vehicle access to the plot may be inhibited. There will be a presumption against rear parking courts except for apartment buildings, in order to maximise the level of privacy and security for dwellings.
- 3e(ii):** On-street parking will be permitted where it is designed into the street from inception.

Designated parking bays of up to a maximum of six vehicles, divided by street trees should be provided.

- 3e(iii):** Public car parks should be well designed, lit and landscaped. Boundaries should avoid the use of close-boarded fencing in favour of brick walls to help establish attractive areas.
- 3e(iv):** Secure and useable cycle parking and storage facilities including bin storage should be incorporated into new development, as part of the street or development block. Facilities should be safe to use and well overlooked. Within the public realm cycle stands should be located at key locations, particularly adjoining the proposed public transport interchange facility in the District Centre.



Bespoke seating in Portsmouth celebrates the city as birthplace of Charles Dickens. Public art can be functional as well as visually engaging.



In Hull a simple but beautifully detailed sequence of installations creates a 'Fish Trail' through the city centre. Here the images of Whitebait are set into specially commissioned paviers.



Dramatic glazing on this café building at Princesshay in Exeter creates a striking local landmark. An artist in residence was employed as part of the development team.

Design Principle 3f: Public art should form an integral component of the built form in order to reinforce local identity.

Requirements

3f(i): A strategy for public art within the built areas should be prepared. This should make provision for the involvement of artists in place making at the local level. The strategy should make explicit the timing, funding and delivery arrangements for public art.

3f(ii): Opportunities for public art should be widely considered, and may include:

- *art installations and sculpture;*
- *unique street furniture and signage;*
- *surface treatment;*
- *lighting;*
- *unique walls and railings;*
- *paintings, murals, mosaics;*
- *uniquely crafted landforms; and*
- *individual elements and adornments within buildings.*

Design principle 3g: Place names should be carefully considered to ensure they are directly relevant to the location.

Requirements

- 3g(i): The developer will be encouraged to enter into discussions with the appropriate authorities including the Council and the Parish Councils, other community representative organisations, and with acknowledged local experts to develop an agreed approach to naming of streets and areas within the SDL, including parks, open spaces, schools and community centres. Use of local historic names or names of persons and uses associated with an area can add richness and assist in establishing the place.

4. Centres & Schools

The Core Strategy requires:

- The proposed District Centre at a central point, well integrated with educational facilities. The district centre should include a food store of 4,000m² as well as a range of community facilities and services;
- Two primary schools and a secondary school to serve the SDL. The secondary school will also serve the South of M4 SDL and help to facilitate wider reorganisation of secondary school catchments within the Borough.

Design Principle 4a: Centres should act as the community hubs for local activity. The scale of the centres and the uses contained within them will ensure good levels of access to services and facilities for all residents, and will reinforce the objective of a self-contained settlement.

Requirements:

- 4a(i): In accordance with the Preferred Spatial Framework Plan provided in the preceding section of this SPD, the development will provide for one District Centre and two Neighbourhood Centres. The District Centre will be located centrally within the SDL to act as a community hub, and the Neighbourhood Centres will be positioned in the north and south of the SDL. An indicative layout is contained in Appendix C which illustrates the District and northern Neighbourhood Centre proposed by the Draft SPD. In order to reinforce the self-containment of the settlement, any proposed supermarket of 4,000m² for the sale primarily of convenience goods, health centre and secondary school should be located in the District Centre. Sufficient land should be made available to achieve a reasonable level of future proofing

of the community hub and opportunity for expansion subject to planning policy prevailing at the time.

- 4a(ii): Public and community uses will be located according to their anticipated catchment, and the following accessibility standards will guide the location of key land uses:

Within 600m	Nursery school Primary school
Within 800m	Post office Pub
Within 1500m	Health Centre Secondary school
Within 2000m	Supermarket



At Ravenswood, Ipswich, street furniture, cycle stands and paving are all coordinated in a mixed use local centre.



The Village Centre in Shinfield accommodates the local primary school, leisure/community facilities and offices which front onto a public square and provides a focus for the neighbourhood.



Use of the first floors for small offices and apartments at the Plaza in Wokingham provide a good mix of uses in the Town Centre. The pedestrian orientated public realm allows opportunities for outdoor seating and spill out space for cafés and restaurants.

4a(iii): Other acceptable uses include public houses (class A4), financial and professional services (class A2), cafés and restaurants (class A3); hot food takeaway (class A5), small office accommodation (class B1a), a hotel (class C1), assembly and leisure uses (class D2), and non-residential institutions such as community space and a crèche (class D1). Consideration will be given to granting consents that will allow movement between use classes if it can be demonstrated that this will assist in delivering a viable and sustainable centre.

Design Principle 4b: The centres should be characterised by high quality public realm which will add to their attractiveness.

Requirements:

- 4b(i): Centres should be designed and laid out to provide a good degree of containment and enclosure around a central public space, street or area. This space will be scaled in response to the size of the centre, and should enable outdoor activities, such as pavement cafés, markets and festivals.
- 4b(ii): Materials, signage and advertising, lighting, street furniture and planting should be carried out under a comprehensive strategy for the SDL, which allows for some distinction between each of the centres.

4b(iii): Provision for travel will be integral to the design of these outdoor spaces. Public transport stops, secure cycle parking and car parking (at a standard to be agreed with the Local Planning Authority) will be designed to seamlessly integrate with the public realm, and should not detract from the visual amenity or safety of the development.

Design Principle 4c: The position and design of buildings should help to distinguish the Centres, provide a cohesive identity and ensure a legible relationship with one another. In addition they should demonstrate the application of good urban design principles.

Requirements:

- 4c(i):** All buildings within the Centres will form part of the street frontage. The aim will be to establish a “high street” or “village square” around which development is located. Development should positively address the public realm by fronting onto principal streets and spaces. Pavilion buildings set within areas of surface car parking should be avoided and will not be an acceptable design response.
- 4c(ii):** Large footprint buildings, for example a supermarket or school, should:
- *be embedded within the block structure;*
 - *have its principal front door onto the public street or space, with limited setback from the edge of the adoptable street area;*
 - *not have blank elevations facing any publically accessible area;*



The main entrance and principal frontage of a supermarket is carefully integrated into the layout of the mixed use district centre at King's Hill in Kent.

- *be serviced, and have storage and delivery areas which are unobtrusive. Service yards can be located within the centre of development blocks in order that they remain hidden from view. Access points should be discretely located and when not in use they should be gated to provide continuous frontage to the street; and,*
- *have any allocated parking located within an area which is away from the main street frontage, and structured around an attractive landscape design which reduces the visual impact of the car park.*

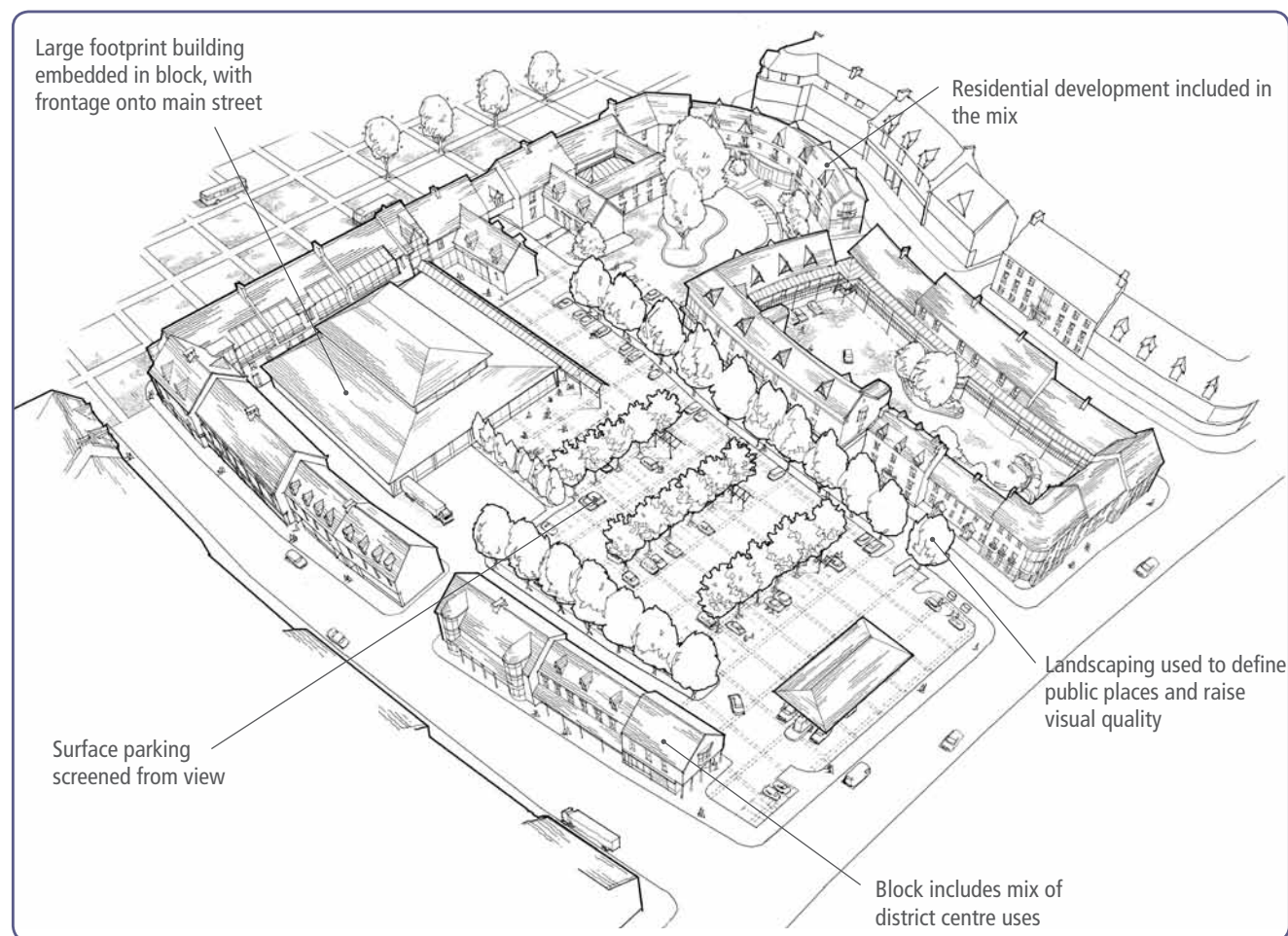
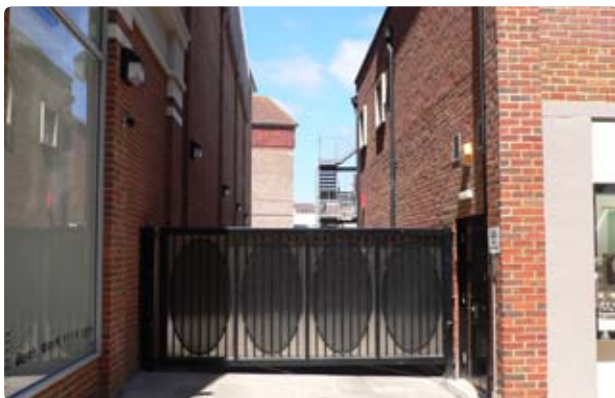


Figure 4.6: Large footprint uses such as supermarkets should be integrated into perimeter blocks.



At the Whitefriars Centre in Canterbury a service yard is obscured from view behind a simple gateway.



This three storey mixed use building at Princesshay in Exeter has a high quality elevational treatment. Access to the apartments above the shops is provided via partially glazed walkways with balconies on the southern elevation behind.

Design Principle 4d: Residential uses should be included in the neighbourhood and district centres and are seen as essential for their vibrancy, safety and appeal. These should be counted as part of the requirement for around 3,500 dwellings in the SDL.

Requirements

4d(i): Housing, including apartments and townhouses, should be included in every centre. Apartments should be located above ground floor uses, in particular shops, in order to increase the use mix within each centre.

4d(ii): To safeguard the amenity of all users of the Neighbourhood and District Centres, in particular the residents, attention should be given to ensuring issues of noise transmission and vibration, refuse storage and collection, odour and light pollution are all adequately addressed through the design process. Care will need to be taken in the siting of mechanical extraction equipment and external lighting sources for example, and apartments and townhouses will need to be designed to minimise noise and disturbance from adjoining uses through appropriate sound insulation measures.

5. Design of Employment Areas

Design Principle 5a: Employment within the SDL should ensure the close co-location of homes and jobs, so that the opportunity to live and work in close proximity is provided.



This parking area serving commercial premises in Oxford is well overlooked and attractively planted.

Requirements

- 5a(i): The extension to the Hogwood Industrial Estate should be laid out so that it is easily accessible from surrounding residential areas. Streets should naturally extend into the estate to ensure good levels of connectivity. Principles governing street design set out in this document apply equally to industrial areas.
- 5a(ii): Routes should be well lit, overlooked by businesses, and should make good provision for pedestrian and cyclist movement and safety. Secure and convenient cycle parking should be provided at places of employment.
- 5a(iii): Provision should be made for convenient and well located public transport provision to enable local residents and those travelling into the area to work to choose public transport as their mode of travel.

Design Principle 5b: Employment areas should be designed to create a high quality working environment for the amenity and benefit of employees and business investors.

Requirements

- 5b(i): The layout of employment areas should extend the pattern of urban blocks established in the neighbourhood areas, albeit that blocks may be larger in size in order to accommodate larger footprint buildings; they will typically measure approximately 80m x 100m. The principal access to all businesses should front the street and should be directly accessible from the street.
- 5b(ii): Parking for private vehicles, service and delivery vehicles should be located and designed to be unobtrusive and should not detract from the appearance and amenity of the public streets within the employment area.
- 5b(iii): The landscape framework should extend into the employment areas. Street trees, landscaping to the front of buildings, and access to open space should be provided to enhance the setting of the workplace.

Design Principle 5c:

Employment buildings should be designed to be sustainable and to offer healthy and attractive working environments.

Requirements

- 5c(i): Buildings should be naturally ventilated, and should allow good levels of natural light to permeate into them. They should benefit from solar gain, and summer shading should be provided. All of these features should be incorporated to reduce reliance on heating, air-conditioning and artificial lighting.
- 5c(ii): Building materials should make reference to the local character. They should be acquired from sustainable sources. Where the building design allows, buildings should be manufactured off-site and assembled on-site in order to reduce waste during construction.
- 5c(iii): Buildings should be capable of adapting to meet the changing needs of employers, staff and businesses over time. They should be designed to allow for future sub-division or extension without the need for extensive remodelling.



A shared surface tertiary street fronted by dwellings establishes an attractive residential environment at King's Hill in Kent.



High quality materials, tree planting and convenient pedestrian crossings distinguish this primary street at Ingress Park in Kent.



Generous pavements, robust frontage development and opportunities for on-street parking are provided as part of the design of a secondary street at Rectory Close, Wokingham.

6. Access & Movement Framework

The Core Strategy requires:

- A continuous network of streets to permit easy movement within the development. Within this network a legible hierarchy should be established to distinguish those streets associated with through movement from quieter residential streets; and,
- Good access to public transport, and provision for a high level of amenity, information and safety for passengers.

Design Principle 6a: The layout and design of the SDL should promote easy and efficient movement, balanced with high levels of residential amenity and an attractive environment. This will be achieved through a hierarchy of streets and routes which respond to different travel needs.

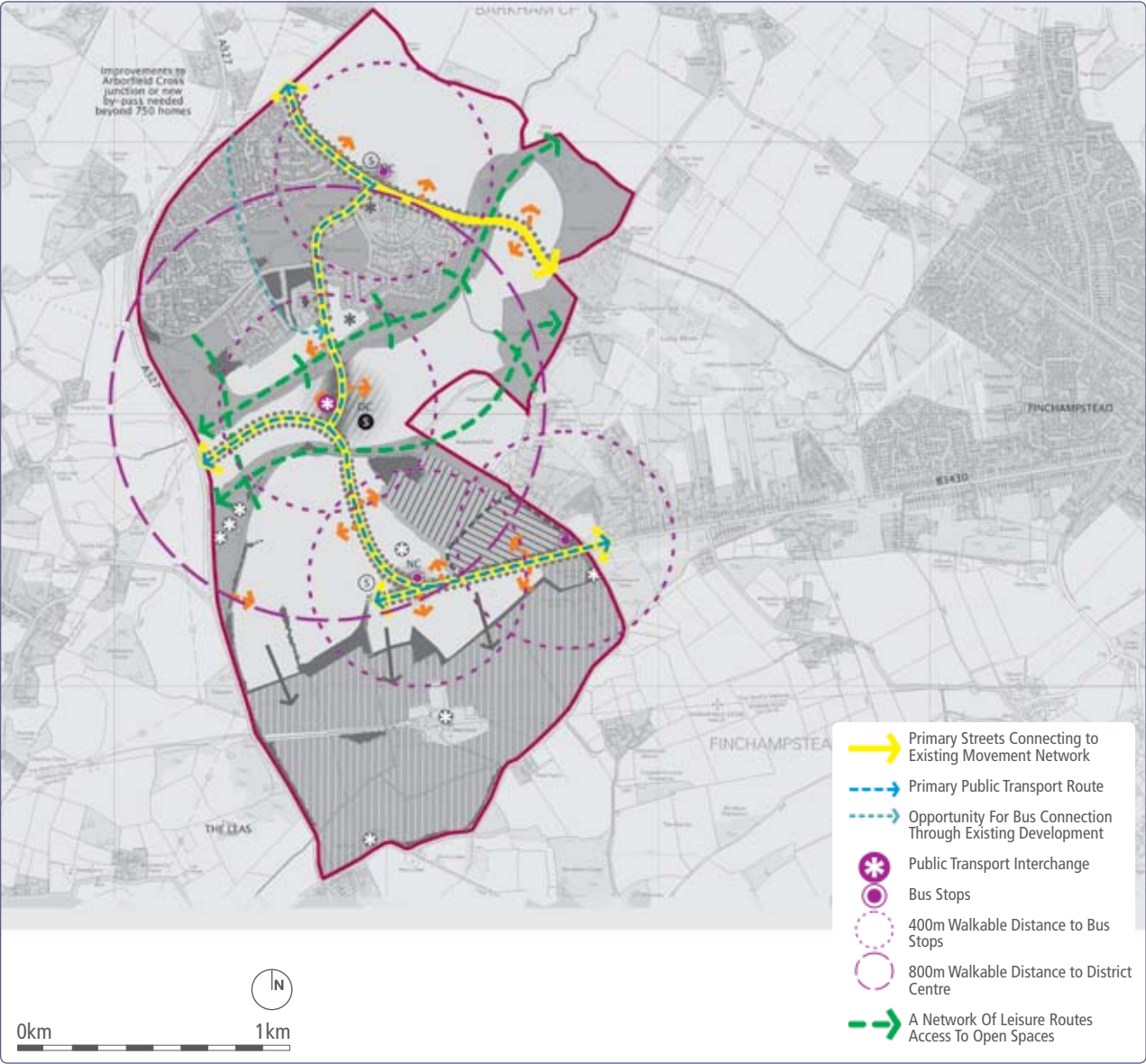
Requirements

- 6a(i): The detailed design of streets should conform to the principles set out in the Department for Transport's Manual for Streets and Manual for Streets 2, and should be generated through discussions with the Local Highway Authority. The emphasis of these discussions will be first to establish agreed ambitions for urban quality, and then to work closely with the authority to establish how this can be achieved on a technical level in order to enable adoption. The authority intends to provide updated street design guidance in due course, which will help to inform these discussions.
- 6a(ii): The basic street hierarchy is set out below. This provides a starting point for design discussion. It is anticipated that the general aspirations and parameters provided will be designed in detail according to the requirements of the character typologies.



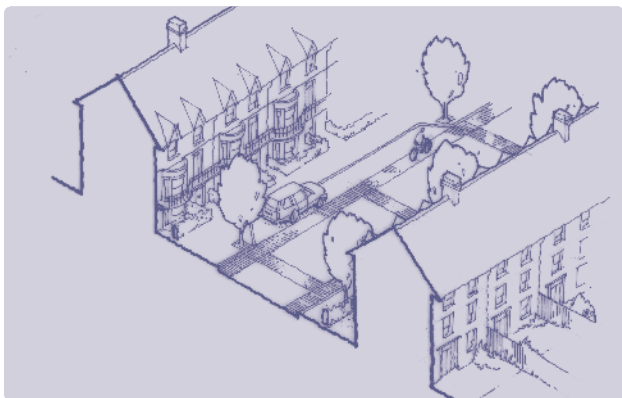
A residential street at Upton in Northampton is attractively detailed, has well defined parking bays and is fronted by development.

Figure 4.7: Transport and Movement Diagram

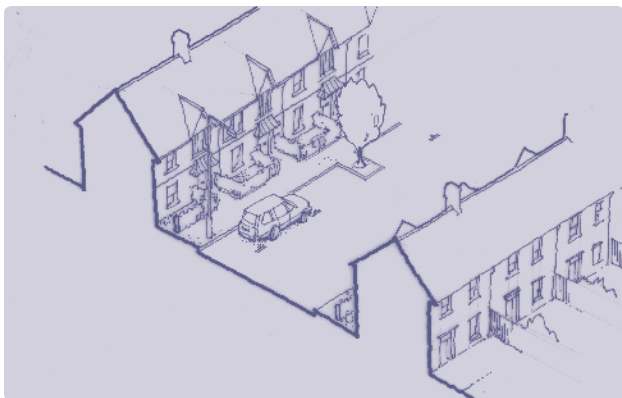


This map is based upon Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of HMSO © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham Borough Council License No. 100019592 2009. For reference purposes only. No further copies may be made.

DESIGN REQUIREMENTS	PRIMARY STREETS	SECONDARY STREETS	TERTIARY STREETS	MEWS LANES	PEDESTRIAN AND CYCLE ROUTES
General function	To carry vehicles travelling through the development, to connect neighbourhoods and to give access and exposure to the centres.	To make up the local network, giving access to and through residential neighbourhoods.	Lower order routes giving access to dwellings, with no relevance to through movement.	Access to rear garages and for very local movement.	For recreational and functional purposes, and to allow movement around the SDL without the need to mix with vehicles.
Public Transport	Main public transport route.	Some secondary routes will be used for public transport.	No.	No.	No.
Design criteria	<p>Carriageways should be of sufficient width to carry public transport. Cycle lanes should be incorporated into the street.</p> <p>Generous pedestrian footpaths should be created along both sides.</p> <p>Tree planting along both sides of the street should be achieved.</p>	<p>Carriageways should be designed for a lower level of traffic movement. The emphasis should be on pedestrian comfort and safe cyclist movement. Street trees should line at least one side of the street, ideally both. Footpaths should be provided on both sides.</p>	Can be designed as shared surfaces, with an informal layout giving equal priority to slow moving vehicles and pedestrians. Informal planting should reinforce the quiet relaxed character of the street.	Narrow lanes, should be overlooked by some development. Shared surfaces and very informal landscape treatment. Security can be improved by the provision of resident controlled gates.	Set within the landscape, but convenient to dwellings, and connecting to the centres. Routes should be of sufficient width to avoid pedestrian and cyclist conflict.
Frontage development	Continuous throughout the built areas.	Continuous throughout the built areas.	Continuous.	Partial.	Partial.
On street parking	In designated bays.	In designated bays.	Should be designed into the street layout.	No.	N/A.
Vehicle cross over	Limited opportunities.	Permissible.	Permissible.	N/A.	No.



Cross Section – Primary Streets



Cross Section – Secondary Streets



Cross Section – Tertiary Streets

6a(iii): There will be three primary streets within the SDL;

- *Biggs Lane, which can be upgraded to meet the requirements of primary streets;*
- *A north/south street, acting as a bus priority corridor and providing important connections between the three residential neighbourhoods, plus access to the district centre; and,*
- *A Nine-Mile Ride extension, connecting to the A327 and providing important access for the main employment area (measures should be discussed at the Reserved Matters stage to ensure residents of new and existing development are not adversely affected by employment traffic, in particular by large vehicles).*

6a(iv): The street network should promote good connections with the existing community to ensure a good degree of physical and visual integration. This includes pedestrian and cycle routes as well as vehicular streets.

6a(v): Improvements to the existing network of local roads including the off-site network may be required to ensure nil-detriment within the network and make adequate provision for public transport access. This should be discussed with the local highways authority.

6a(vi): An SDL-wide Infrastructure Delivery Plan must be submitted with any planning application.



Direct pedestrian crossings are provided as part of raised table at this junction in Ingress Park, Kent. A simple and consistent palette of quality materials is utilised.

Design Principle 6b: The landscape design of the street should be governed by a detailed street design strategy, which should be prepared by the developer in advance of the Reserved Matters stage as part of a design code or design statement.



Careful attention to detail produces a quality streetscape at Ingress Park, Kent which includes the use of street trees.



The consistent use of a family of street furniture, paving materials which incorporates existing tree planting establishes a quality environment at Accordia in Cambridge.



Simple high quality and robust materials should be used at public transport stops. This example in Wokingham town centre incorporates "real-time" information

Requirements

- 6b(i):** Street trees are an essential component of the new development. A selected list of trees and shrubs should be prepared which identifies suitable species for each street type. Their scale, shape, robustness, attractiveness and ease of maintenance should be carefully considered. Similarly, shrubs which are compatible with the street type and character types should be identified within the strategy.
- 6b(ii):** A simple palette of materials for use across the movement network should be identified in discussion with the Council. Materials from this palette should be used to highlight the distinction between different streets within the established hierarchy. Materials should be selected with careful consideration being given to appearance, safety, suitability and fitness for purpose.

- 6b(iii):** Tree and shrub species and materials should be applied to public spaces also, in order to create a coherent public realm.
- 6b(iv):** The strategy should also make proposals for the specification of street furniture components including seating, litterbins, lamp stands, bus shelters, bollards and signage. These items should add to the overall identity, quality and character of the development, and should reinforce the Character Type objectives, whilst avoiding 'clutter'.



A consistent but simple design approach to shelters, covered cycle parking and street furniture together with direct pedestrian crossings and tree planting create a functional public transport interchange at Kent Thameside.



Direct, at-grade pedestrian crossings together with minimal guard rails provide easy access with minimal public realm clutter at this busy junction in Wokingham.

Design principle 6c: The District Centre will incorporate a bus interchange facility in order to facilitate easy and efficient use of public transport and to encourage longer journeys to be undertaken by this mode.

Requirements:

- 6c(i): Early engagement with bus operators is essential to maximise the potential of the opportunity to establish sustainable travel patterns and behaviour from the early phases of the development, in order to better manage travel demand.
- 6c(ii): The bus interchange facility should be designed and integrated with other development and with the public realm within the district centre in order to ensure it becomes a readily identifiable location and place in the SDL.

- 6c(iii): Emphasis should be given to passenger comfort, safety and convenience. Therefore lighting, information systems, shelter and proximity to active uses will be essential. High quality, lightweight, contemporary glazed canopies incorporating seating and proximity to active uses will be essential. High quality, lightweight, contemporary glazed canopies incorporating seating and real time information should be provided.

7. Existing Buildings

The Adopted Core Strategy requires:

- Existing Listed Buildings be integrated with the development, with due regard to the character and setting of the buildings; and,

Consideration wherever possible of the reuse of other existing buildings in the SDL, particularly where they have architectural or historic merit.

In response, the SDL should demonstrate the following principles (7a and 7b).

Design Principle 7a: The following five Listed Buildings, one listing comprising a group of three buildings, and two Scheduled Ancient Monuments within SDL represent the best of the built form heritage within the SDL.

The Listed Buildings, all Grade II listed, are:

- *Hogwood Farm which is a timber framed farmhouse dating from the 17th century and is timber framed with a hipped, tiled roof. The Farm is now used in association with the Hogwood Industrial estate and is centrally located within the SDL accessed from Sheerlands Road.*
- *Lea Farmhouse which is part brick, part timber framed with the earliest parts dating from the 16th century and in use as a private dwelling. The farmhouse is located adjoining the southern edge of the SDL.*
- *Shepperlands Cottage which is a timber framed cottage dating from the 17th century, also in use as a private dwelling. The cottage is located on the eastern edge of the SDL, close to the junction between Nine Mile Ride and Park Lane.*



West Court is a Grade II Listed Building in the southern part of the SDL site. Reference should be made to its character and materials in determining the built form of Arborfield Garrison.

- *West Court, a 19th century brick built house, extended in the 1930's and currently used as the Officer's Mess. West Court is centrally located in the southern most part of the SDL at the centre of the proposed site for the SANG.*
- *Westwood Farmhouse comprises three separate buildings – the timber framed farmhouse dating from the 17th century; the granary, also timber framed, dating from the 18th century, and the cottage the earliest parts of which were a hall house dating from the early 16th century. The buildings are privately owned and occupied. They are located on the western edge of the SDL.*



The Infirmary Stables are a Scheduled Ancient Monument. Careful consideration must be given to the setting of the stables together with opportunities for re-use, perhaps as a community building.

Requirements

- 7a(i):** Particular regard should be paid to the character and setting of these buildings through the master planning process to ensure that they are sensitively and appropriately integrated into the SDL. This will mean careful consideration of the location and alignment of key infrastructure for example, the edge treatment of development parcels and the overall landscape framework for the SDL. Proposals for the reuse of any of the buildings, West Court for example, which include alterations to the internal layout or external appearance will need to be assessed having regard to the relevant Listed Building policy framework.



Bush Walk in Wokingham town centre demonstrates how Listed Buildings can be sensitively brought back into use. Finding a suitable alternative use for listed and other historic buildings and structures is a good way of maintaining them.

- 7a(ii):** The 2 Scheduled Ancient Monuments (SAMs) within the SDL each have a very different character. The first is a Medieval Moat (SAM number 20335) located adjoining Princess Marina Drive towards the centre of the SDL. It is currently used for informal landscape amenity and incidental open space. The second is the Arborfield Infirmary Stables (SAM number 199) which were constructed in 1911–12. The stables are a single storey range of buildings with a shallow pitched roof. They were used for the convalescence of military horses and are preserved for their historic use and interest. The stables which are currently disused are also centrally located close to Princess Marina Drive and set within an area of open space.



These buildings at King's Hill in Kent, a former air field, have been retained and refurbished as commercial office space. The mature tree planting surrounding them has been incorporated as part of the rich landscape framework at the development.

It will be important that the setting and the future use of the SAM sites is carefully considered against the relevant statutory policy framework. They should be carefully integrated with patterns of development and the landscape framework of the SDL. For example, potential community uses for the stables could be considered together with interpretation information provided for both sites. The existing informal recreation and landscape amenity offered by the Moat site could also be incorporated into the wider landscape framework for the SDL.

Design principle 7b: Many buildings associated with the Garrison and School of Electrical and Mechanical Engineers could fulfil useful community functions, such as the sports complex and gymnasium located on Nuffield Road. Additionally, there are several distinctive buildings and structures which may offer potential for conversion to other uses or provide a local landmark that can

contribute to the character of the SDL. These include the Moat House off Buttershaw Avenue, the Bailleul Sergeant's Mess which adjoins Biggs Lane, and the REME RHQ on Isaac Newton Road. In addition the water tower is a distinctive landmark at the northern end of the SDL. All should therefore be considered for retention.



The gymnasium building at Arborfield Garrison has potential to be reused as part of the community facilities provided at the SDL.

Requirements

- 7b(i): An assessment should accompany any planning application to demonstrate the suitability of buildings for retention in terms of the contribution they make to the character of the area; structural condition; economic cost and viability of conversion; and location relative to key neighbourhoods and potential development parcels within the SDL. Examples referred to in consultation responses include landmark buildings such as Langley House and St. Eligius Church as well as existing leisure, community type or similar buildings within the SDL which may have the potential for re-use.

8. Phasing

The Adopted Core Strategy requires:

- A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and education within the early years of the scheme

Design principle 8a: The development should be sequenced in a manner which sees the introduction of essential services and facilities delivered earlier on in the development of the SDL in order to reduce the need to travel beyond Arborfield and to begin to establish a local community.

Requirements

8a(i): A commitment be made to a clear phasing strategy demonstrating how a sustainable development will be achieved should be submitted with any Outline planning application. A detailed phasing strategy will be prepared in advance of any Reserved Matters applications which clearly set out the timing of:

- *landscape and green infrastructure, including drainage, sports facilities and play areas;*
- *the provision of services and facilities, including education and health care, and any incremental growth of these facilities as the development advances;*

- *the programme and approach to developing the three neighbourhoods, including the timing of the centres; and,*
- *the sequencing of the movement infrastructure and the provision of public transport infrastructure.*

8a(ii): The phasing and delivery of the scheme should accord with the requirements of the Infrastructure Delivery and Contributions SPD prepared by the Borough Council.



The existing nursery and crèche at Arborfield Garrison is an important community facility and should be retained at the heart of the SDL.

Section 5: Climate Change & Sustainability

5.1 Introduction

- 5.1.1** Delivering sustainable development in the Borough is a key objective of the CS and Policy CP1 sets out key sustainability principles for development proposals. The Arborfield Garrison SDL provides a significant opportunity to design-in measures to mitigate and deal with the effects of climate change and to deliver innovative and integrated sustainable solutions.
- 5.1.2** The Borough-wide Sustainable Design and Construction SPD sets out more detailed guidance for proposals which should be taken into account as part of the planning application process. A Sustainability Report, including an Energy Statement, should inform and be submitted with the Outline planning application.

- 5.1.3** Paragraph 4.13 of the CS states that Policy CP1 (Sustainable Development) will be delivered through a variety of different options including a Sustainable Design and Construction SPD. The main purpose of that SPD is to provide guidance on the measures and opportunities available to developers and householders to integrate sustainability into the development. It will help developers to think through the impacts and will offer real, sustainable solutions. It will provide clear and accessible information that can steer choices towards sustainable development and will include a Sustainability Checklist. It will provide guidance for the SDLs but it will also be applicable to all planning applications within the Borough.

5.2 SDL-wide Sustainable Urban Design

Land use and travel

- 5.2.1** The SDL will be a sustainable village which provides for local needs and contains a mix of jobs, services and homes to reduce travel. The overall development concept for Arborfield Garrison should create accessible neighbourhoods in which all homes are within approximately 5-10 minutes walking distance of at least one centre. District and Neighbourhoods centres should include the co-location of schools (where necessary) with public transport to reduce the need to travel.
- 5.2.2** The developers will be required to create a clear network of safe and attractive pedestrian and cycle routes within, and linking beyond, the red line boundary to encourage sustainable travel.

Layout and orientation

- 5.2.3 Detailed layouts should, where possible:
- *position buildings to avoid overshadowing of southern elevations and maximise use of natural daylight; and,*
 - *use landscape to reduce effects of wind and to reduce solar gain during summer months.*

Surface water

- 5.2.4 Surface water drainage arrangements for Arborfield Garrison SDL should ensure volumes and peak flow rates of surface water leaving the SDL are no greater than the rates prior to the proposed development. In this regard, developers will be expected to make contributions to the construction and maintenance of Sustainable Drainage Systems (SUDS) and other agreed measures in accordance with Environment Agency advice. Regard will also need to be given to the Flood and Water Management Act in regards to SUDs maintenance. Attention should be given to the existing network of watercourses, ponds and drainage ditches on the Arborfield Garrison SDL as part of the overall flood attenuation and open space strategy.

Section 6: Delivery

This section of the SPD sets out guidance for applicants regarding the application process, to help deliver design excellence, strategic phasing principles and the future management of the Arborfield Garrison SDL.

Approaches from applicants should be made to the Council's dedicated SDL teams within the Development Management section, to ensure consistency and coordination.

6.1 Outline planning applications

6.1.1 In accordance with Policy CP4 of the CS the Local Planning Authority will assess the infrastructure requirements of all new development proposals. To ensure the delivery of all the infrastructure requirements laid down in Policies CP18-21 and Appendix 7 of the CS the Council seeks either an overarching infrastructure planning application or another relevant mechanism such as an overarching Infrastructure Delivery Plan. If there is not an overarching application the Council will expect planning applications to be accompanied by an Infrastructure Delivery Plan for the whole SDL and for Section 106 agreements to reflect this approach. This is in order to deliver the infrastructure requirements laid down in the CS including Policies CP18-21 and Appendix 7. This reflects Paragraphs A7.13, A7.28, A7.41 and A7.53 of Appendix 7. . This infrastructure

will include highways, transport, community buildings, schools, open space and SANG. The Local Planning Authority will seek a programme of consents for the infrastructure outlined in Policies CP18-21 and Appendix 7 of the CS to ensure it is deliverable in accordance with the agreed phasing strategy for the delivery of development of the SDL as a whole.

6.1.2 The Infrastructure Delivery Plan should address the location, capacity and phasing of common infrastructure including primary routes, utilities, strategic flood prevention and protection measures. Also, school sites, strategic public open space, SANG, sports and community buildings and neighbourhood centres should be included.

- 6.1.3** A single, overarching Masterplan for the entire SDL is required. This should include, as a minimum, the intended disposition of land uses, the primary highway access, and green infrastructure including strategic, formal and informal open space, play area and sports provision, the retention of existing site features, development density and building heights.
- 6.1.4** With regard to Arborfield Garrison in particular the SDL will need to show how it can be delivered as a whole to reach a critical mass to be a sustainable community before any consent is granted. This reflects paragraph 4.83 of the CS. Any piecemeal planning applications will need to demonstrate how they will provide the infrastructure requirements for the delivery of the SDL as a whole.
- 6.1.5** Pre-application discussions are expected and encouragement given to a Planning Performance Agreement to establish agreed timetable, key milestones and information requirements.
- 6.1.6** It is likely that any planning application will need to be supported by an Environmental Impact Assessment as required by EEC Directive 85/337/EEC, as amended by EEC Directive 97/11/EC; and in accordance with the Environmental Impact Assessment Regulations. A Scoping Opinion, in accordance with Regulation 10, should be sought from WBC in advance of undertaking the EIA. In addition, sufficient information should be provided for the Authority to undertake a Habitats Regulations Appropriate Assessment as required by EU Directive 92/43/EEC (in respect of the Thames Basin Heaths Special Protection Area) unless Suitable Alternative
- Natural Greenspace (SANG) has been included in the development proposal such that this avoids an effect on the SPA. In that case, the Competent Authority will be in a position to conclude that an Appropriate Assessment would not be required.
- 6.1.7** A flood risk assessment (FRA) will be required. This will be prepared in discussion with the Environment Agency, and will inform an overarching plan for water management that should form part of the overarching infrastructure delivery plan. This should provide a strategy for drainage, flood protection and prevention, flood water attenuation, strategic surface water drainage and any other relevant issues identified by the SFRA.

6.1.8 An overarching utilities plan should also form part of the overarching infrastructure delivery plan. This should set out the strategy for the installation and delivery of services including electricity, gas, water supply, waster/foul water and information technology.

6.2 Ensuring Design Excellence

6.2.1 This SPD is one mechanism for controlling the quality of the design within a hierarchy of policies, guidance and application stages, as is illustrated opposite.

Policy & Guidance	Wokingham CS including Concept Statement. Infrastructure Delivery SPD.
Outline Planning	Outline planning application submitted. Approved documents including Parameter Plans, Description of Development and Environmental Statement. Supporting Information including illustrative layout for the SDL and Design and Access Statement. Design review process and Building for Life Assessment. Outline Planning permission with conditions, including requirement for Design Code/s and Development Briefs and Planning Contributions.
Design Evolution	Preparation and approval of Design Code/s for key areas of the SDL or each phase.
Reserved Matters	Reserved Matters Applications. Reserved Matters Approvals with conditions.
Development	Construction, monitoring and management.

Design and Access Statements, Parameter Plans and Illustrative Layout

- 6.2.2 Design and Access Statements are required under the 2004 Act. Regard should be had to the requirements of the Regulations and the DCLG publication 'Guidance on Local Information Requirements and Validation'. The design principles and components set out in Design and Access Statements for Outline Applications should also be in accordance with good practice, the Adopted CS, other Wokingham guidance and this SPD. Wokingham Borough Council has produced a check list of matters to be considered in a Design and Access Statement for Outline and Full Planning Applications.
- 6.2.3 The Design and Access Statements should provide the basis for the quality of design to be controlled through subsequent Design

Codes and Reserved Matters applications. Applicants will be expected to demonstrate how they have incorporated high standards of design throughout the design evolution process and how these will be carried through to completions and subsequent maintenance. If the applicants are not the developer, the applicants will be expected to set out what steps will be taken to ensure that the high standards are carried forward by subsequent developers to completion and subsequent maintenance.

- 6.2.4 It is also a requirement of the 2004 Act for applications to include, as a minimum: details of uses proposed in different areas of the SDL; the amount of development for each use; an indicative layout; parameters of the sizes of buildings; and indicative access points.

- 6.2.5 Given the scale of the SDL, it would be appropriate to develop illustrative layouts which demonstrate how the design objectives can be delivered and articulated across the site. It would also be appropriate to include typologies depicting typical blocks, streets and open spaces.. The information should be in accordance with the principles of this SPD.

Design Review

- 6.2.6 Design Review Panels provide an independent service in which peers can comment on major development schemes. It is desirable that proposals for the Arborfield SDL will be reviewed by the anticipated Local Design Review Panel or other appropriate design review panel. This should take place at an early stage of pre-application discussions in order to allow for the recommendations of the review panel to be taken into account in preparing the proposals.

Building for Life Assessment

- 6.2.7 Building for Life (BfL) assessments score the design quality of planned or completed developments. BfL was introduced by CABE to provide a tool for Local Authorities and developers to achieve greater design consistency and is based upon 20 design criteria (www.buildingforlife.org).
- 6.2.8 In preparing a Design and Access Statement for the SDL, the 20 BfL criteria should be considered. WBC will also undertake a formal BfL assessment of major planning applications for the SDL.

Design Codes

6.2.9 It will be necessary for strategic Design Codes to be submitted and approved following Outline stage and prior to submission of Reserved Matters and Reserved Matters will need to be in accordance with the approved Design Codes. A Design Code sets out specific rules to guide the nature of the built form, streets and spaces and should be prepared in accordance with the principles of this SPD and subsequent approved Design and Access Statements. Design Codes will help to deliver the highest feasible and viable design standards and provide certainty and clarity to developers and other stakeholders about the form of development expected at the detailed stage.

6.2.10 Design Codes should be prepared in partnership between the developers, Local Planning Authority, services providers and other stakeholders. The Design Codes should prescribe design of:

- *primary, secondary and tertiary streets;*
- *edges, gateways and corners;*
- *community buildings and facilities;*
- *sports facilities (indoor and outdoor)*
- *public spaces;*
- *block sizes;*
- *built form character, and materials*
- *appropriate parking solutions;*
- *building heights and set backs;*
- *tree and shrub species to be used; and*
- *hard and soft landscape materials*

6.2.11 Greater flexibility should be applied to building style within the guiding principles of ensuring distinctiveness, character and high quality.

6.3 Conditions and Planning Obligations

Planning Conditions

6.3.1 This SPD refers to various matters which may be controlled via planning conditions. As part of the planning application process draft planning conditions will be prepared by WBC for discussions with the applicants. Conditions should be in accordance with the advice contained in Circular 11/95 or replacement advice and should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects.

6.3.2 Due to the scale of development the potential impact of the resultant construction traffic and other construction impacts should be carefully considered in terms of protecting the amenities of existing residents.

Planning Obligations

- 6.3.3 A legal agreement under section 106 of the Town and Country Planning Act (as amended) will be negotiated between WBC and applicants prior to the granting of planning permission to ensure appropriate delivery of key infrastructure and facilities and long-term management of infrastructure and public spaces. Section 106 agreements will be negotiated in accordance with Circular 05/2005. Draft Heads of Terms should be submitted with Outline planning applications to inform negotiations.

Delivery and Contributions

- 6.3.4 The Infrastructure Delivery and Contributions SPD sets out that planning contribution may take the following forms:
- *the direct provision of essential, relevant and necessary infrastructure both on and off the SDL;*
 - *the provision of land for a specific community/specialist use as agreed between the developer and the Council;*
 - *commuted payments in lieu of provision of infrastructure normally derived through standard formulae which may be pooled; and/or*

- *monetary contributions towards Strategic and off SDL Community Infrastructure normally derived through standard charges and or formulae which may be pooled with an allowance being made for situations where strategic infrastructure is provided as part of the development.*

- 6.3.5 Other Section 106 contributions might be imposed in order to prescribe the nature of development or use of land. WBC will ensure that development is not double charged in respect of the same obligation.

6.3.6 The Planning Act (2008) provides for Local Authorities to apply a Community Infrastructure Levy (CIL) to development proposals to support infrastructure delivery in an area. The CIL Regulations 2010 came into force on 6th April 2010. However it is envisaged that the Policies and provisions of the CS and this SPD and the Infrastructure SPD for the Strategic Development Locations could be readily incorporated into a future CIL if this is the mechanism chosen by the Local Planning Authority.

6.4 Strategic Phasing

6.4.1 The Wokingham Borough Housing Trajectory identifies a build-out period of 15 years or more to deliver the Arborfield SDL. Infrastructure and development should be delivered at the right time and in the right place to ensure a high quality and sustainable community is established. Regard should be given to the phasing indicated in the Infrastructure Delivery and Contributions SPD. Piecemeal and ad hoc planning applications which fail to deliver coherent and integrated strategic infrastructure will be resisted.

6.4.2 The phasing plans submitted will be expected to be in accordance with the following principles:

- *Seek to bring existing buildings and previously developed land back into use in the early phase.*

- *Establish key public transport infrastructure and routes.*
- *Establish key elements of the Community Hub, including the secondary school and primary schools.*
- *Concentrate residential development close to the District Centre and public transport corridor in the first instance to establish a critical mass.*
- *Include requisite green infrastructure in addition to the SANG.*
- *Each development phase should contribute to the wider infrastructure costs to ensure it can be delivered and later phases remain viable.*
- *Develop outwards with integrated neighbourhoods and avoid disconnected and isolated pockets of residential development.*

6.4.3 The Local Planning Authority will seek an overarching infrastructure planning application or Infrastructure Delivery Plan to demonstrate how each SDL will deliver the infrastructure requirements laid down in the Infrastructure Delivery SPD and Policies CP18-21 and Appendix 7 of the CS. Developers should take a co-ordinated approach to the delivery of necessary infrastructure, facilities and services. Particular regard should be had to resolving issues relating to sewage works with Thames Water before development on sites can proceed.

6.5 Management and Maintenance

6.5.1 Long-term management and maintenance arrangements should be considered early in the application process.

Highways drainage & open space

6.5.2 WBC has a maintenance responsibility for the adoption of new public highways associated with development. Commuted sums will apply to all non-standard solutions that will cost more to maintain than a standard solution. Commuted sums are a capital payment towards the future maintenance and this money should be ring-fenced for such purposes.

6.5.3 Contributions will be expected for the construction of Sustainable Urban Drainage Systems (SUDS) and their on-going maintenance.

6.5.4 The successful maintenance of public open space SANG and green infrastructure is as important as the design and creation of the spaces and landscape. It is therefore essential that measures are put into place to ensure the long-term effective management and retention of these uses; the Council will expect developers to engage in discussions about the management of POS either by a management company or Community Development Trust or by the Borough or Parish Council where it might be appropriate for these public organisations to adopt the land; [this is likely to apply to the on-going stewardship and management of SANG for instance].

6.5.5 The drainage authorities are a statutory consultee and WBC will work closely with them to ensure that all issues of drainage and flooding are fully considered by all parties.

Community Infrastructure

- 6.5.6 The applicants will be encouraged to discuss the provision of community infrastructure with the Council's Development Management Team in the first instance, and thereafter agree with the service provider the detailed requirements in the right location to ensure the general public have the best access to the community facilities. In this regard a key design principle is that the Local and Neighbourhood Centres are the focus of community uses. The Neighbourhood Centre and multi use community centre, which should form a 'community hub', should be managed either by a management company underwritten by the developer, or other such arrangements appropriate for the community they serve. Ownership, management and maintenance of the community centre to be in line with the legal agreement or agreed adoption strategy.

Delivery Board

- 6.5.7 As part of the management of the delivery of the Arborfield SDL, the Borough Council has set up a Delivery Board Structure and will implement measures for continuing community engagement including the Parish and Town Council's for the life of the project. The current members of the Consortia have set up a corresponding structure as a primary point of liaison between the respective parties with the principal aim of taking forward the guidance in this document into detailed design and planning applications. The Council will encourage all developers throughout the lifetime of this project, including the current members of the Consortia in each SDL, to work together and with local people, both within the existing and emerging communities, to ensure the delivery of high

quality development and the infrastructure requirements of the Adopted CS in a timely manner.

Appendix One

These sketches have been prepared by David Lock Associates and reflect potential alternative design layouts for three areas within the Arborfield Garrison SDL that include Nine Mile Ride Gateway, 'Area B' and the District and northern Neighbourhood Centres. These sketches should act as illustrative guidance for developers.

District Centre and Neighbourhood Centre Indicative Layout





Employment Area Indicative Layout



Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

tel: (0118) 974 6000
fax: (0118) 978 9078
minicom: (0118) 974 6991
email: wokinghambc@wokingham.gov.uk

www.wokingham.gov.uk

David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

tel: (01908) 666276
fax: (01908) 605747
email: mail@davidlock.com

www.davidlock.com



WOKINGHAM
BOROUGH COUNCIL

David Lock Associates
Town Planning and Urban Design

