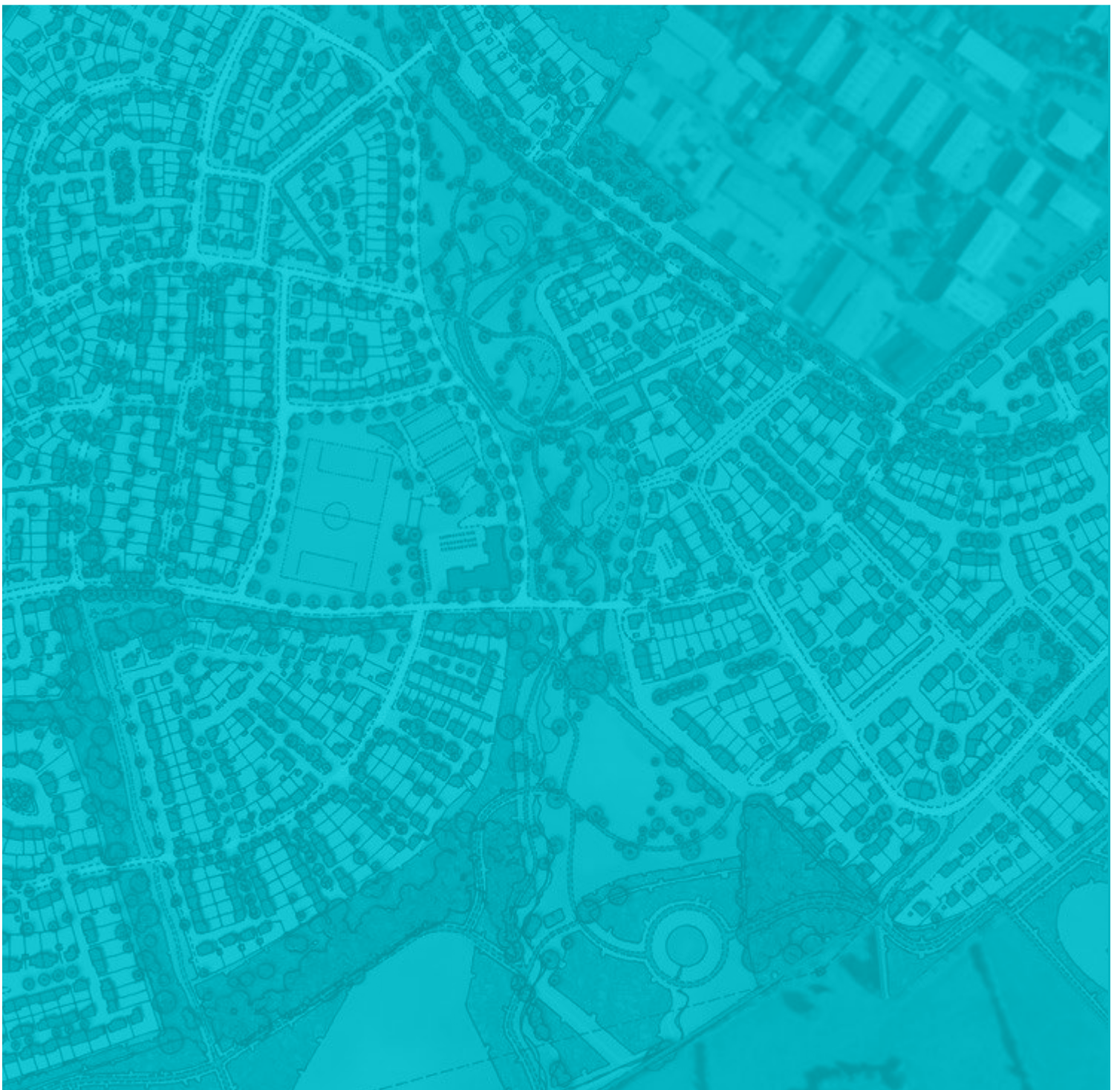


**HOGWOOD GARDEN VILLAGE  
ARBORFIELD SDL  
HYBRID PLANNING APPLICATION  
REVISED DESIGN AND ACCESS STATEMENT  
July 2015**

*Marino Family*





# HOGWOOD GARDEN VILLAGE

Part of the Arborfield Garrison Strategic Development Location,  
Wokingham, Berkshire

Hybrid Planning Application  
Submitted on behalf of the Marino Family

## REVISED DESIGN AND ACCESS STATEMENT

July 2015

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# 01 INTRODUCTION

## 1.1 BACKGROUND

- 1.1.1 Wokingham Borough Council (the Council) has taken a pro-active stance in relation to its housing land provision. The Wokingham Borough Core Strategy adopted in January 2010 (the Core Strategy) sets out the Council's broad vision for how the Borough will develop in the period to 2026 and how the Council aims to protect and enhance the quality of life in the Borough.
- 1.1.2 The Core Strategy proposes four 'Strategic Development Locations' (SDLs) where major development is proposed to satisfy the Council's housing land requirements. Sites such as these create the opportunity for comprehensively planned development which allows essential infrastructure and services to be identified and provided in conjunction with new housing. The Arborfield Garrison SDL as a whole is identified as having the potential to accommodate 3,500 dwellings plus supporting infrastructure. The land at Hogwood Farm, the subject of this Design and Access Statement, forms the southern part of the Arborfield Garrison SDL.
- 1.1.3 For each of its SDLs, the Council has prepared a 'supplementary planning document' (SPD). These documents provide more detailed guidance on the policies in the Core Strategy. The SPD for Arborfield Garrison (including Hogwood Farm) was adopted by the Council in October 2011.
- 1.1.4 This Design and Access Statement relates only to the land at Hogwood Farm but, in its preparation, it has taken into account the whole of the Arborfield Garrison SDL together with the surrounding land and communities. An exhibition on the proposed development has built upon the previous consultation exercises which have focused on the SDL as a whole. Development proposals for the two sites have been co-ordinated to ensure that the two sites, collectively, deliver the requirements of the Core Strategy and SPD, and create an attractive new community in high quality surroundings.

## 1.2 THE NATURE AND FORM OF THE APPLICATION

- 1.2.1 This Design and Access Statement is submitted in support of the hybrid planning application, submitted by the Marino Family, for the land at Hogwood Farm (Hogwood Garden Village). It has been revised following discussions with the Council and other parties. The application proposes 1,500 new homes; employment land; a village centre; a primary school; and various types of open space together with provision for access and movement. The figure of up to 1,500 dwellings has been agreed in discussion with Wokingham Borough Council and the owners of the Arborfield Garrison site as an appropriate proportion of the total number of dwellings; the remaining 2,000 dwellings will be provided on the Garrison land to the north.
- 1.2.2 A hybrid planning application has been submitted. This means that detailed approval is sought for certain matters and outline permission for the remainder. In the case of Hogwood Garden Village, the only matter for which detailed planning permission is sought are the areas of Suitable Alternative Natural Greenspace (SANG) required to be provided in accordance with policies for the Thames Basin Heaths SPA. All other matters are submitted in outline.
- 1.2.3 In relation to the outline matters, where approval is sought for the principle of development in advance of undertaking detailed technical work, 'parameter plans' have been submitted. These parameter plans give more clarity as to what is actually proposed and have been used in the Transport Assessment and Environmental Statement. They are described in this Design and Access Statement. In the case of Hogwood Garden Village, the following parameter plans have been submitted:
- **Access:** proposed access points from the surrounding highway network and movement across the site including highways, pedestrian and cycle routes
  - **Green Infrastructure and Open Space:** strategic areas of open space, the role and purpose of different spaces, sports, leisure and recreation facilities
  - **Land Use:** the distribution of land uses across the site and development parcels for new dwellings
  - **Housing Density:** a range of densities for each residential development parcel
  - **Building Heights:** the upper limits for height within the areas of built development.

- **Order of Development:** the order in which development and infrastructure will be delivered across the site.
- **Strategic Development Framework:** a composite plan bringing together access, green infrastructure and open space and land use to give an overall understanding of what is proposed.

1.2.4 The application also includes a plan showing the existing buildings that would be demolished and a land use budget. The land use budget summarises the amount of development proposed for each use including, where appropriate, total gross square metres of built development, numbers of residential units and site areas.

### 1.3 THE PURPOSE OF THE DESIGN AND ACCESS STATEMENT

1.3.1 The purpose of this document is to fulfil the statutory requirement for a Design and Access Statement to accompany the planning application. More generally, however, it is an opportunity to explain how the proposed development at Hogwood Farm is considered by the applicant to be a suitable response to the site and its setting, and to demonstrate that the site can be adequately accessed by prospective users.

1.3.2 A Design and Access Statement must:

- explain the design principles and concepts that have been applied to the development and demonstrate how the site's context has influenced the design
- explain the approach to access and how relevant Local Plan policies have been taken into account
- describe any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development, and
- explain how any specific issues which might affect access to the proposed development have been addressed.

### 1.4 THE STRUCTURE OF THE DESIGN AND ACCESS STATEMENT

1.4.1 The Design and Access Statement is divided into the following parts:

- **Part A** – Context and evidence
- **Part B** – The design, its evolution, and the arrangements that have been put in place for access
- **Part C** – The proposals and the plans submitted for approval
- **Part D** – Setting the scene for detailed applications





# PART A CONTEXT & EVIDENCE



# 02 PLANNING POLICY

## 2.1 INTRODUCTION

There is an extensive planning policy framework relating to Hogwood Farm. This includes site specific land use allocations, design advice and general policies covering a wide range of development management matters. This provides strong policy support for the principle of residential-led, mixed use development at Hogwood Farm both in terms of the principles of development and more detailed guidance. There has been extensive engagement with stakeholders and the local community in the preparation of planning policy, in particular during the preparation of both the Core Strategy and the Arborfield Garrison Supplementary Planning Document.

## 2.2 THE NATIONAL PLANNING POLICY FRAMEWORK

2.2.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It also states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development at the heart of the NPPF and, for decision-taking, this means approving development proposals that accord with the development plan without delay.

2.2.2 Policies relating to sustainable transport, delivering a wide choice of high quality homes, good design and promoting healthy communities can all be used to support the proposed development at Hogwood Farm. Similarly, a highly responsible attitude has been taken to climate change, flood risk, drainage and water supply. Conserving and enhancing both the natural and historic environments lie at the heart of the proposal.

## 2.3 REGIONAL SPATIAL STRATEGY FOR THE SOUTH EAST (THE SOUTH EAST PLAN)

2.3.1 One 'saved' policy from the Regional Spatial Strategy for the South East of England 2009 (Policy NRM6) is relevant. Hogwood Farm lies within the zone of influence of the Thames Basin Heaths Special Protection Area and is, therefore, required to mitigate the impacts of residential development by providing SANGs. SANGs have been provided within the development in line with the policy and requirements from Natural England.

## 2.4 THE WOKINGHAM CORE STRATEGY

2.4.1 The Wokingham Core Strategy (2010) sets the strategic direction for the Borough to 2026 and seeks to concentrate the majority of residential development in four key locations called 'strategic development locations' (SDLs). The Arborfield Garrison SDL includes Hogwood Farm (Policy CP18). Appendix 7 of the Core Strategy elaborates further upon the provisions of the policy. The Core Strategy also contains strategic policies for the control of development.

2.4.2 Many of the general policies of the plan reflect the themes of the NPPF. Others have more specific application to Wokingham notably Infrastructure Requirements (CP4) and Improvements to the Strategic Transport Network (CP10) and Housing Mix, Density and Affordability (CP5) reflecting the Borough's housing pressures and need for supporting infrastructure. Policy CP8 carries forward the SANGs requirement of the South East Plan for the Thames Basin Heaths SPA.

2.4.3 The proposed development complies with the requirements of Policy CP18. This is considered in more detail in the Planning Statement but for the purposes of this Design and Access Statement the essential requirements can be summarised as:

- 3,500 dwellings (1,500 of which would be provided at Hogwood Farm)
- employment land
- appropriate retail facilities (including a 'neighbourhood centre' at Hogwood Farm)
- social and physical infrastructure (including a primary school at Hogwood Farm)
- measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North
- SANGs
- improvements to defined transportation routes
- measures to improve accessibility by non-car transport modes along defined routes.

2.4.4 All of the required elements are included within the hybrid planning application. This Design and Access Statement, together with other documents submitted notably including the Transportation Assessment, Environmental Statement and Planning Statement, demonstrate how the proposed development complies with each of the policy requirements.

## 2.5 WOKINGHAM BOROUGH COUNCIL MANAGING DEVELOPMENT DELIVERY DEVELOPMENT PLAN DOCUMENT (MDDDPD)

- 2.5.1 The Managing Development Delivery Development Plan Document 2014 (MDDDPD) takes forward and develops the policies of the Core Strategy. It contains a number of cross-cutting policies which have particular relevance in the development management process when considering the detailed aspects of the hybrid planning application and subsequent Reserved Matters applications. It also contains site specific allocations including the allocation of the SANGs in the southern part of Hogwood Farm and the proposed employment area.
- 2.5.2 The detailed plans for the SANGs comply with these policies and the Parameter Plans demonstrate that the specific detailed requirements of the policy are capable of being delivered at the Reserved Matters stage.

## 2.6 ARBORFIELD GARRISON STRATEGIC DEVELOPMENT LOCATION SPD (2011)

- 2.6.1 As provided for in Policy CP18 of the Core Strategy, the development of the Arborfield Garrison SDL is guided by a Supplementary Planning Document (SPD) which was approved in October 2011 after extensive public consultation; its purpose is to develop and expand upon the policies and the Concept Statement (set out in Appendix 7) of the Core Strategy.
- 2.6.2 The SPD states that it has been produced to establish the Borough Council's expectations about the master planning and design quality of future planning applications. It is a material consideration in determining planning applications. The SPD contains a 'Preferred Spatial Framework Plan' which highlights the anticipated broad configuration of the development components of the SDL. The SPD acknowledges, however, that this will be subject to on-going refinement as the master planning of the SDL progresses through the Outline and Reserved Matters stages. This Design and Access Statement describes matters where more detailed information and/or consultation responses have indicated that adjustments should be made in the interests of producing a better scheme.

## 2.7 ADDITIONAL PLANNING GUIDANCE

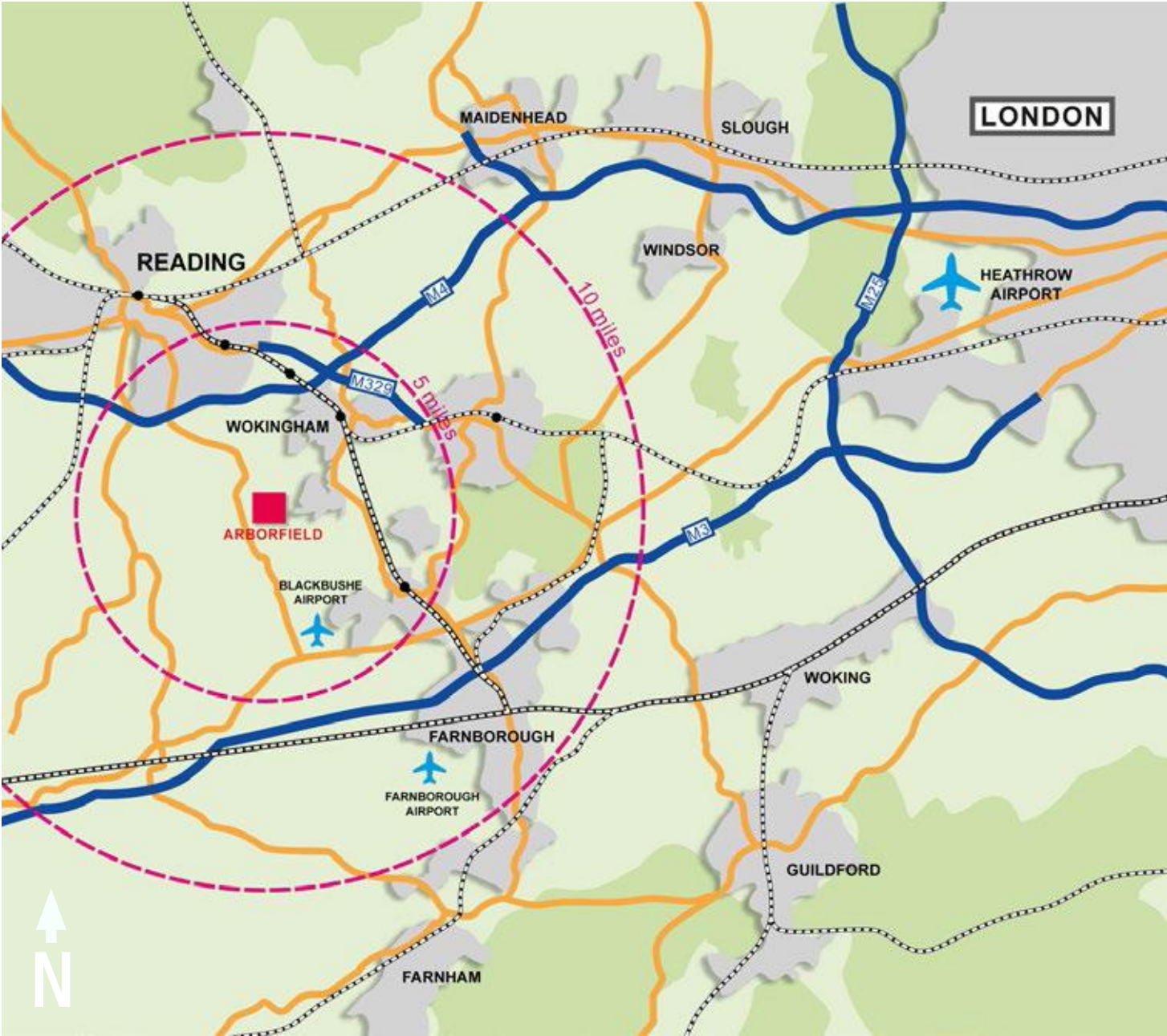
- 2.7.1 Further guidance that will be of relevance to the development of Hogwood Farm, particularly at the Reserved Matters stage for each development phase, is included in supplementary planning documents for Sustainable Design and Construction (May 2010), Affordable Housing (July 2013) and a recently revised Design Guide (May 2014).
- 2.7.2 The Infrastructure Delivery and Contributions (for the Strategic Development Locations) SPD 2011 sets out the necessary infrastructure, phasing, funding and the application of planning obligations (Section 106 contributions) to allow for the sustainable development of the four SDLs identified in Policies CP18-CP21 in the Core Strategy. The Infrastructure SPD does not contain any requirements other than those already set out in Policies CP18-CP21, accompanying paragraphs and in Appendix 7 of the Core Strategy.
- 2.7.3 The Affordable Housing SPD 2013 sets out the Council's policy for securing affordable housing through the planning system.
- 2.7.4 The Sustainable Design and Construction SPD 2010 lays down guidance on how the Council expects new development to be sustainable in construction and use, addressing such issues as energy generation, water efficiency, flood risk and surface water drainage; it includes a sustainability checklist. Many of the matters will only be addressed in the Reserved Matters application for each development phase.
- 2.7.5 Design Guide SPD 2014 has been prepared to advise designers and applicants when formulating development proposals and to help the Local Authority assess planning applications.
- 2.7.6 A number of other documents have been taken into account in the preparation of the development proposals. They are listed in the Planning Statement.

# 03 LOCAL CONTEXT

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## 3.1 STRATEGIC LOCATION

- 3.1.1 The Arborfield Garrison SDL is situated approximately 8 km south-west of Wokingham town centre and about 14 km south-east of the fringes of Reading and junction 11 of the M4. The M4/M25 intersection lies approximately 32 km away and provides ready access to the M3 and M40. Heathrow Airport is some 40 km to the north-east. Central London is no more than 65 km away by car and there is rail access from Wokingham and Reading to a variety of locations (see Fig 1).
- 3.1.2 The nearest large settlement is Wokingham which provides a wide range of services, shopping, transport connections, etc. Reading will supply higher order goods and services, including a range of employment opportunities.
- 3.1.3 The nearest train station to Arborfield is Wokingham and there are additional stations at Winnersh, Winnersh Triangle, Crowthorne and Bracknell, all within around 8km of the site. Wokingham offers the most frequent and varied range of services.



- KEY**
- Primary Road
  - Motorway
  - Railway
  - Railway Station
  - Significant amenity green space
  - Settlements
  - Airports

FIG 1. STRATEGIC LOCATION 13

# 03 LOCAL CONTEXT

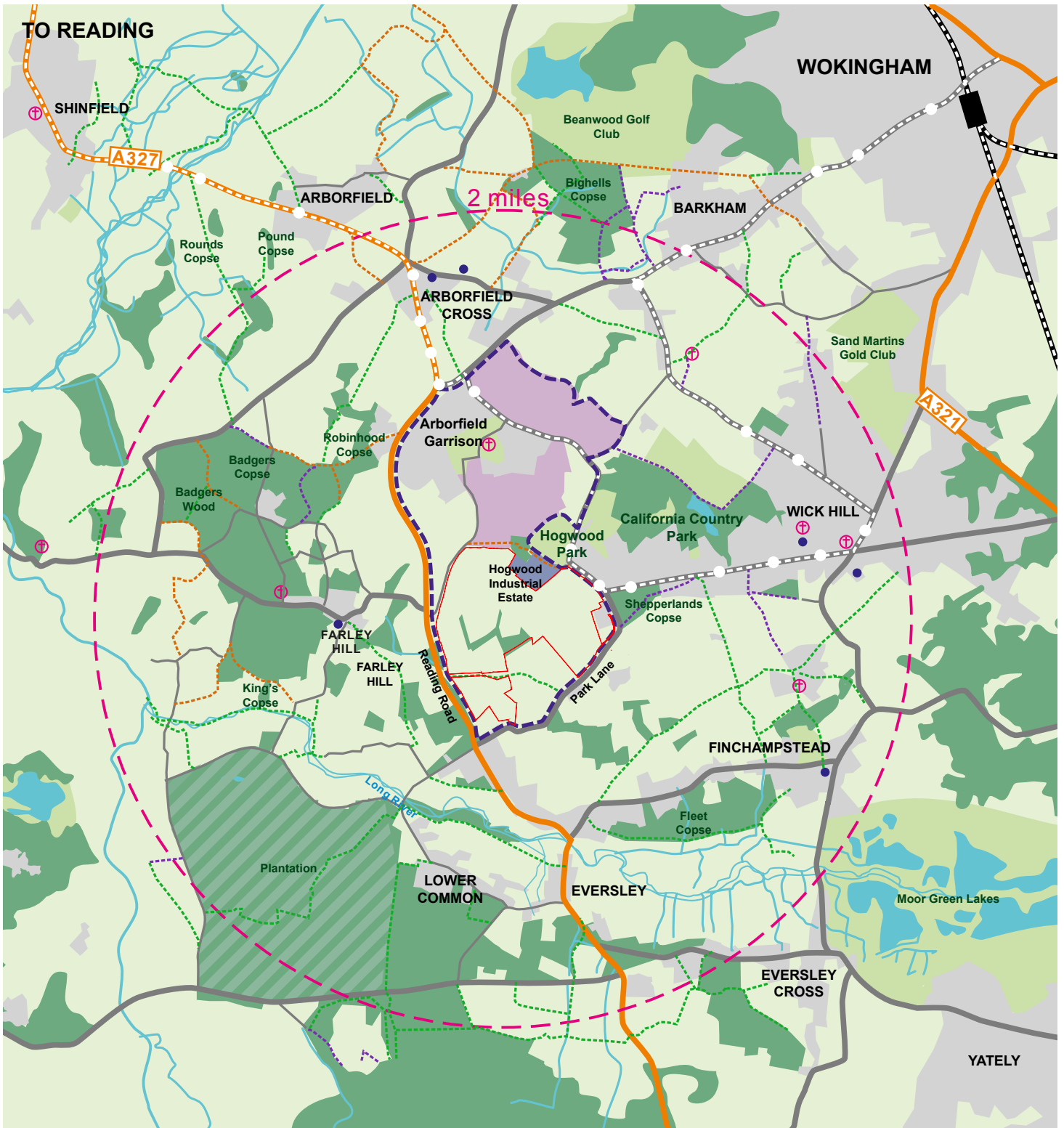
## 3.2 LOCAL CONTEXT

3.2.1 The SDL is located to the south of Arborfield, Arborfield Cross and Barkham, and to the west of Wick Hill, California Country Park and development along the Nine Mile Ride. Farley Hill, Lower Common, Eversley and Finchampstead are located to the west and south. All are currently connected to the Arborfield SDL by local roads. Wokingham Borough Council is currently progressing the Arborfield Relief Road which will bypass Arborfield and Arborfield Cross reducing through traffic and providing a faster route to Reading and the M4.

3.2.2 The SDL as a whole is bounded by the A327 (Reading Road/Eversely Road) on the west; Park Lane on the east and south-east; agricultural land on the north; and Langley Common Road on the north-west. Within the SDL, the site naturally sub-divides into two distinct parcels:

- Arborfield Garrison; and
- Hogwood Farm.

3.2.3 Arborfield Garrison, which occupies the northern part of the SDL, is currently the base for the Regimental Headquarters of the Corps of Royal Electrical and Mechanical Engineers of the British Army. As such, it contains a wide range of buildings used as living accommodation, training centres, workshops, offices, etc. There are also extensive leisure, recreation, sports and community facilities for use by military personnel. The decision by the Ministry of Defence that the land will become surplus to requirements led to the current allocation in the Core Strategy.



- |                    |                |
|--------------------|----------------|
| SDL boundary       | Existing roads |
| Site boundary      | Primary road   |
| Settlements        | Bus route 144  |
| Garrison           | Bus Stop       |
| Employment area    | Byway          |
| Woodland           | Footpath       |
| Amenity open space | Bridleway      |
| Watercourses       | School         |
| Airport            | Church         |

FIG 2. LOCAL CONTEXT 15

# 03 LOCAL CONTEXT

3.2.4 Hogwood Farm occupies the southern part of the SDL, separated from the Garrison site by a short stretch of byway extending from Sheerlands Road to Hogwood Industrial Estate and Park Lane. The land at Hogwood Farm is largely in agricultural use but small areas are occupied by two houses and the Hogwood Farm Industrial Estate for which access is provided via Hogwood Lane.

3.2.5 Highways surrounding the land at Hogwood Farm are typically rural roads with mature overhanging trees, drainage ditches and limited pavements. The Nine Mile Ride is characterised by large dwellings set amongst dense tree planting.

3.2.6 There are no dedicated bridleways or cycleways within the land at Hogwood Farm although one bridleway extends through Shepperlands Copse to join Park Lane on the eastern boundary of the application site.

3.2.7 There is one existing, non-designated, cycle route which extends from Reading Road (A327) along Sheerlands Road, then northwards into the Arborfield Garrison site and eastwards along Biggs Lane, Commonfield Lane and the Barhkhams Ride towards Crowthorne. This forms part of the "Round Berkshire" cycle route, a circular route from Lambourn to Windsor.

3.2.8 There is one Public Right of Way which extends from the Reading Road (A327) to Park Lane through West Court.

3.2.9 The wider area is rural/semi-rural in character with substantial areas of woodland to the west and south-west. Additional areas of woodland lie to the north-east (Shepperlands Copse, California Country Park and the much smaller Hogwood Shaw Wildlife Heritage Site).



1. *Ploughed fields on the site, viewed from Hogwood Farm Industrial Estate*
2. *Current grazing land on the proposed SANG*
3. *View from Park Lane towards West Court*



3.2.10 In terms of social and community facilities, there are limited facilities at Arborfield Cross including a community centre and primary school. There are also primary schools in Farley Hill to the west and Finchampstead to the south-east. The nearest food stores are to the east off Nine Mile Ride. Wokingham and Reading provide higher order services and facilities.

3.2.11 California Country Park, approximately 1km from the site is a major recreational facility providing a range of activities including fishing, boating, walking, dog walking and camping among other activities.



1. Paths through nearby California Country park
2. Sports fields at Arborfield Garrison
3. Woodland play area at Farley Hill

# 03 LOCAL CONTEXT

## 3.3 LOCAL SETTLEMENT TYPES

3.3.1 Studying the characteristics of the local built form and reflecting this in the proposed development will help Hogwood Garden Village relate sensitively to its context and create a sense of place. The Wokingham Borough Design Guide (2012) describes a number of character types for settlements within the Borough. Those that are found adjacent to and therefore most relevant to the site are described here.

### EX-WOODLAND VILLAGES

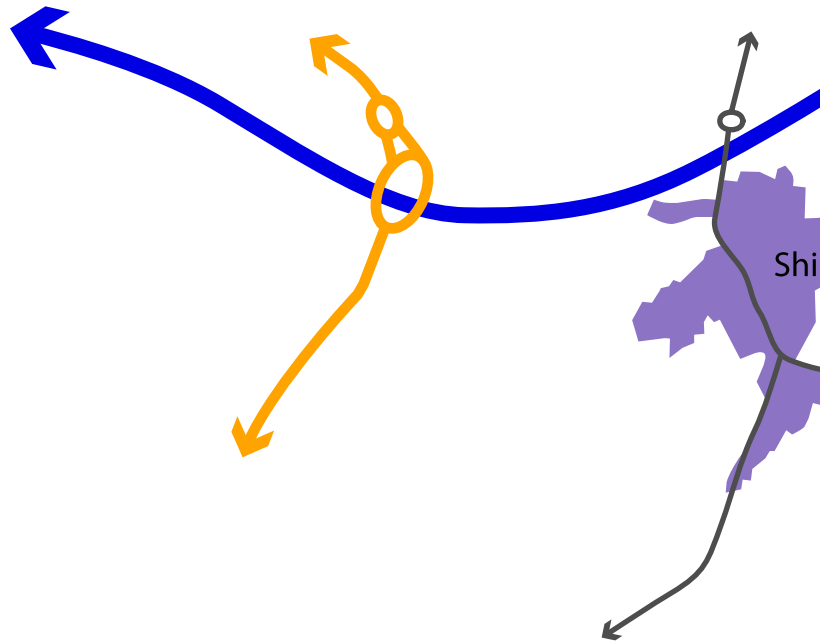
3.3.2 The Design Guide states that, historically, these areas were covered in forests and today mature trees remain a dominant feature. This corresponds with the forested landscape character identified in the Wokingham Borough Landscape Character Assessment 2004.

3.3.3 Common characteristics include: former forests and woodland that have become populated by detached and semi-detached housing, with significant tree cover being retained; development generally set well back from the street often without any clearly defined building line; on-street tree planting along the front and side boundaries of plots and in rear gardens; a streetscene generally dominated by landscape with room between buildings for the woodland character to penetrate amongst the development; and varied building types.

3.3.4 Within the ex-woodland villages there is a prevalence of detached housing and large plots with few semi-detached and terraced houses. Housing is set back from the highway with generous driveways and front gardens, occasionally as much as 20m, or houses set back at the end of gated driveways. Mature planting is a significant feature along the highway and in rear gardens, the buildings responding to the pattern of trees in the woodlands and copses. Housing often fronts on to areas of woodland but large areas are also contained in extensive rear gardens.

3.3.5 The extensive tree and shrub planting on the land at Hogwood Farm provides a ready-made setting for new development; new homes can take advantage of the attractive environment created by mature existing vegetation, avoiding the need to wait for the landscape to develop.

3.3.6 Ex-woodland villages tend to be built at very low densities, often with considerable distances between each property allowing housing to sit in large plots. Density tends to be uniformly low, giving a homogenous appearance of rural lanes and streets with houses set within areas of trees, small fields used for grazing and public open spaces.



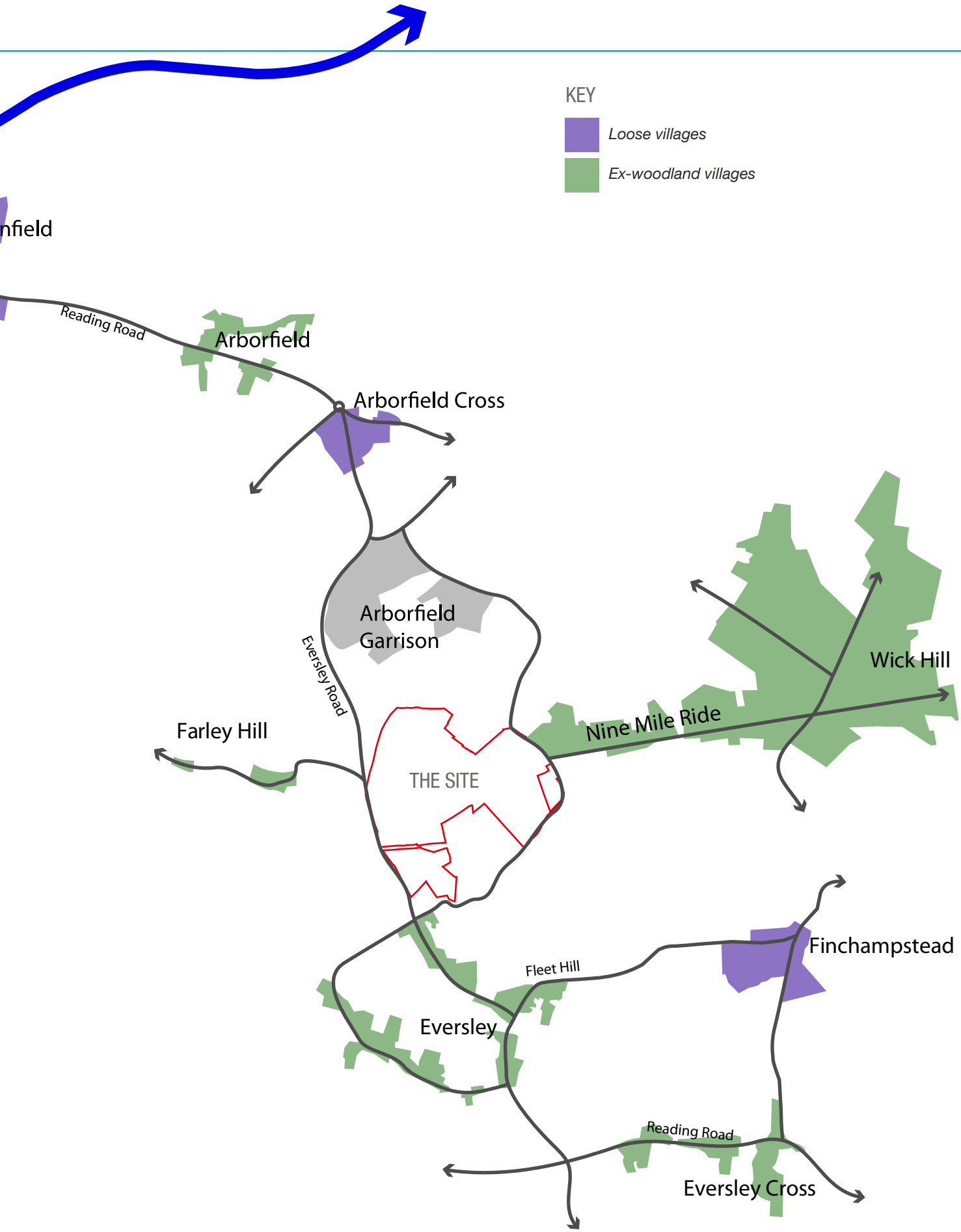


FIG 3. SURROUNDING VILLAGE CHARACTER TYPES 19

# 03 LOCAL CONTEXT

3.3.7 Many of these villages have a linear structure, a string of houses loosely arranged along a smaller carriageway. Generally, they have no noticeable centre and services tend to be located in neighbouring villages. There tends to be no central public space although play areas can be found within the woodland; other incidental but attractive areas of open space can be found along the streets, often around drainage ditches or ponds. Larger areas of open space are often peripheral.

## LOOSE VILLAGES

3.3.8 This character typology includes Shinfield and Arborfield Cross. They have a clear centre and a larger range of house types though some areas share the same characteristics as the ex-woodland villages, with wooded avenues along many of the streets. Towards the centre of these villages housing is more frequently terraced and semi-detached, with older properties interspersed with newer build developments and infill housing. There is a sense of arrival to the village centres, the roads become narrower and there are shops and services at their core.

3.3.9 The Design Guide states that the character of these villages is defined by a dominance of landscape. They are generally more spacious, with streets less enclosed than in the ex-woodland villages. Landscape and the rural hinterland penetrate into the village with trees and vegetation between buildings and along boundaries. These villages generally consist of housing that has been built at various times, with the landscape creating a consistency in character.

3.3.10 Common characteristics include: development over time from a scattered settlement pattern, often with a variety of development character throughout the settlements; buildings that are loosely arranged and tend to be detached; generally few established building lines; some buildings which are set back from the highway and some set close to it; and planting tends to dominate the front gardens and boundary treatments.



1. Large gardens and mature planting in Eversley
2. Typical lane character through Farley Hill
3. Woodland character of Nine Mile Ride



LOCAL VILLAGE: FINCHAMPSTEAD



LOCAL VILLAGE: EVERSELY

# 03 LOCAL CONTEXT

3.3.11 These villages tend to have a definite but loosely arranged centre with a range of low order goods and services. There is a mix of house types and ages so villages tend to lack a homogenous character.

3.3.12 Tree planting tends to be around the periphery of the settlements, particularly noticeable at the gateways, softening the transition to the surrounding rural area. Tree planting within the villages themselves tends to be in incidental spaces and rear gardens.

3.3.13 Green spaces are not significant features, though there are small areas of open space, village greens, and parks or sports fields on the edge of the settlements. In some of the newer build areas, village greens have been created within the urban structure with play areas and semi-mature planting used as a screen. Building lines are stronger, and properties are set closer to the highway; buildings rather than trees create the sense of enclosure in these areas.

3.3.14 Many of these villages are characterised by historical linear development extending from the village core along the main village streets. Newer infill development between these streets has created urban blocks.



1. Village centre at Arborfield Cross
2. Example of open space in Arborfield Cross
3. New housing estate in Finchampstead



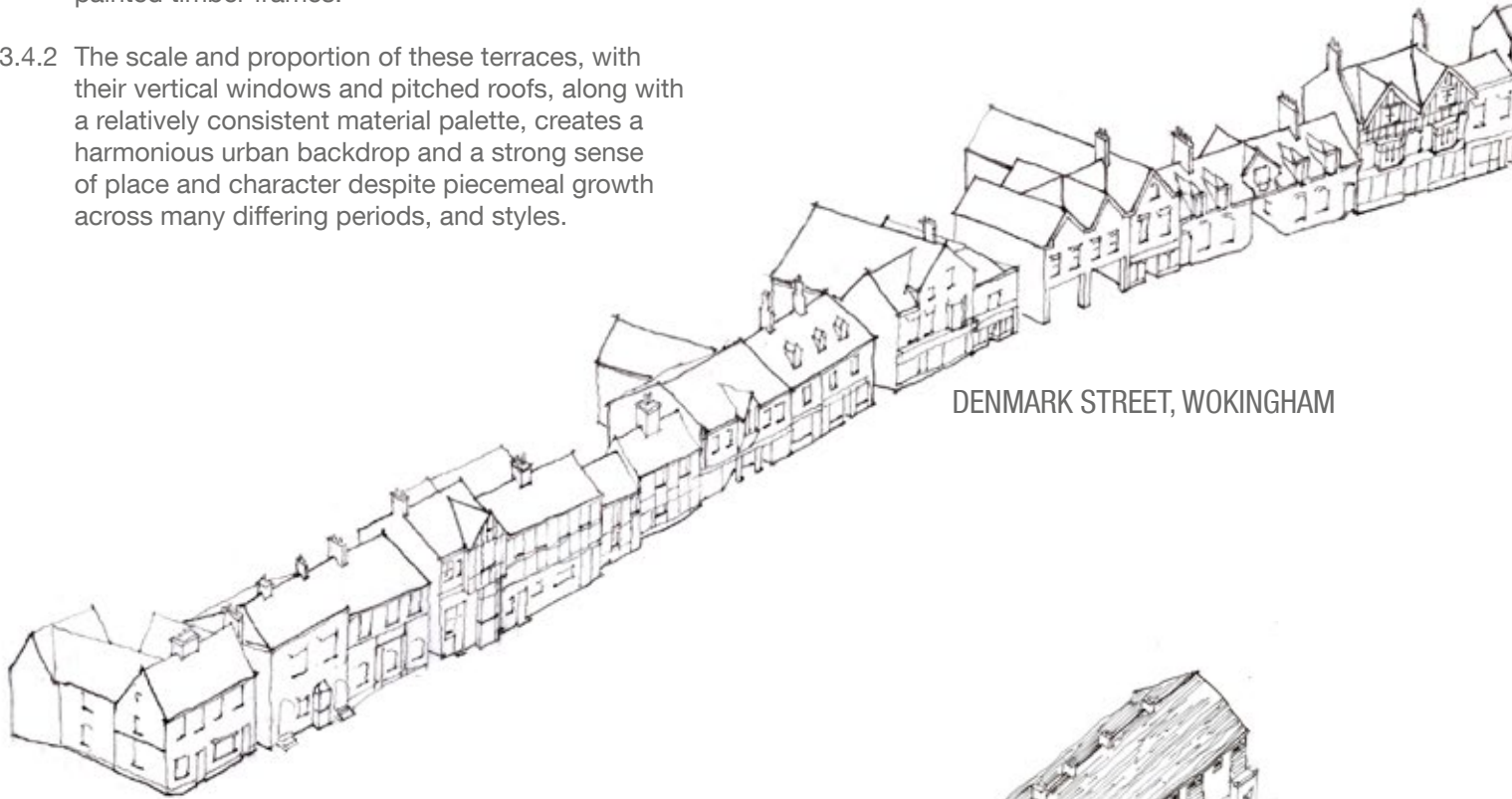
LOCAL VILLAGE: ARBORFIELD CROSS

# 03 LOCAL CONTEXT

## 3.4 ARCHITECTURAL LANGUAGE

3.4.1 In the centre of Wokingham there is an architectural language of pitched roofs, hipped roofs, gables, parapets, brick lintels (both soldier courses and arched), bay windows, elegant sash windows, dormers, chimney stacks, timber framing, and plentiful glazing at ground level sometimes with painted timber frames.

3.4.2 The scale and proportion of these terraces, with their vertical windows and pitched roofs, along with a relatively consistent material palette, creates a harmonious urban backdrop and a strong sense of place and character despite piecemeal growth across many differing periods, and styles.

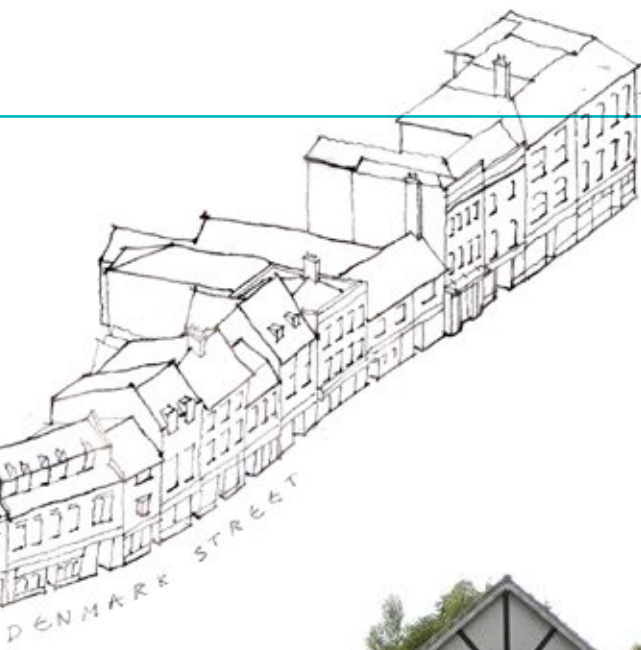


DENMARK STREET, WOKINGHAM



EVERSLEY ROAD, ARBORFIELD CROSS





ROOFS



WALLS



BOUNDARIES

3.4.3 The villages, however, display a more varied character although a number of characteristics are frequently found:

- Roofs are generally grey slate in a variety of forms including gables to street, gable ends and hipped examples. Gables over first floor windows are a relatively common feature.
- One- and two-storey box and splayed bay windows are found although the majority of windows are mainly flush to the wall with multiple glazing bars. Dormers are mainly located midway in the roof slope.
- Projecting porches are rare though in older properties there is often a level of brickwork detailing around the door frame.
- Boundary treatments are varied but rural in character, common features being low walls and hedgerows, sometimes combined with large front gardens, gated driveways and, in some areas, drainage ditches run to the front of the properties.
- Sub-division of fascias with different bricks or render - common combinations are brick with black and white or cream render, 2-tone brickwork or white render with black detailing.



DOORS



WINDOWS

# 03 LOCAL CONTEXT

## DETACHED



## SEMI DETACHED



## TERRACED



## 3.5 BUILDING FORM

- 3.5.1 There is a variety of building form in the wider area but the predominant form in the local area is two-storey, generally large, detached dwellings with a smaller number of semi-detached dwellings; terraced housing is less common except within new estates. Bungalows tend to be less common but are occasionally found.
- 3.5.2 Dwellings tend to have large front gardens with parking for a number of vehicles. This tends to be reduced only in the very centres of the villages.
- 3.5.3 The historic cores of each village are more generally characterised by on-street parking although some front gardens have been turned over to on-plot parking. Most later 20th century development provides parking on-plot with the majority of dwellings including detached, or integral garages.
- 3.5.4 Where there is repetition of building form, there tends to be consistency in terms of height, roof pitch and ridge line, gable, bay and dormer details. Where streets have more detached dwellings there tends to be more variety.

# 04 SITE ANALYSIS

## 4.1 THE PLANNING APPLICATION BOUNDARY

4.1.1 The planning application sub-divides into two separate areas, a larger area to the north of the existing access to West Court (and this area would include the built development) and a smaller area to the south which would be used as informal open space. Both areas are shown on Fig 4.

### THE LARGER AREA

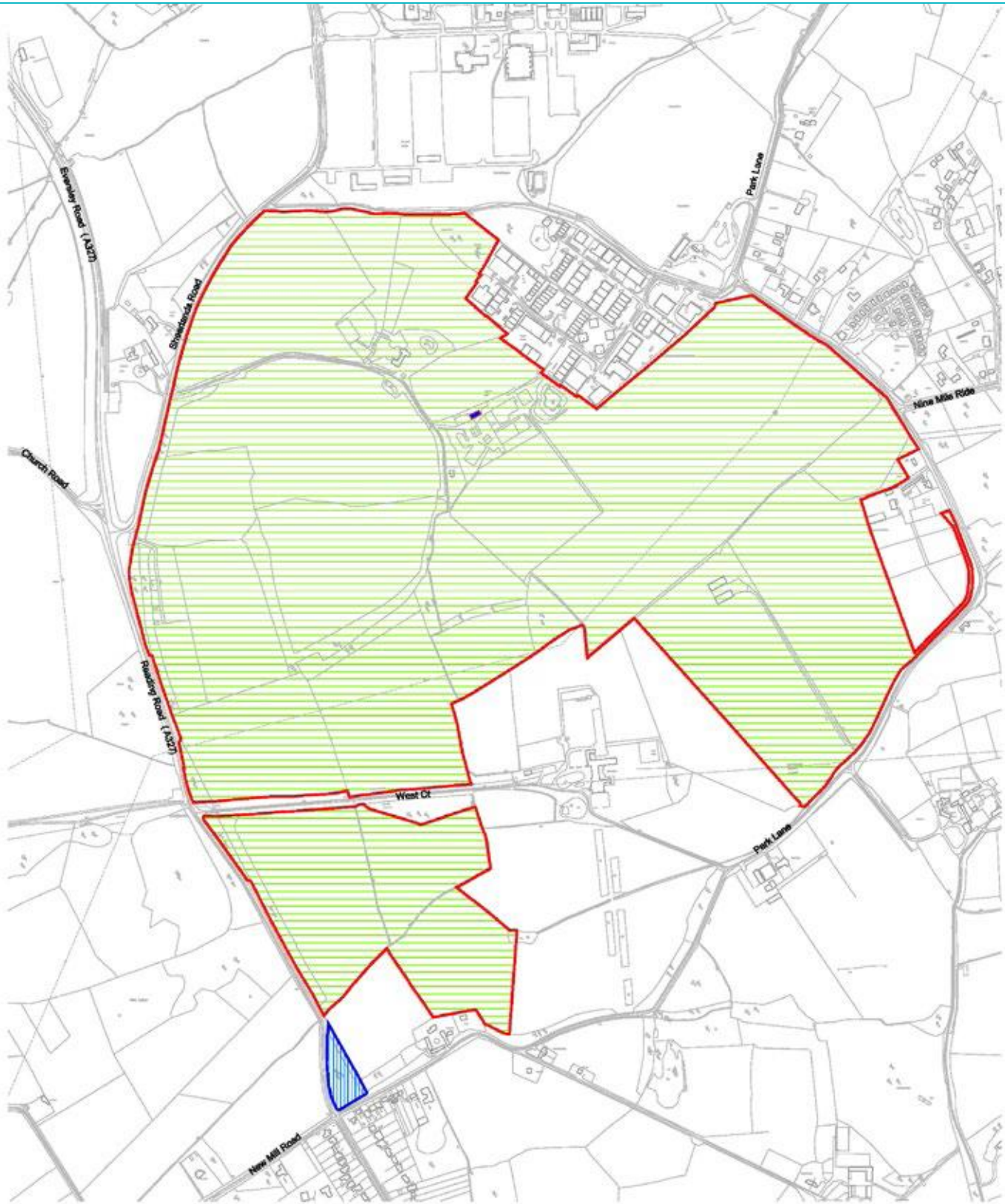
4.1.2 The western boundary is formed by the Reading Road (A327), a single carriageway road with drainage ditches and extensive planting on both sides. The density of planting severely restricts both long and short range views into and out of the development area.

4.1.3 The southern boundary is formed by the existing access to West Court, again extensively planted on both sides thereby restricting views into and out of the site; and the boundary fencing around the grounds of West Court where planting is more sporadic. Park Lane and an existing farmstead form the south-eastern, eastern and north-eastern boundaries. Park Lane is a secondary road with wide grass verges and extensive tree and shrub planting along its length severely restricting views along its length. The intersection of the Nine Mile Ride with Park Lane is densely covered with mature tree and shrub planting.

4.1.4 The northern boundary is formed in part by Sheerlands Road; a byway connecting Sheerlands Road with Hogwood Industrial Estate (pedestrian access only); and by Hogwood Industrial Estate itself. The byway also runs adjacent to Hogwood Shaw Wildlife Heritage Site; The Council has asked for a buffer of 15m to be maintained between the Shaw and any new development. Sheerlands Road and the byway are densely planted with trees and shrubs, restricting views. Views to and from Hogwood Industrial Estate are largely unrestricted and will need to be improved to minimise any adverse impact upon residential amenity.



1. Leafy narrow roads surround most of the site.
2. Looking towards the site from Hogwood Farm Industrial Estate
3. The Hogwood Shaw Wildlife Heritage site sits adjacent to the north-east corner of the site.



**Key:**

-  Planning Application Boundary
-  Other Land Controlled by the Applicant

FIG 4. PLANNING APPLICATION BOUNDARY 29

# 04 SITE ANALYSIS

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4.1.5 The northern boundary is important in that it is short, and the only point of connection between the land at Hogwood Farm and Arborfield Garrison. The relationship between these two development sites needs to be strong and effective because both developments will function as one entity with shared facilities.

## THE SMALLER AREA

4.1.6 The western boundary is formed by the Reading Road (A327). The southern and eastern boundaries follow the line of existing hedgerows, around Lea Farm and a small group of dwellings at the intersection of the Reading Road (A327) with Park Lane. The northern boundary is formed by the access to West Court.

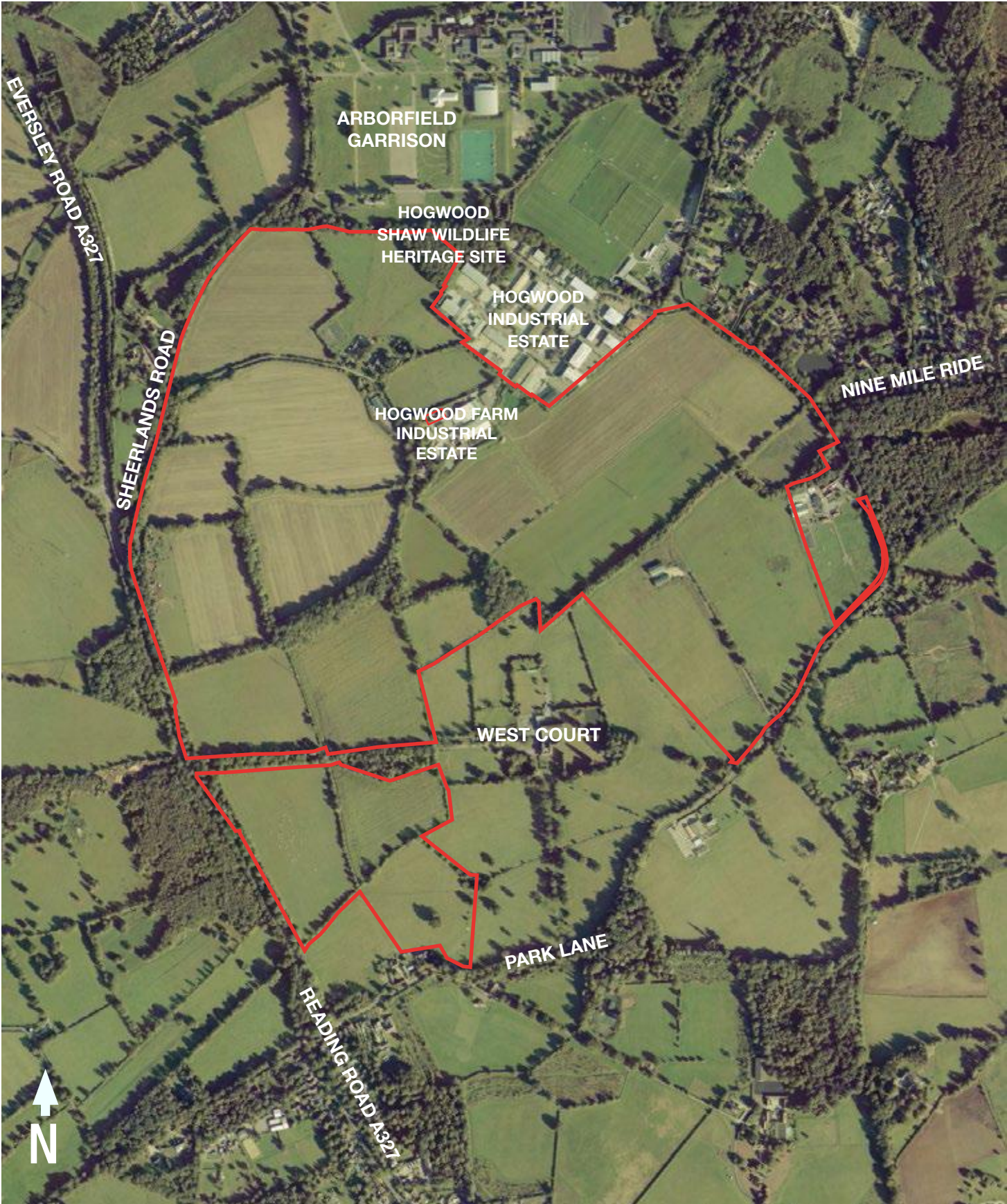


FIG 5. THE APPLICATION SITE 31

# 05 OPPORTUNITIES AND CONSTRAINTS

## 5.1 CURRENT LAND USES

- 5.1.1 The site largely comprises agricultural land and semi improved pasture with bands and pockets of mature tree planting and hedgerows plus more significant areas of woodland including the Hogwood Shaw Wildlife Heritage Site. The structure of the existing planting forms important ecological corridors across the site.
- 5.1.2 Hogwood Farmhouse is a 17th Century Grade II Listed Building located within the Hogwood Farm Industrial Estate and now used as offices. The building is excluded from the current planning application. The industrial units on Hogwood Farm Industrial Estate are well-screened from Hogwood Lane with mature native planting but Hogwood Industrial Estate is open to view.
- 5.1.3 The remainder of the site comprises pastureland with trees. Fields are demarcated by trees and hedgerows of various condition, scale and quality.
- 5.1.4 West Court lies outside the application site. It is a former manor house, now a Grade II Listed Building, used by the Ministry of Defence. The access road to West Court follows the path of the Devil's Highway, a former Roman Road.
- 5.1.5 Hogwood Shaw Wildlife Heritage Site lies immediately adjacent to the Hogwood Industrial Estate and connects with the byway.

## 5.2 TOPOGRAPHY AND DRAINAGE

- 5.2.1 The lie of the land is such that the eastern and western edges of the site are the highest points with AOD levels of 60-62m, gently sloping towards a central drainage channel. The southern-most point of the site, at approximately 50m AOD, is more than 10m below the peak.
- 5.2.2 The application site is located within an Environment Agency designated Flood Zone 1 where the chance of flooding is described as Very Low – less than 1 in 1000 (0.1%) chance of flooding in any given year.
- 5.2.3 The topography of the site dictates that most of the site falls into one drainage watershed, with the exception of the very north-eastern part of the site which drains northwards towards Arborfield Garrison.

- 5.2.4 The site is crossed with existing drainage channels and ponds, both man-made and natural. These provide the basis for a Sustainable Urban Drainage System, working with the natural topography of a gently sloping site. Retention of these water features will support existing ecology and create new habitats; the SUDS will form an attractive landscape setting for new residents.

## 5.3 MOVEMENT

- 5.3.1 Highways surrounding the site are narrow with limited footways. There are also limited cycleways, bridleways and pedestrian routes in and around the site. Access to the site is currently via Sheerlands Road.
- 5.3.2 There is the opportunity to create a new movement network within the site, one that connects with the rest of the SDL and wider area to provide safe, walkable neighbourhoods and local interest in cycling. New site entrances can be created onto Park Lane at the junction with Nine Mile Ride, on Sheerlands Road and connecting northwards with the Garrison site. These will provide the starting point for a coherent movement strategy for the wider area.

## 5.4 SERVICES AND UTILITIES

- 5.4.1 Southern Energy (SSE) is the Distribution Network Operator for the site. 132kV high voltage cables cross the site from Reading Road in the south-western part of the site to Park Lane in the northeast. The land under the transmission lines (16.6m on either side) needs to be kept free of buildings and, therefore, has been excluded from the measurement of development parcels and density calculations. The land, however, can be used for access (roads and footpaths) and for some forms of open space.
- 5.4.2 11kV overhead cables cross the site in two places:
- In the north-western part of the site from Sheerlands Road eastwards to the Hogwood and Hogwood Farm Industrial Estates; and
  - In the eastern part of the site from the Hogwood Industrial Estate southwards to Park Lane.
  - These will be removed as part of the development.
- 5.4.3 An underground oil pipeline runs south-eastwards from Sheerlands Road, around the southern and south-eastern boundaries of the Hogwood Industrial Estate and then eastwards to Park Lane. The land over the pipeline (3m on either side) needs to be kept clear of buildings.





FIG 6. SITE OPPORTUNITIES AND CONSTRAINTS PLAN 33

# 05 OPPORTUNITIES AND CONSTRAINTS

## 5.5 EXISTING BUILDINGS

5.5.1 Several existing buildings will be demolished as shown on the plan and schedule accompanying the planning application:

- 2 dwellings (Hogwood House and The Bungalow)
- A collection of buildings within Hogwood Farm Industrial Estate
- Several agricultural buildings across the site.

5.5.2 The former Hogwood Farmhouse, a Grade II Listed Building, is excluded from the planning application. On the Listing Notice, this is described as a 17th century farmhouse, altered in the 20th century. Planning permission was granted, subject to conditions, in August 2000 for the change of use of the building from residential to office use. This followed the grant of a planning permission in 1995 to change the use of the adjacent buildings and farmyard from agricultural use to light industrial uses. The building, therefore, now sits within the Hogwood farm Industrial Estate.

5.5.3 The proposed development provides the opportunity to improve, significantly, the setting of the building and to consider its return to residential use. Matters relating to the setting of the building are considered in the context of this application and in the EIA; matters relating to the building itself will be the subject of separate applications for planning permission and Listed Building Consent at the appropriate time.



## 5.6 BIODIVERSITY

- 5.6.1 No statutory designations for nature conservation have been made within the site. However, the site falls within the influence of the Thames Basin Heaths Special Protection Area (SPA), a protection designated at international level under the Habitats Directive. This places significant, specific requirements upon the development to provide informal open space for use by future residents (formally known as “Suitable Alternative Natural Greenspace” or SANG in line with Natural England guidance) within the development area.
- 5.6.2 In addition, Bramshill Site of Special Scientific Interest (SSSI) is located approximately 800m to the south and Longmoor Bog SSSI is located to the east within California Country Park. Well-located SANGs will give a unique character to the site and enhance its rural character. Such provision not only benefits the wider environment but will also be an attractive characteristic of the site for future residents.
- 5.6.2 Development proposals have the potential to result, directly and indirectly, in adverse effects upon valued ecological habitats and/or protected species. Retaining existing landscape features, as far as possible, and providing wildlife corridors throughout the development will support these habitats and mitigate adverse impacts. The landscape framework can also be designed to enhance existing habitats and create new habitats both to protect and, potentially to increase biodiversity within the area.
- 5.6.3 The key habitats noted are arable fields separated by hedgerows; areas of broadleaved, coniferous and mixed semi-natural woodlands; and a network of drainage ditches. These have the potential to attract protected species including certain nesting birds, bats and some common reptile species.
- 5.6.4 Full details of nature conservation interests are given in the Environmental Statement.



1. Existing ponds and ditches form wetland habitats across the site
2. Existing hedgerows and tree planting support a variety of wildlife
3. Some of the site and surrounding area is used for grazing and utilised by local wildlife

# 05 OPPORTUNITIES AND CONSTRAINTS

## 5.7 LANDSCAPE FEATURES

- 5.7.1 The landscape is in agricultural use and comprises medium sized fields defined by native hedgerows of varying condition, some dense and intact with mature native trees and others thinning with substantial gaps.
- 5.7.2 Mature shelter belts, along the Reading Road (A327) and Sheerlands Road, form the western boundary. The northern interface between the site and Arborfield Garrison site is also densely planted and this extends along the byway to Hogwood Shaw and Hogwood Industrial Estate. The mature woodland to the east of Park Lane and the almost continuous planting along Park Lane itself combine to reinforce the sense of enclosure within the site. There are also dense pockets of tree and shrub planting and occasional mature parkland specimen native trees set individually within grassland. Hogwood Lane, a narrow lane, framed with tall dense hedges, serves the two dwellings and the Hogwood Farm Industrial Estate within the site.
- 5.7.3 The site has an interconnecting network of ponds, small streams and drainage ditches, the latter mostly in good condition having recently been re-excavated and cleared of vegetation.
- 5.7.4 West Court and 'The Devil's Highway', an historic route and old Roman road, lies outside the application boundary except for a small area in the south-east corner. The avenue of trees from West Court, extending southwards is a strong feature in the local landscape.



1. Existing byway cuts through woodland and thick planting to the north of the site
2. View along Public Right of Way towards West Court
3. View towards mature tree line bisecting the site

## 5.8 EXISTING GREEN INFRASTRUCTURE

- 5.8.1 The network of existing trees, hedgerows and watercourses provides a valuable resource for the development, a green infrastructure network which can be used for amenity purposes, ecological enhancement and water management.
- 5.8.2 Many of the existing mature trees are conveniently contained with existing hedgerows. Others exist as single specimen “parkland” trees located in open farmland. Together with the shelter belts which effectively contain the site, they are integral to the local landscape and contribute positively to the proposed development providing an immediate setting of maturity.
- 5.8.3 The existing hedgerows are often inter-connected and linked to small parcels of native woodland. Many are in good condition and of generous proportions, mostly with adjacent watercourses. Others are thin and weak with gaps, thereby lending themselves to restoration. Made good and reinforced with new planting, these hedgerows will provide valuable wildlife habitat (refuges, nesting sites and movement corridors) and help to provide instant “structure” to the setting for the proposed development.
- 5.8.4 The landscape surrounding the site contains a County Wildlife site, a limited network of Public Rights of Way and various woodlands and water courses. A fundamental premise of the Master Plan is that the green infrastructure strategy should connect into these features. A green infrastructure network which is well connected to the surrounding landscape will not only be essential for the purposes of effective water management and habitat creation, but will also ensure that the value of the proposed SANG will be increased as there are linkages to the wider green space network.

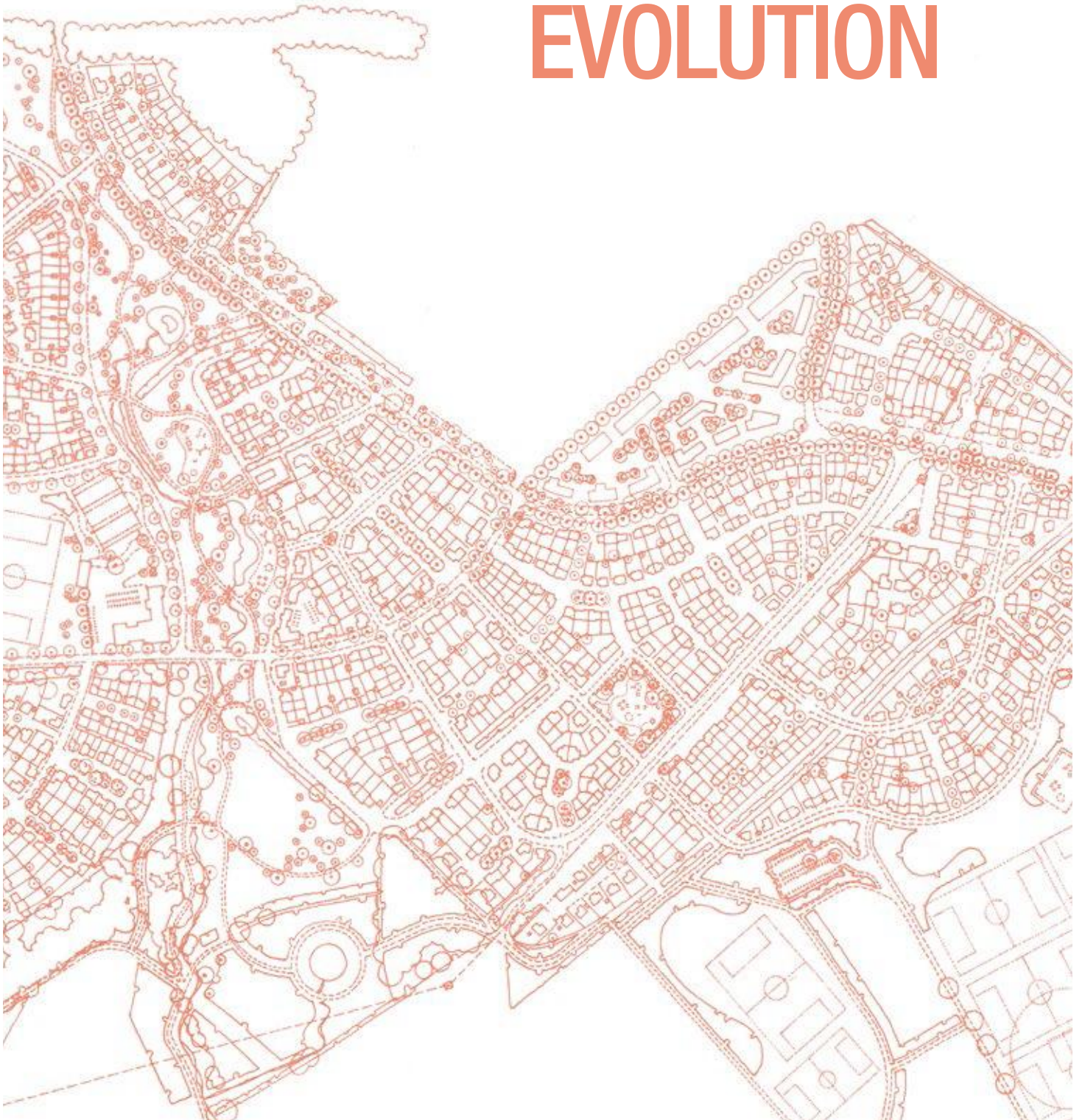
- 5.8.8 By incorporating the existing landscape features within the proposed landscape strategy the development will be able to support biodiversity; create sustainable drainage patterns; enhance character; benefit from mature green spaces; maintain buffers along existing carriageways; and connect with the wider green space network outside the site.

## 5.9 WOODS, TREES AND TREE PRESERVATION ORDERS

- 5.9.1 A tree survey has been undertaken for the site to BS 5837: 2012. This identifies the quality of trees through categorisation (A, B, C and U). All existing A, B and C category woodland and trees are considered to have merit.
- 5.9.2 A number of these trees and hedgerow species also have Tree Preservation Order (TPO) status. All information relating to the existing trees is contained within the Preliminary Tree Constraints Report and Arboricultural Implications Assessment (AIA) (Updated 21.08.14) which support the planning application. The AIA also superimposes the proposed development areas (as shown on the version of the Strategic Development Framework Plan submitted in October 2014) upon the network of existing trees and hedgerows so that the impact of the proposed development on this planting can be readily determined. Although some details of the Strategic Development Framework Plan have been amended since that time it is readily apparent that, with very limited exceptions, all of the existing trees and hedgerows are being maintained.



# PART B ENGAGEMENT & DESIGN EVOLUTION



# 06 COMMUNITY ENGAGEMENT

## 6.1 CONSULTATION AND ENGAGEMENT

### PLAN MAKING PROCESS

6.1.1 Both the principle of development and the content of any development proposal have been the subject on extensive consultation. Initially, the Council undertook extensive consultation in the context of the Core Strategy. This culminated in Arborfield Garrison and the land at Hogwood Farm being identified as a Strategic Development Location capable of accommodating 3,500 dwellings plus supporting infrastructure. The detail of this consultation is recorded in the Council's Statement of Community Engagement which formed part of the evidence supporting the Core Strategy when it was considered at the Examination in Public.

6.1.2 Subsequently, the Council prepared the Arborfield Garrison SPD and this too was the subject of extensive community consultation. The detail of the process, the comments made and how they were dealt with is detailed in the document itself (section 2.4). Paragraph 2.4.15 confirms that amendments were made to the SPD in the light of consultation responses.

### COMMUNITY PLANNING EVENT

6.1.3 Following adoption of the SPD, the landowners of both the Garrison Site (the Arborfield Garrison Landowners Consortium) and the land at Hogwood Farm (the Marino Family) held a Community Planning Event at the Garrison in January/February 2013. At that event, much of the discussion focused on proposals for the Garrison site, the proposals for that part of the SPD being perceived as more complex and needing more detailed consideration. The output of the Community Planning Event was an illustrative master plan, produced collaboratively by the two teams of consultants working on their respective parts of the site.

6.1.4 Key issues raised at the event were highways and transport; schools; green issues; community and sports matters; utilities, drainage and sewerage; shops, meeting places; footpaths and bridleways; and affordable housing. There was a strongly expressed wish that the development should have a recognisable identity.





### CONSULTATION ON ARBORFIELD GARRISON PLANNING APPLICATION (SUBSEQUENTLY WITHDRAWN)

- 6.1.5 Later in 2013, an outline planning application was submitted by the Arborfield Garrison Landowners Consortium for the Garrison site. Further consultation took place in the context of the planning application, both pre- and post-submission by the landowner and by the Council. This application was subsequently withdrawn.
- 6.1.6 Since that time, the two consultant teams have continued to work on revised master plans for their respective sites, sharing information and collaborating as necessary.

### DESIGN REVIEW 2014

- 6.1.7 Both schemes were the subject of a Design Review in June 2014; this was prior to the submission of the planning application for Hogwood Garden Village and the revised application for the Garrison site. The Design Review was a combined event at which both teams presented their respective schemes to the Design Review Panel and participated in a joint discussion. Although, the Panel prepared separate responses on each of the proposed developments, both responses were circulated to both teams so that any change to one scheme could be made in the full knowledge of possible changes to the other.

- 6.1.8 The Panel recognised the very considerable opportunity offered by Arborfield Garrison and Hogwood Farm to create a successful place to live and work and that the two teams shared a vision for a new garden village. Their principal comments were that:

- It was important to be clear about what this vision would entail, ensuring that it embraces principles of sustainability, and meets the needs of people today and future generations.
- The movement strategy and environmental framework were the key to the challenge, creating development on an intimate, walkable scale and minimising dependency on cars.
- They welcomed the emphasis being placed on landscape design and the green grid and wanted the development to be seamless between the two sites. They suggested that more could be done to increase the functionality of the landscape and promote biodiversity.
- They acknowledged that it was too soon in the process to pin down the built form of the place.
- They suggested that the existing community at Arborfield might help to shape the identity of the new place and ensure its early success.
- Finally they said that the design quality throughout the garden village will need to be of a consistently high standard across the character areas and phases and that design codes may help to achieve this.

Further discussions have taken place between the two design teams about these matters, particularly in relation to connections, landscape and biodiversity and the means by which high quality design might be secured in the future.

# 06 COMMUNITY ENGAGEMENT

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## MEETING WITH THE PARISH COUNCILS (ON HOGWOOD GARDEN VILLAGE)

6.1.9 In June 2014, the proposals for Hogwood Garden Village were sufficiently advanced to make an informal presentation to the Parish Councils. The discussion focused around the exhibition boards prepared for a Design Review a few weeks earlier. The proposals were generally welcomed at this meeting.

## CONSULTATION ON HOGWOOD GARDEN VILLAGE WITH LOCAL PEOPLE

6.1.10 Parish Councillors had recommended that the most appropriate form of pre-application consultation for Hogwood Garden Village would be an explanatory leaflet delivered to homes in a wide area around the application site followed by a static exhibition with members of the team available to answer questions. The exhibition was held on 17 July 2014 (Finchampstead Baptist Church Centre) and 19 July 2014 (Henry Street Garden Centre) and was attended by the landowner and senior members of the team. A leaflet summarising the proposals had been sent in advance (by post), and this also confirmed the exhibition venues. Comments were invited by post and email and subsequently reviewed.

6.1.11 The principal issues which were raised related to increased traffic and congestion on existing routes and pressure points; the need for highway improvements, traffic free routes, cycleways and bridleways; the need for local facilities – a school, community meeting places, etc.; general support for the landscaping and green space. There was specific request for a church and a nursery to be provided in the village centre.

6.1.12 Further consideration has been given to these matters and, notably a church has been included within the description of development. Some of the matters are more appropriate to Reserved Matters applications and will be considered in more detail at that stage.

**HOGWOOD GARDEN VILLAGE**  
Part of the Arborfield Garrison Strategic Development Location, Wokingham

**ILLUSTRATIVE MASTERPLAN**

**INTRODUCTION**  
The Hogwood Garden Village is a new residential development of approximately 1,500 homes, located in Wokingham, Berkshire. The development will be a mix of housing types, including detached, semi-detached and terraced houses, as well as apartments and flats. The development will be integrated with the surrounding landscape, including the River Woking and the Wokingham Golf Course. The development will provide a mix of housing types, including detached, semi-detached and terraced houses, as well as apartments and flats. The development will be integrated with the surrounding landscape, including the River Woking and the Wokingham Golf Course. The development will provide a mix of housing types, including detached, semi-detached and terraced houses, as well as apartments and flats. The development will be integrated with the surrounding landscape, including the River Woking and the Wokingham Golf Course.

**OPPORTUNITIES AND CONSTRAINTS**

**THE SITE**  
We have the opportunity to create a high quality, well designed and sustainable urban village at Hogwood Farm. It is a beautiful site with an attractive landscape and existing features, including woodland, hedgerows, ponds and watercourse, all of which can be used to the best of its ability.

There are no constraints, all of which can be addressed satisfactorily in the Masterplan and Detailed Design. The Masterplan will be submitted for planning consent, and the Detailed Design will be submitted for building control consent.

**REQUIREMENTS**

The purpose of development at Hogwood Farm is to provide a mix of housing types, including detached, semi-detached and terraced houses, as well as apartments and flats. The development will be integrated with the surrounding landscape, including the River Woking and the Wokingham Golf Course. The development will provide a mix of housing types, including detached, semi-detached and terraced houses, as well as apartments and flats. The development will be integrated with the surrounding landscape, including the River Woking and the Wokingham Golf Course.

**THE BROWN FORD FARM**

Our development proposals will be submitted in a form that meets the requirements of the Local Planning Authority. The design of the development will be based on the requirements of the Local Planning Authority. The design of the development will be based on the requirements of the Local Planning Authority.

**DESIGN**

The planning application will be submitted in a form that meets the requirements of the Local Planning Authority. The design of the development will be based on the requirements of the Local Planning Authority. The design of the development will be based on the requirements of the Local Planning Authority.

**TYPICAL GARDEN VILLAGE IMAGES**

**THE PROPOSED DEVELOPMENT**

At Hogwood Garden Village, we are seeking outline planning permission for:

- 1,500 new homes (including affordable) in a mix of 2 to 5 bed detached, semi-detached and terraced
- up to 10,000 sqm of employment provision
- employment premises with up to 1,000 sqm of workspace for local business
- 1 new farm unit primarily for agricultural purposes to support the farm
- shops and services, including play areas, community sports pitches, other local and informal open spaces

We are also seeking detailed planning permission for:

- an extension to the New 2025 Way to provide the main access through the site, into Hogwood Farm Park to the east
- additional green spaces to satisfy the requirements of the Thames Basin Heath (Local Nature Recovery Area) in the Southern Riverhead Recovery Strategy at (SRR) as outlined in the plan.

**THE DEVELOPMENT FRAMEWORK PLAN**

**THE PROPOSED DEVELOPMENT**

At Hogwood Garden Village, we are seeking outline planning permission for:

- 1,500 new homes (including affordable) in a mix of 2 to 5 bed detached, semi-detached and terraced
- up to 10,000 sqm of employment provision
- employment premises with up to 1,000 sqm of workspace for local business
- 1 new farm unit primarily for agricultural purposes to support the farm
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We are also seeking detailed planning permission for:

- an extension to the New 2025 Way to provide the main access through the site, into Hogwood Farm Park to the east
- additional green spaces to satisfy the requirements of the Thames Basin Heath (Local Nature Recovery Area) in the Southern Riverhead Recovery Strategy at (SRR) as outlined in the plan.

**EXHIBITION**

We are organizing an exhibition:

At: **Hogwood Farm Strategic Development Location, Wokingham, Berkshire RG40 4ZF**  
 Venue: **Wokingham Baptist Church Centre** (Address: Sandhurst Road, Wokingham, Berkshire RG40 4ZF)  
 Date: **Thursday 17 July 2014**  
 Time: **10.00 - 5.00pm**  
 Venue: **Henry Street Baptist Centre** (Address: Sandhurst Road, Wokingham, Berkshire RG40 4ZF)  
 Date: **Saturday 18 July 2014**  
 Time: **10.00 - 5.00pm**

Members of the project team will be on hand to answer any questions you might have.

There are three ways to respond:

1. Complete the questionnaire form below and send it to us at Hogwood Farm, Sandhurst Road, Wokingham, Berkshire RG40 4ZF
2. Bring the form with you to the exhibition and put it in the comments box.
3. Email an email to [hogwood@pattiss.co.uk](mailto:hogwood@pattiss.co.uk)

We intend to submit the planning application around the end of July 2014. We will, however, advise all the comments that you have made and make any necessary changes to the plan or design if these are received after the application has been submitted.

We very much hope that you will be able to visit the exhibition and thank you for your interest.

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# 07 DESIGN EVOLUTION

## 7.1 INTENT OF DESIGN EVOLUTION

7.1.1 The starting point for the design has been the Core Strategy, the MDDDPD and the Arborfield Garrison SPD. The provisions of the Core Strategy and the MDDDPD are considered in detail in the Planning Strategy; in this Design and Access Statement the focus is upon the provisions of the SPD because this states:

*“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” (Paragraph 1.2.1); and*

*“The SPD has been prepared through a process involving the public, stakeholders, representatives from public sector agencies,...landowners, Officers and Members of the Council...Extensive up-front consultation has taken place and views have been taken into account in the formulation of the document” (Paragraphs 1.2.4 and 1.2.5).*

7.1.2 The key elements of the SPD are listed as being:

- *a preferred spatial framework plan which should form the applicant’s starting point for master planning 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” (paragraph 1.3.3).*

7.1.3 Paragraph 1.3.5 states that the following design principles “*should lie at the heart of the design of the SDL*”:

- 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.

7.1.4 Section 3 of the SPD sets out the Council's vision and development concept for the Arborfield SPD as a whole. The Council considered that development should respond to the particular characteristics of the site; present a sustainable scheme; and deliver a high quality living environment. It also set out a number of "*development components*" for a single planning application masterplan for the SDL" viz:

- A landscape framework which embodies a green infrastructure and open space strategy
- Residential neighbourhoods scaled and designed in accordance with the principles of walkable neighbourhoods
- Character of development which reinforces the structure of the place
- One district and two neighbourhood centres designed to act as community hubs
- Employment provision
- An access and movement framework
- Physical connections to existing communities
- The integration of Listed Buildings

7.1.5 The Preferred Spatial Framework Plan highlighted the configuration of these strategic development components and was intended to be the subject of on-going refinement as the master planning progressed through planning applications.

7.1.6 Chapter 4 of the document sets "*Key Design Principles*", taking each component of the Preferred Spatial Framework Plan and providing a set of principles to guide the design of the SDL.

# 07 DESIGN EVOLUTION

## 7.2 VARIATIONS FROM THE PREFERRED SPATIAL FRAMEWORK PLAN

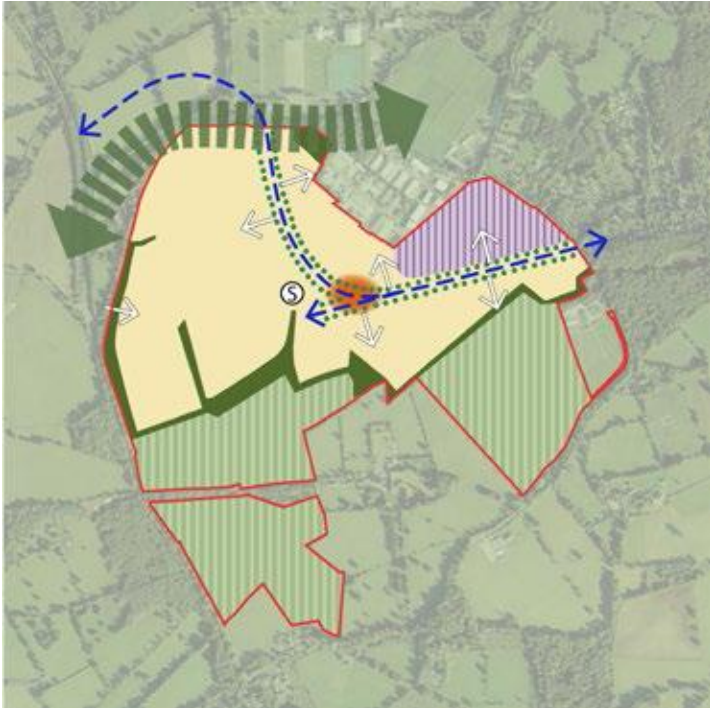
- 7.2.1 In the light of the Community Planning Event and later consultation events, a number of changes have been made to the proposed development at Hogwood Garden Village. These changes have been made in the light of new technical evidence and views expressed by local people and/or statutory consultees (including the Council).
- 7.2.2 The evolution of the design for the land at Hogwood Farm is summarised in Fig 7. The changes from the Preferred Spatial Framework Plan are summarised below. The vision emergin from this framework and further detailed analysis is described in section 8 of this Design and Access Statement.

### GREEN SPACE

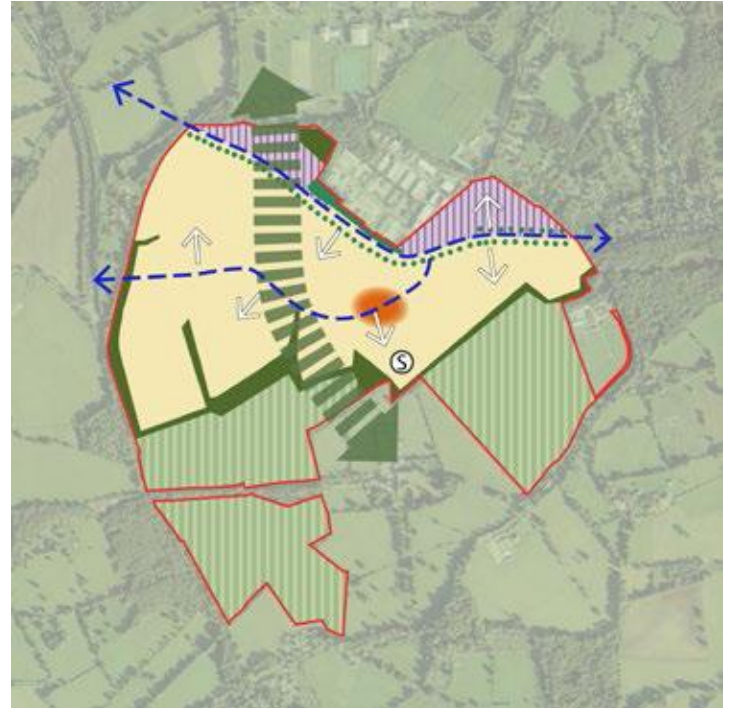
- 7.2.3 The Preferred Spatial Framework Plan proposed a broad swathe of potential green space to the north of Sheerlands Road and along the byway, the common boundary between Arborfield Garrison and the land at Hogwood Farm. This would have intersected with the Nine Mile Ride Extension.
- 7.2.4 As a result of consultations, discussions and new technical information, the conceptual design for the land at Hogwood Farm has been amended to include a broad swathe of green space extending north-south, roughly through the centre of the site, to create a much stronger relationship between the built development in the northern part of the site and the SANGs in the south. It will also encourage movement between Arborfield Garrison and Hogwood Garden Village because the new arrangement increases the amount of open space and makes this more accessible to a wider range of residents. An additional benefit of this arrangement is that the proposed green space follows the natural fall of the site's drainage system and will therefore support natural SUDS through the site. Existing planting will be the basis of the landscape design for the village green and biodiversity will be increased in the SUDS and new planting.

## ACCESS AND MOVEMENT

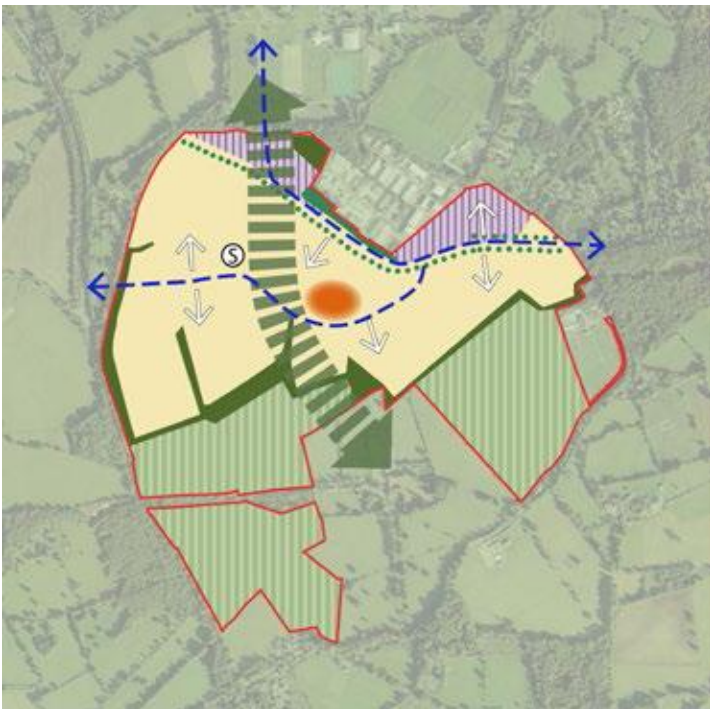
- 7.2.5 The primary road access originally extended from the intersection of the Nine Mile Ride and Park Lane, westwards into the site and then looped southwards into the heart of the development. The decision taken, however, to align the new road with the existing oil pipeline; this will allow access to the pipeline and reduce its impact on the developable area. This alignment also responds more positively to the new position of the central green space.
- 7.2.6 The revised master plan has also identified the secondary access through the site; this will be the bus route, agreed in discussions with the bus operator, so that it optimises access to/from dwellings and thereby encourages its use.
- 7.2.7 One further change has been made at the request of the Council. This is the provision of a new north-south link from the Nine Mile Ride Extension to Park Lane. This is not required by the proposed development but has been requested by the Council to provide an alternative link to the Hogwood Industrial Estate and reduce the number of vehicles, particularly HGVs, on Park Lane.



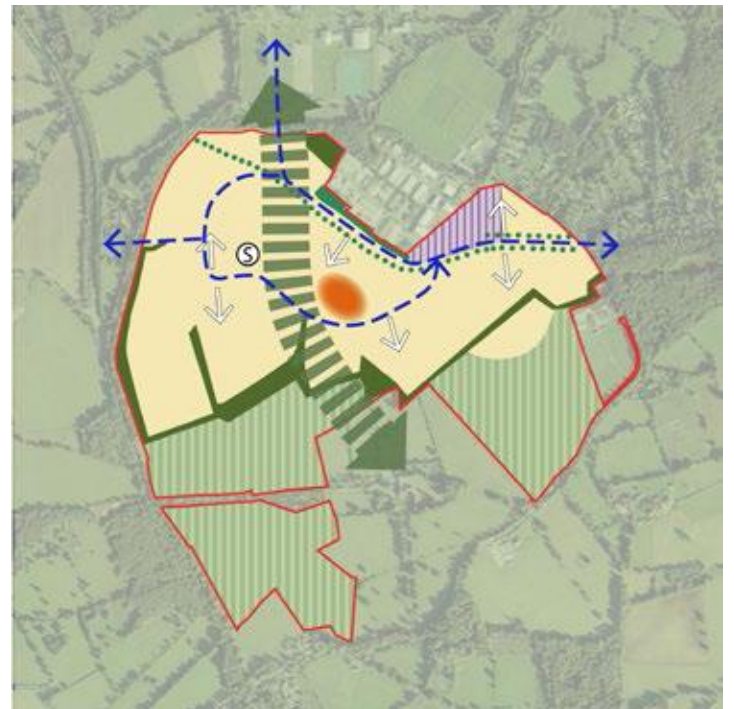
SDL MASTERPLAN FRAMEWORK



INITIAL RESPONSE



RESPONSE TO COMMUNITY PLANNING WEEKEND



FINAL DESIGN RESPONSE

# 07 DESIGN EVOLUTION

## QUANTUM OF EMPLOYMENT LAND

- 7.2.8 The Core Strategy makes provision for some 30,000 sq m of employment floorspace to be provided within the area of the SDL. It should be noted, however, that in terms of the Core Strategy, this requirement was to include redevelopment and/or intensification of employment sites within the Hogwood Industrial Estate. Notably, the industrial estate had been included within the boundaries of the SDL. Further consideration of the employment allocation within the Preferred Spatial Framework Plan has suggested that there is an over-allocation of employment land, far in excess of what is required.
- 7.2.9 At the scale shown on the SPD, the full 30,000 sq m could be accommodated within the new employment land allocation rather than divided between the new employment land and the existing industrial estate as actually required. In the planning application, therefore, the employment allocation is reduced and the quantum of development on this part of the site is estimated at 12,000 sq m, leaving the remainder to be accommodated within the Hogwood Industrial Estate. This matter is considered further in the Planning Statement.

## SCHOOL AND VILLAGE CENTRE

- 7.2.10 The Preferred Spatial Framework Plan indicated that the primary school and village centre (the 'neighbourhood centre') should be co-located towards the centre-east of the site on the route of the Nine Mile Ride Extension. Further consideration suggested that it might be better to co-locate the school with the proposed playing fields in the eastern part of the site, encouraging dual use and natural surveillance. Further consultation with local people, however, indicated a strong preference for the school to be located slightly further to the west thereby serving a bigger residential catchment. In the final design response, the school and the neighbourhood centre have been located in the centre of the site, on the secondary road (the bus route) with the school and the village centre occupying sites on either side of the north-south linear space. The location of the neighbourhood centre, close to the school and to the Hogwood Industrial Estate, increases the likely footfall and thereby the demand for commercial floorspace.

## NEW RESIDENTIAL DEVELOPMENT

- 7.2.11 The boundaries of the proposed residential development follow those indicated on the Preferred Spatial Framework with one exception i.e. in the eastern part of the site a small area of new housing is proposed adjacent to the proposed playing fields. This is proposed for two reasons: to replace residential development land re-assigned to the north-south green space; and to provide surveillance over the playing fields which, otherwise, would be separated from development by the existing hedgerows. The central village green is considered to be a significant benefit to residents generally and the natural surveillance of the sports pitches will improve personal safety and encourage their use.
- 7.2.12 These changes are captured in Fig 8, the Design Concept, which is also illustrative of the overall disposition of land uses, the landscape framework and movement strategy.



