

# PART C: EXPLAINING THE PROPOSALS





# 08 THE VISION

## 8.1 A 21ST CENTURY GARDEN VILLAGE

8.1.1 Our vision for the site is of a 21st century garden village, one which takes the very best characteristics of traditional garden city living and adapts them to a modern environment. We consider that the sense of place within the village will be significantly enhanced by:

- **Creating a strong character and distinctive identity:** drawing on the character of the local area, its natural and built environment, its heritage and natural assets, the garden village will use these as a framework for new development fostering a sense of legacy and natural evolution.
- **Building at a 'human' scale:** allowing people to relate to a scale of buildings around them, feeling comfortable with their height, bulk and mass yet creating sufficient critical mass to encourage activity, frame and enliven streets, encourage the use of public transport, reduce carbon emissions and allow energy efficiencies.
- **Investing in high quality architecture and public realm:** fostering an innate sense of pride amongst its residents. The quality of the architecture should be exemplary and carefully controlled by judicious use of development briefs, design guides and design codes at the appropriate stage in the development management process. These will set the benchmark for new development. Buildings should be adaptable and sustainable.

8.1.2 The landscape framework will be one of the most distinctive features of the garden village. Areas of existing woodland, trees, hedgerows, field boundaries, drainage ditches, etc. will provide the basis of the strategy and will be retained and enhanced. Woodland planting will enclose the village and the village green will penetrate to its heart. Tree-lined streets will form the primary and secondary routes. Throughout the development, smaller open spaces and play areas will provide the focus for new homes.

8.1.3 Residents will make good use of the generous provision of spots, leisure and recreation facilities; the extensive and generously landscaped network of green spaces supports healthy lifestyles.



1. Welwyn Garden City - an example of garden city principled streets
2. Example of an Locally Landscaped Area of Play
3. A cricket match next to a rural village centre

8.1.4 Sustainable urban drainage systems will be integrated with new parkland, providing a continuous network of streams and ponds creating a blue network to complement the green spaces. Existing hedgerows and field boundaries will be used to establish the pattern of streets and housing areas.

8.1.5 Three design principles underpin this strategy:

- **A strong sense of character and identity exemplified by:**
  - Responding to the rural setting of the site and its boundaries
  - Creating a leafy neighbourhood with a traditional village green as the focal point of the development proving a strong connection between the Garrison site, Hogwood Garden Village and the SANGs
  - Planting forest-scale street trees on primary roads and in key locations; smaller scale trees elsewhere
  - Designing multi-functional open spaces that encourage their use
- **A high degree of legibility in the townscape as demonstrated by:**
  - Distinctive informal, leafy, primary streets
  - Formally planted secondary streets
  - Shared surface mews, lanes and park edge streets
  - The structuring axis of the village green
  - Gateway features at entry points and key locations
- **A genuinely permeable network of routes encouraging:**
  - Efficient pedestrian, cycle, vehicular links and public transport
  - Beautiful streets that encourage walking as a first choice
  - Footpaths that directly connect key places and are busy
  - Connections to places outside the site

## 8.2 MASTER PLAN ELEMENTS

### VILLAGE CENTRE & PRIMARY SCHOOL

8.2.1 Central to the proposal, these will form an active heart of the new community with the village centre providing retail space and a range of local facilities including a Church and community uses. The two form entry primary school has the potential to expand to three form entry, additionally providing community and sports facilities. Both sit alongside the village green, an important space within the community, incorporating both formal and informal play areas, walking, cycling and other activities.

### EMPLOYMENT

8.2.2 An extension to the existing Hogwood Industrial Estate will provide additional employment floorspace. It will be well screened from nearby residential areas, and will be accessible and well connected both within the site and with the surrounding area. Routes into the estate will encourage sustainable modes of transport, and parking and access will be unobtrusive to the neighbouring residents. The landscape framework will extend into the employment areas so that planting is included to both improve and screen the estate, retaining original mature features, creating a pleasant working environment and a suitable neighbour for nearby residents.

### RESIDENTIAL AREAS

8.2.3 Designed to be walkable and well connected to both amenities and open space, providing a mix of housing, of different sizes, types and tenures appropriate to the local area.

### CONNECTIONS

8.2.4 The extension to Nine Mile Ride will connect the existing and proposed communities. Careful highway design will create a green, characterful route that will discourage rat-running and help define the character of the site from its gateway through to the Garrison site. Secondary and tertiary roads will support and encourage sustainable methods of transport to destinations and amenities both outside and within the site boundary. The differing needs of pedestrians, cyclists, public transport users and car owners have been considered.

# 08 THE VISION

## GREEN SPACE

- 8.2.5 The site is attractive and supports a diverse ecology. Retaining and enhancing the existing site features will add value to the character of the development while the SANGs and green spaces provide an opportunity to create new and diverse ecological habitats, and interesting and varied amenity spaces for residents. The transition from the rural area to the development reduces visual impact of the development and helps the scheme to sit well within its rural setting.
- 8.2.6 The character of Nine Mile Ride, a leafy tree-lined avenue, has influenced the design of the primary route through the site. Tree lined streets will be used throughout the street hierarchy so that streets will become green corridors, enhancing ecological connections around the SDL and providing safe and attractive routes for residents, encouraging them to take more sustainable modes of transport. A system of local routes will cross the SDL, prioritising pedestrian movement and safe cycleways.

## SANGS

- 8.2.7 The SANGs will be formed from the existing landscape to provide a more diverse range of habitats that will help to protect and enrich the existing ecology. Woodland areas will be enhanced, while new ponds, wetland areas and watercourses will be introduced as part of the SUDS. Enhanced areas of woodland at the boundary between the development area and SANGs will create a sense of enclosure to enhance the feeling of peace and quiet within the SANGs while providing an attractive green character to the edge of the settlement.
- 8.2.8 A choice of clear, safe routes will be provided across the SDL and throughout the SANGs. Car parking will be sited to reduce the impact on the visual amenity of residents.

## LAYOUT AND ORIENTATION

- 8.2.9 The layout of development parcels is, in part, influenced by the topography of the site, allowing for successfully integrated SUDS, as well as the existing field pattern. Housing will be orientated to maximise passive solar gain. The position and design of key buildings will enhance legibility alongside both natural and designed landscape features. The design of the public realm will also send clear messages as to the role of the area, be it a quiet residential street with its smaller, hard surfaced features and street planting, or the village centre.

## 8.3 RATIONALE FOR THE DESIGN

- 8.3.1 The overriding rural character of the site and surrounding area provides a unique opportunity to provide an attractive new garden village that is born from existing mature green infrastructure, strong connections with its surroundings, a good ecological base and proximity to communities interested in the development of the site.
- 8.3.2 Taking these strengths as a starting point, the existing green space network has shaped the design from its inception, adapting the SPD Preferred Spatial Framework Plan to provide a more sensitive scheme, one which preserves the local character, connects to the green space network and provides a suitable and successful drainage strategy. Residential parcels sit largely within existing field boundaries. Existing planting has been retained and allows the creation of varied and unique open spaces across the site.
- 8.3.3 To connect with the existing transport network, the Nine Mile Ride Extension is a key structuring element connecting Hogwood Garden Village with the Garrison site. The intention is that its design will reflect the wooded character of the existing lanes and roads while its alignment has been dictated by existing service constraints on the site. Footpaths and cycleways will connect outside the site, but green routes will encourage safe and accessible movement within. These matters will be addressed in the separate planning application for the new road.
- 8.3.4 Housing will be at relatively low density, the majority being two-storey houses with gardens, some with accommodation in the roof space. Some dwellings will be three-storeys in height and a small number will be flats. The proposed scale and density reflects the local rural character but allows a range of homes of different types, sizes and tenures to be provided to meet the needs of different sections of the community, supported by community services and resources.





FIG 9. ILLUSTRATIVE MASTERPLAN 55



# 09 THE PROPOSED DEVELOPMENT

## 9.1 THE PROPOSED DEVELOPMENT

### DESCRIPTION OF DEVELOPMENT

- 9.1.1 The proposed development comprises up to 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 development proposals are submitted in the form of a hybrid planning application which means that some matters are submitted in detail and others are submitted in outline with details to be submitted at a later stage in the form of Reserved Matters applications.

### THE OUTLINE MATTERS

- 9.1.2 Outline permission is sought for:

#### New Homes (Use Class C3)

Up to 1,500 dwellings (including affordable) on 43.63 hectares of land totalling approximately 225,000 sq. m of floorspace, comprising a mix of 1-5+ bed detached, semi-detached and terraced houses and flats.

#### Employment (Use Class B2)

1.87 hectares of land for 12,000 sq. m of General Industrial uses.

Village Centre (Use Classes A1/A2/A3/A4/A5 and D1)  
A village centre (0.3 hectares) containing 1,900 sq. m of floorspace for:

- shops (up to 500 sq. m)
- financial and professional services, restaurants and cafes, public house and/or hot food takeaways;
- church; and
- children's nursery.

Car parking will also be provided to serve the village centre and SANG.

#### School (Use Class D1)

2.5 hectares of land to accommodate a two-form entry primary school (with potential to expand to 3-form entry) and associated playing fields, sports pitches, and parking areas.

#### Open Space

Formal and informal open space, totalling approximately 57.21\* hectares of land including car parking, landscaping, sustainable urban drainage systems (including surface water attenuation works) as follows:

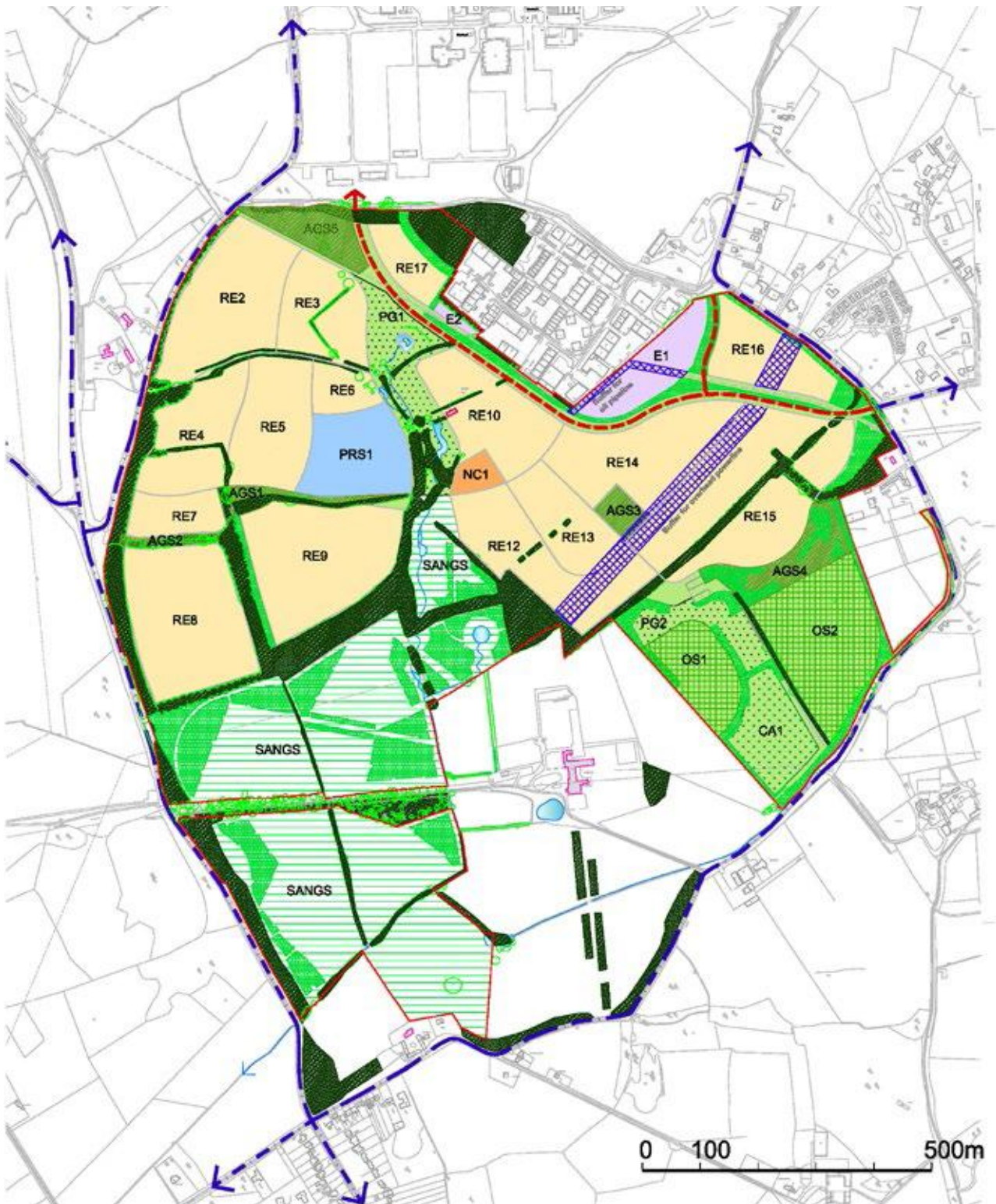
- 29.70 ha SANGs
- 4.72 ha Parks and Public Gardens
- 4.49 ha Amenity Green Space
- 0.90 ha Children's Play Areas
- 6.98 ha Outdoor Sport
- 1.87 ha Community Allotments
- 0.04 ha Civic Space
- 9.54 ha Informal Open Space

\* Note that this figure excludes any additional open space that might be provided in the buffer land under/adjacent to the overhead pylons.

- 9.1.3 In the case of the outline matters a series of parameter plans are used to define those elements of the proposed development which are approved at this stage. Each of these plans are described in this Design and Access Statement.

### THE DETAILED MATTERS

- 9.1.4 Detailed planning permission is sought for the provision of 29.70 ha of land for SANGs; detailed plans are submitted for the proposed works.



Planning Application Boundary	E Employment Land	PG Parks and Gardens	Advance Woodland Planting	Individual Trees to be Retained
Proposed Primary Street	PRS Primary School	Other Open Spaces	Listed Buildings	Buffer Area, not included in Land Use Budget Calculation
Existing External Roads	OS Outdoor Sports	SANGS Proposed Suitable Alternative Natural Greenspace (SANGS)	Proposed Sustainable Urban Drainage System (SUDS)	
RE Residential Land	AGS Amenity Green Space	Existing Woodland & Hedgerows to be Retained		
NC Neighbourhood Centre	CA Community Allotments			

FIG 10. DEVELOPMENT FRAMEWORK PLAN 57

# 10 ACCESS & MOVEMENT

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## 10.1 MOVEMENT PRINCIPLES

10.1.1 The movement strategy aims to:

- connect with the existing transport network with minimal impact on existing land uses
- work with the wider transport strategy to tackle network capacity within the wider area
- promote sustainable transportation methods first over the use of cars
- create a safe and accessible network for movement across the site.

10.1.2 Fig 11 shows the extensive network of connections within the site and how they will connect to existing roads and footpaths in the surrounding area.



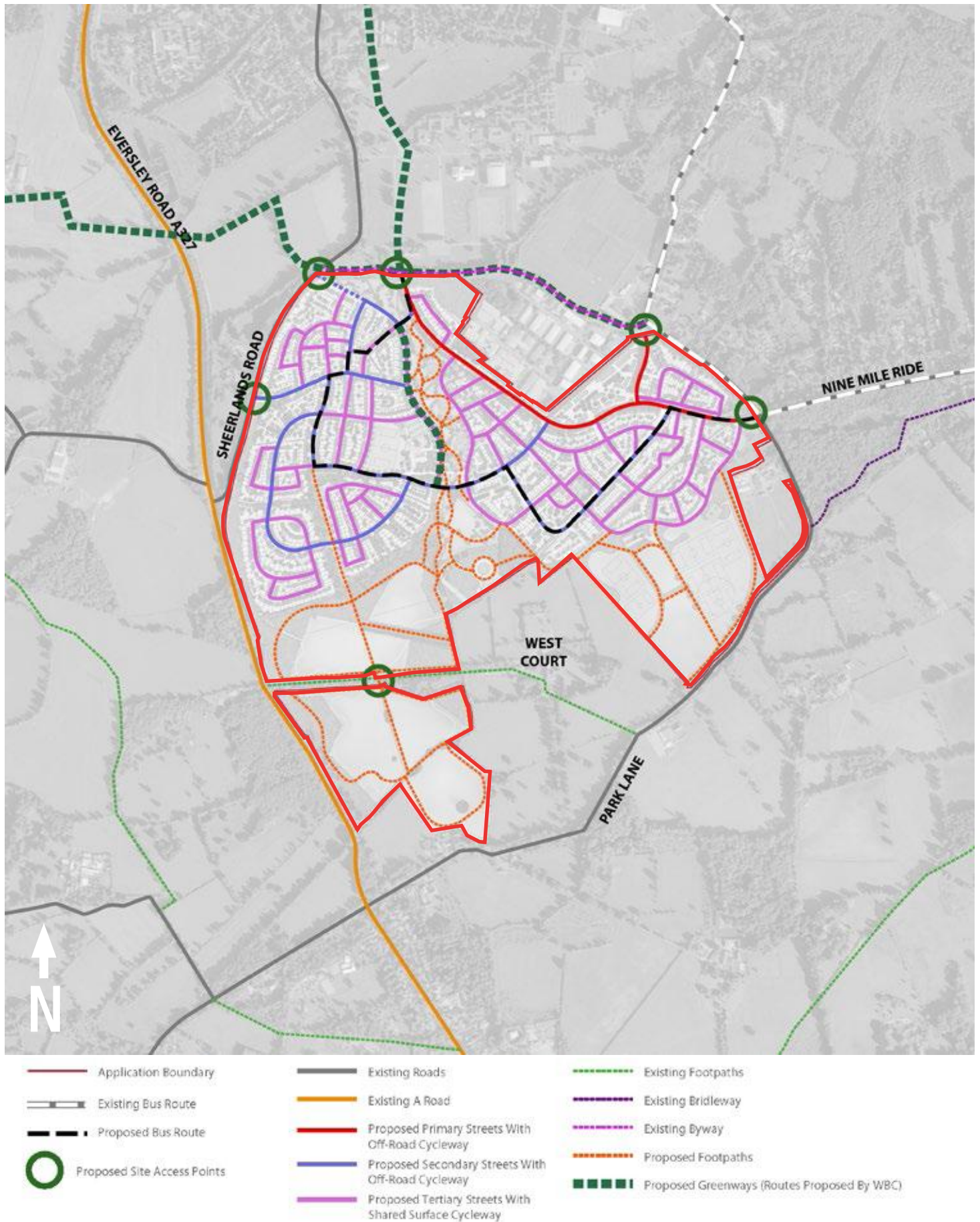


FIG 11. PROPOSED CONNECTIONS 59

# 10 ACCESS & MOVEMENT

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## 10.2 ACCESS STRATEGY

10.2.1 Parameter Plan A (Fig 12) illustrates the proposed Access Strategy. This shows that the highway network will be based on:

- the extension of Nine Mile Ride westwards into the site and then northwards to connect with Arborfield Garrison
- an interim vehicular link from the Nine Mile Ride Extension westwards to Sheerlands Road
- a new link northwards from the Nine Mile Ride Extension to create a new access to Hogwood Industrial Estate
- a secondary road, which will be a bus route, looping southwards from the Nine Mile Ride Extension to provide access to the main residential areas, the primary school and the village centre
- other secondary roads to provide access to additional new residential areas
- an extensive network of of-road footpaths through the village green, the SANGs, sports pitches and other open spaces
- improved junctions where new roads/footpaths/cycleways connect with existing routes.



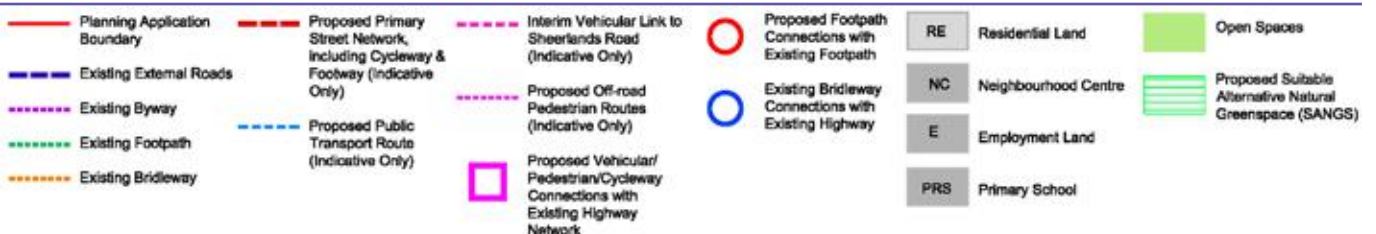
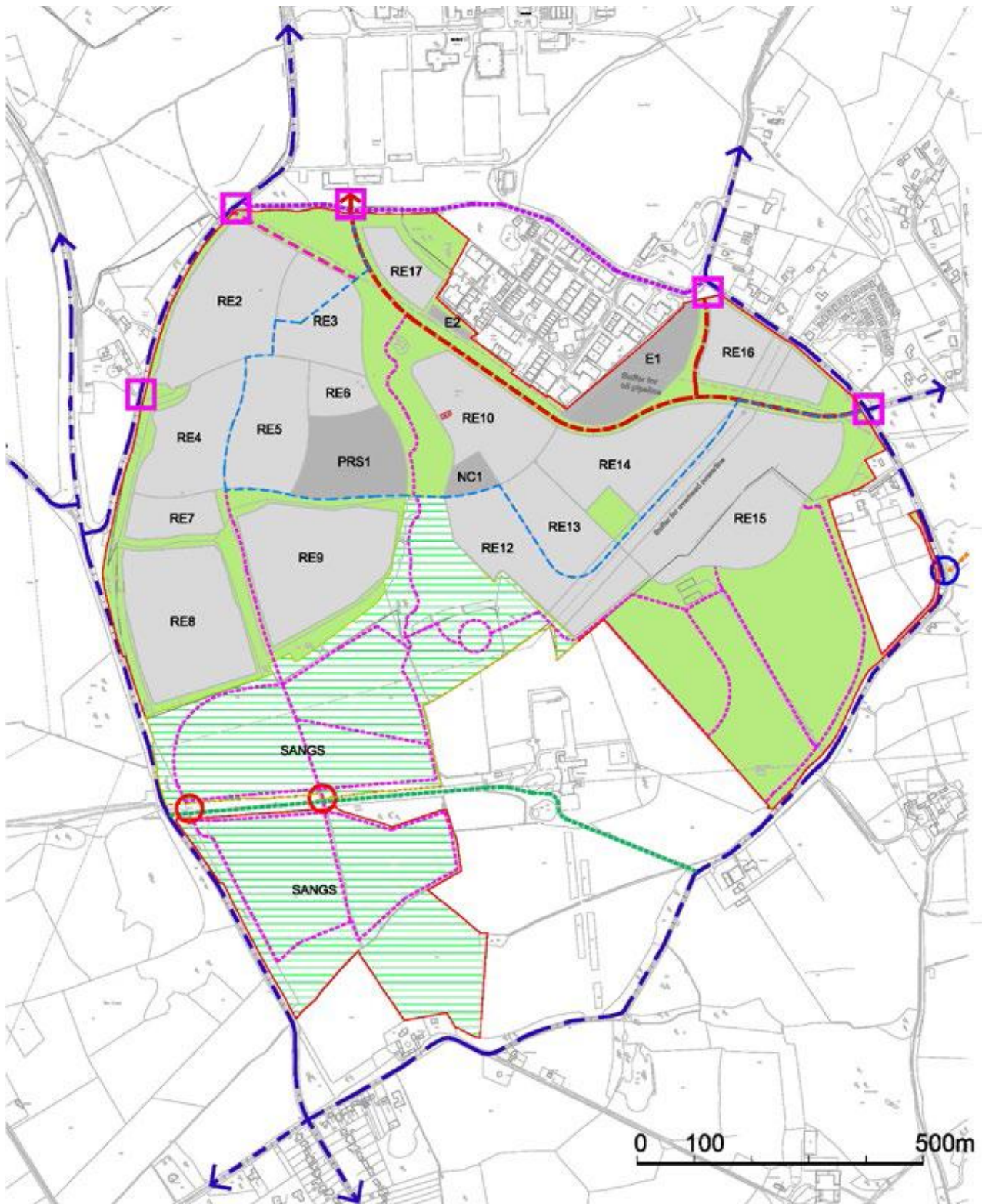


FIG 12. PARAMETER PLAN A: ACCESS 61

# 10 ACCESS & MOVEMENT

## 10.3 STREET HIERARCHY

10.3.1 Figure 13 shows the hierarchy of routes that will be created within the site:

- Primary streets – the Nine Mile Ride Extension and the link from the Nine Mile Extension to Park Lane to provide a new access to Hogwood Industrial Estate
- Secondary routes – the bus route and other roads to open up the site for new development
- Tertiary routes – local streets, no through routes
- Mews Lanes/Park Edge Streets – access to rear garages and for very local movement
- Pedestrian and cycle routes – for recreational and functional purposes

10.3.2 This reflects almost exactly the hierarchy of routes used in the Arborfield Garrison SPD, the only exception being that the development proposals invent the new category of ‘Park Edge Streets’. Table 1 is taken from the SPD, reproduced here for ease of access. The following pages illustrate how these guidelines might be interpreted within the development.

TABLE 1. STREET HIERARCHY DEFINED IN ARBORFIELD GARRISON SPD (WOKINGHAM BOROUGH COUNCIL 2011)

DESIGN REQUIREMENTS	PRIMARY STREETS	SECONDARY STREETS	TERTIARY STREETS	MEWS LANES	PEDESTRIAN AND CYCLE ROUTES
<b>General function</b>	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.
<b>Public Transport</b>	Main public transport route.	Some secondary routes will be used for public transport.	No.	No.	No.
<b>Design criteria</b>	Carriageways should be of sufficient width to carry public transport. Cycle lanes should be incorporated into the street.  Generous pedestrian footpaths should be created along both sides.  Tree planting along both sides of the street should be achieved.	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.	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.
<b>Frontage development</b>	Continuous throughout the built areas.	Continuous throughout the built areas.	Continuous.	Partial.	Partial.
<b>On street parking</b>	In designated bays.	In designated bays.	Should be designed into the street layout.	No.	N/A.
<b>Vehicle cross over</b>	Limited opportunities.	Permissible.	Permissible.	N/A.	No.



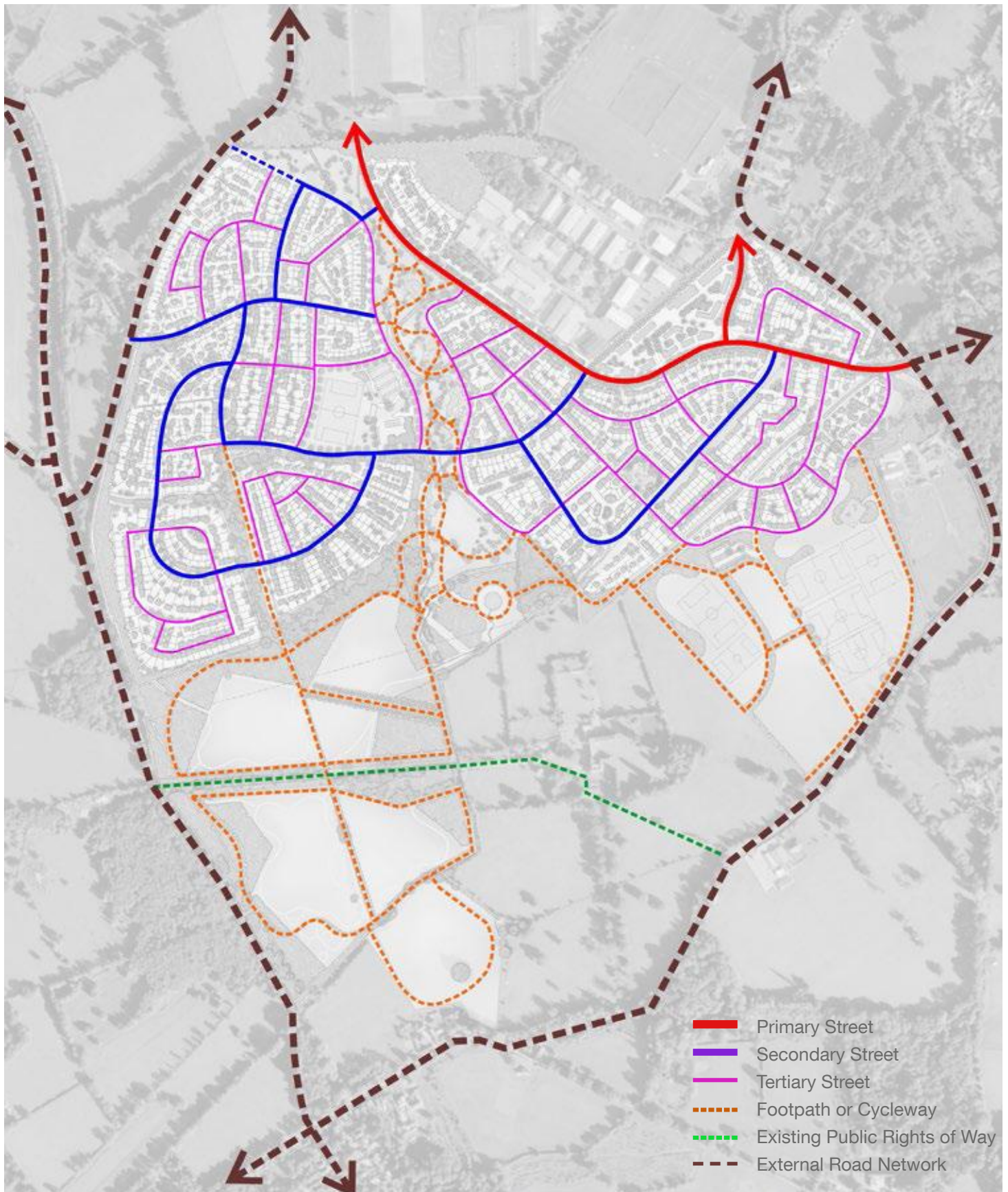
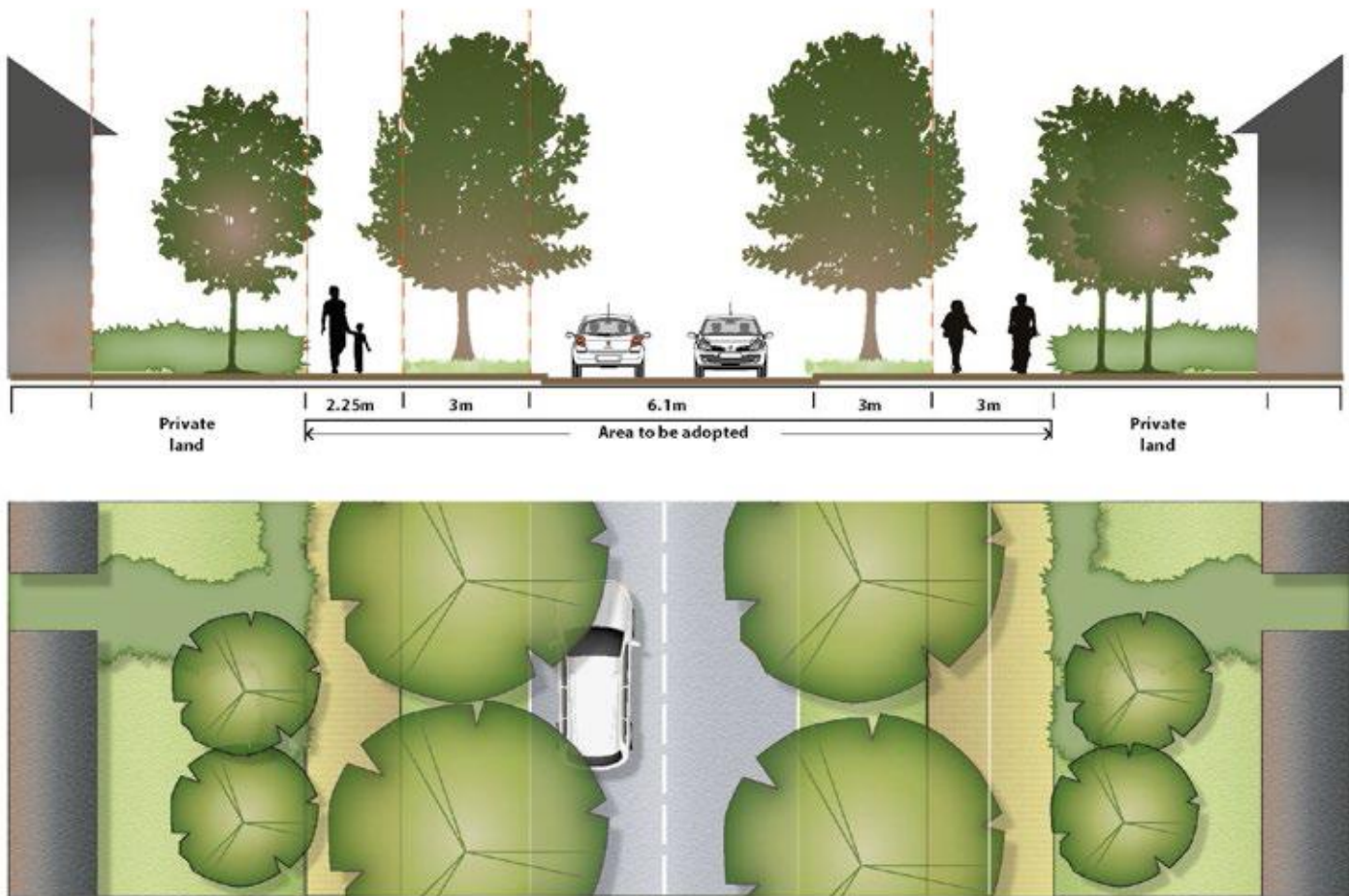


FIG 13. STREET HIERARCHY 63

# 10 ACCESS & MOVEMENT



## PRIMARY STREETS

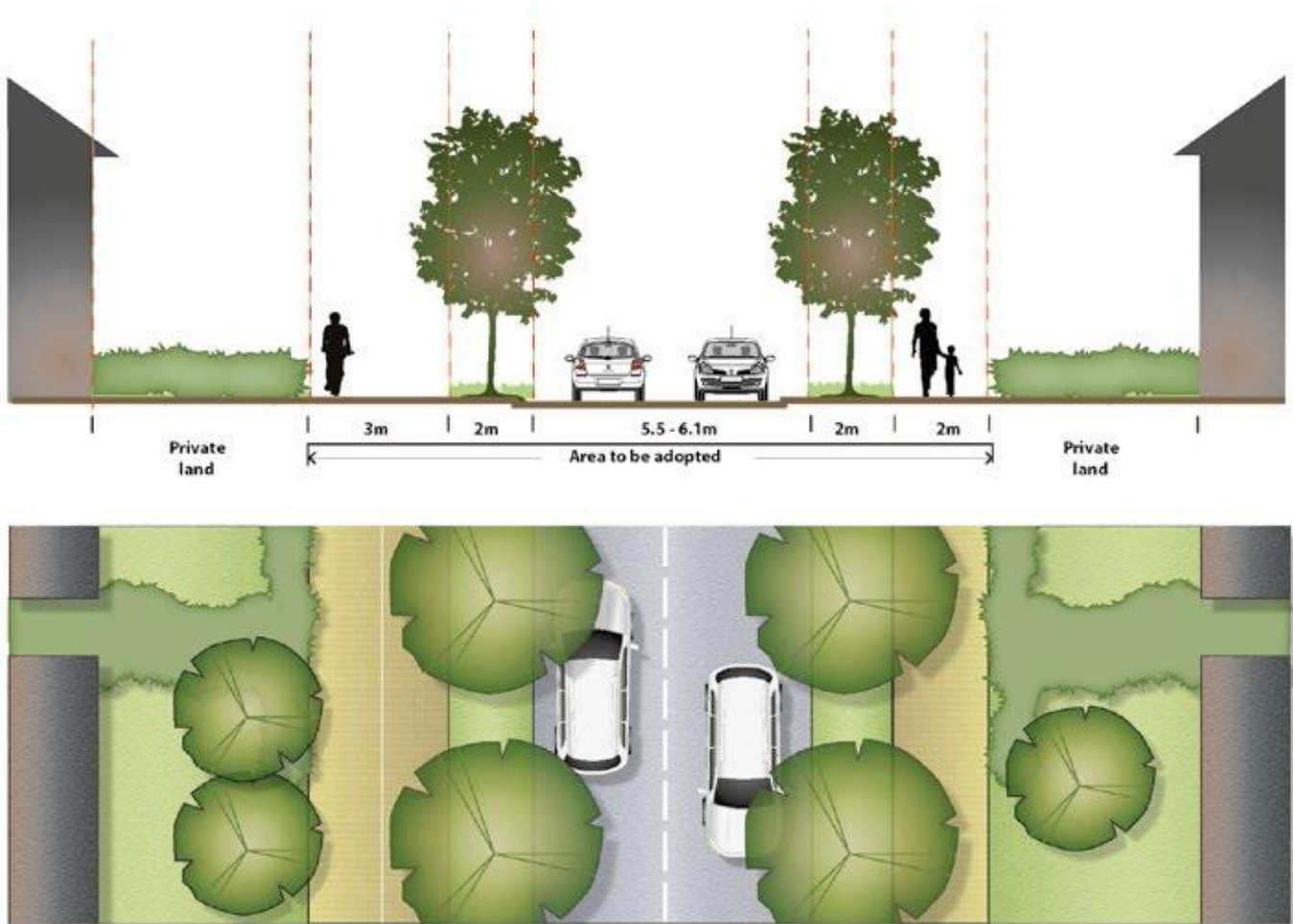
10.3.3 The primary route through the site takes the form of an extension to the existing Nine Mile Ride which intersects with Park Lane on the eastern edge of the site. This will extend westwards through the site and then northwards to connect into Arborfield Garrison.

10.3.4 Provision has been made for an interim vehicular link to be created to Sheerlands Road; this would be constructed along the length of the oil pipeline. The Nine Mile Ride Extension can be designed to provide a shared footpath/cycleway running parallel to the new road on its northern side. The new road can be designed in such a way as to accommodate relatively high volumes of traffic but to encourage low speeds.

10.3.5 The Nine Mile Ride Extension will be the subject of a separate planning application but it can be designed to reflect the character of the existing Nine Mile Ride which is heavily planted with mature trees dominating the streetscape. Medium- to large-scale forest trees could therefore be accommodated along its length. Along the new road leading to Hogwood Industrial Estate medium to small-scale varieties, including non-native semi-ornamentals, would be more appropriate.

10.3.6 The eastern entrance into the site could be extensively planted to create a gateway feature, reflecting the character of the existing Nine Mile Ride and creating separation between new and existing development.

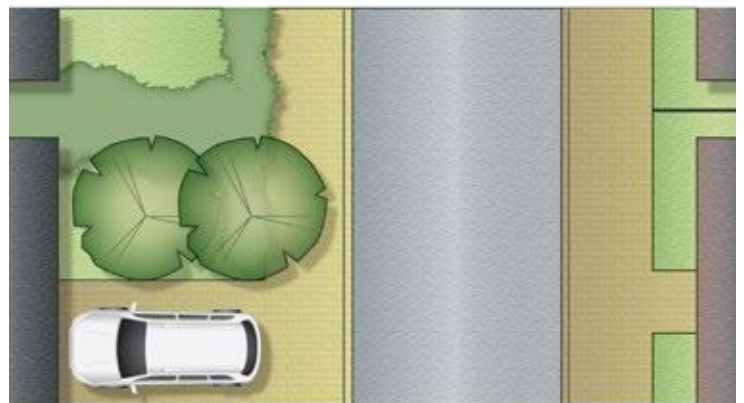
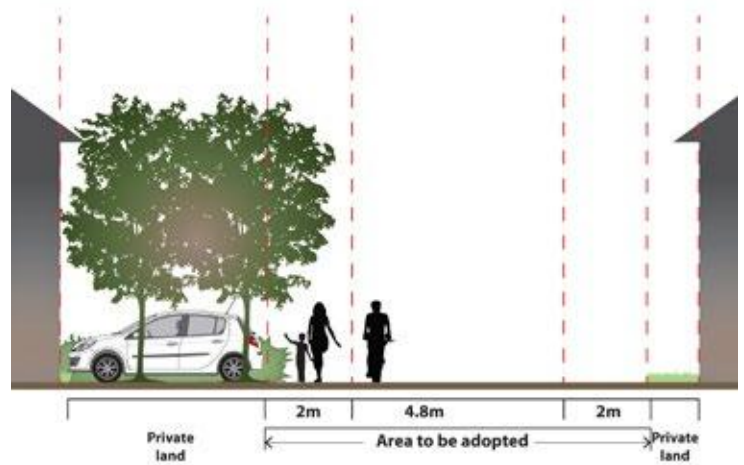
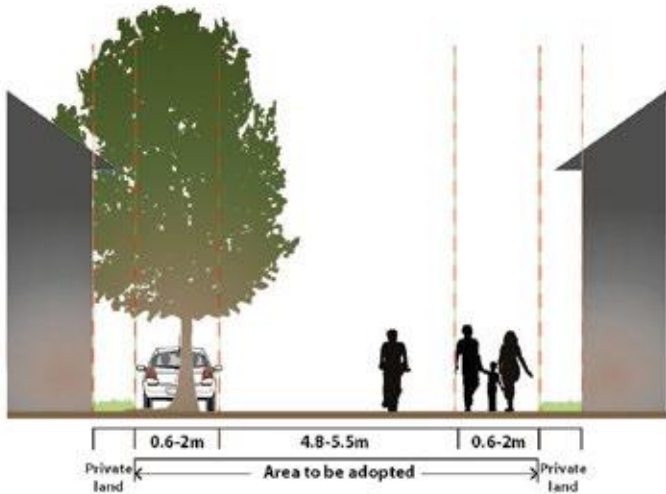




### SECONDARY STREETS (BUS ROUTE)

- 10.3.7 Secondary streets will distribute traffic through the site and open up land for development. Some of the secondary streets will be a bus route. The infrastructure to accommodate the bus route and stops will be integrated into the design and layout and has influenced the alignment of these streets.
- 10.3.8 The route chosen should provide the shortest distance possible for residents to reach a bus stop. This bus route will then continue through to Arborfield Garrison.
- 10.3.9 The secondary street character will be planted more formally, using smaller scale trees. On-street parking will be managed and provided in bays. Separate footpaths and cycleways will still be present and parking for residents will largely be on plot with some visitor parking on street where it will not conflict with the route of the bus.

# 10 ACCESS & MOVEMENT



## TERTIARY STREETS

10.3.10 Tertiary streets will be categorised into a variety of street types. Generally they will prioritise pedestrian movement over that of motor vehicles with the use of shared surfaces, Home Zones and a variety of parking solutions, both on and off street.

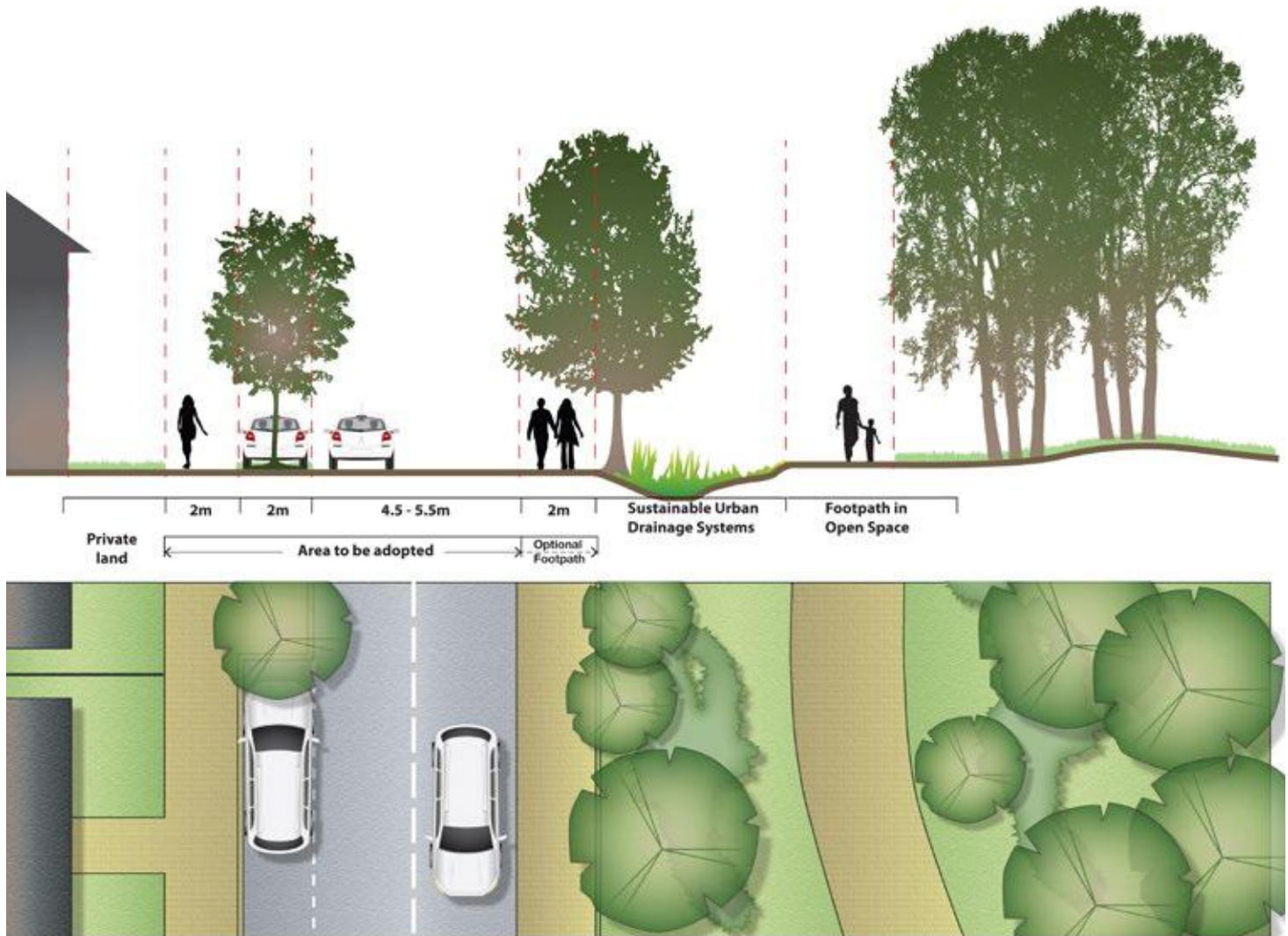
10.3.11 The enclosure of the buildings will be greater and carriageways reduced in size. Houses will have reduced front garden space and open spaces will be incidental areas of amenity space, well overlooked and providing a variety of different experiences.

10.3.12 Footpath and cycleways will not be delineated separately but will share the public realm with vehicles. The design of the streets, including materials, planting, street furniture etc. will encourage slow vehicle speeds.

## MEWS LANES

10.3.13 These will be narrow, well enclosed and overlooked with shared surfaces and informal landscaping. Parking can be on street designed in a way to slow vehicular movement, or in garages or spaces to the rear of the property line. Lanes will also be shared surfaces, but with more soft landscaping, small front gardens and rural boundary features.





## PARK EDGE STREETS

- 10.3.14 The park edge streets will largely be accessed only by residents fronting the green spaces and so will be downgraded routes and private drives. On-street parking will be along the built frontage but good visibility along the roads should be maintained to provide safe movement for those accessing the parks and woodlands. The optional 2m footpath will be provided adjacent to the carriageway where parkland paths lead away from the residential area. These paths will form more organic routes so may not always follow the carriageway.
- 10.3.15 Front gardens will be relatively short so that there is good overlooking of the open spaces. The streets themselves will vary in character depending on location within the site: those fronting the park will be more open in character than those adjacent to areas of woodland.

# 10 ACCESS & MOVEMENT

## PEDESTRIAN AND CYCLE ROUTES

- 10.3.16 There will be an extensive network of off-road footpaths through the village green and within the SANGs in line with the requirements of Natural England. Shared footpaths/cycleways will also be provided extensively throughout the development.

## PARKING PRINCIPLES

- 10.3.17 The approach to car parking will follow guidance set out in Wokingham Borough Council's Highway Design Guide. This will reflect parking solutions in the surrounding area which is largely on-plot in driveways and/or in garages. On-street parking in the local area is limited and will be accommodated in designed laybys.
- 10.3.18 Parking in residential development should aim to accommodate car ownership in a manner that is compatible with local character, creating a high quality environment that functions well. It must also include cycle and motorcycle parking.

## 10.4 PUBLIC TRANSPORT

- 10.4.1 Public transport (as shown in Fig 14) will be provided through Hogwood Garden Village, with bus stops located within walking distance of new homes, and connected to existing public transport network in the area.
- 10.4.2 Public transport routes and bus stop locations have been agreed with the Highway Authority and local bus operator. In addition, public transport connections will be provided to the primary school and village centre. More details can be found in the Transport Statement.





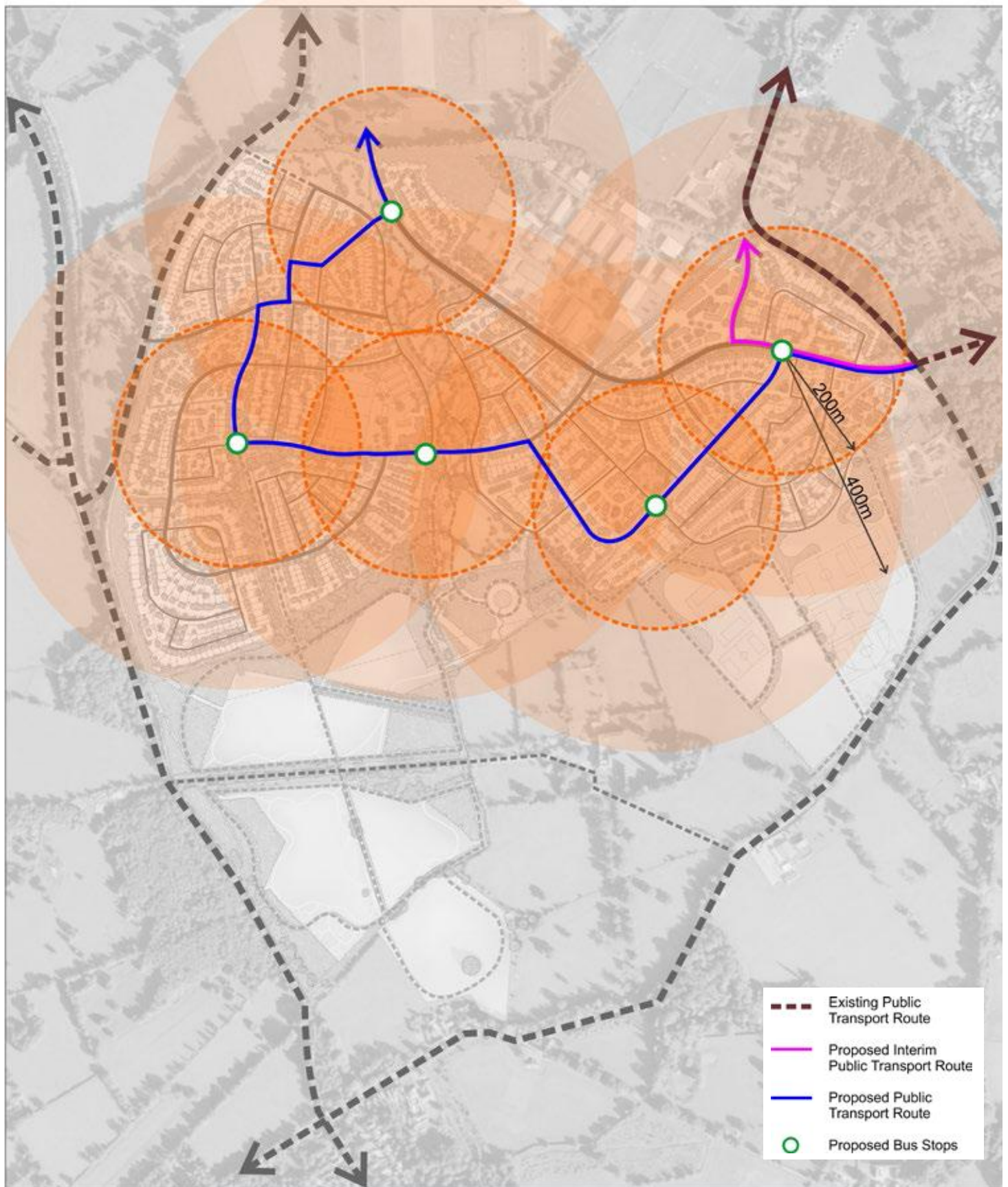


FIG 14. PROPOSED PUBLIC TRANSPORT ROUTES 69

# 11 LANDSCAPE ELEMENTS



## 11.1 LANDSCAPE PRINCIPLES

11.1.1 The landscape strategy for the site follows the principles set out in the Arborfield Garrison SDL SPD 2011. It will therefore:

- create an enviable setting for development
- protect and enhance ecological habitat and biodiversity
- introduce new landscape and green infrastructure features to enhance and protect the residential setting and quality, creating a living and engaging landscape
- contribute to the sustainability, ecology, and amenity of the development
- 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
- benefit from a system of landscape management to ensure on-going maintenance, enhancement and stewardship of the landscape.

## 11.2 THE LANDSCAPE CONCEPT

11.2.1 The landscape concept for the site is based on the Preferred Spatial Framework Plan and the Landscape Framework Diagram contained within the Arborfield Garrison SPD subject to the variations described in Section 7 of the Design and Access Statement. In combination, both plans propose that in relation to the land at Hogwood Farm:

- development should be focused in the northern part of the site;
- SANGs should be located in the southern part of the site;
- good connections should be established between the areas of built development and SANGs
- the principal access through the site should be in the form of a tree-lined avenue
- existing structure planting should be retained and enhanced.

11.2.2 Fig 15 illustrates how these general principles have been applied to the land at Hogwood Farm, accepting the distinction between built development in the northern part of the site and open space in the south. It also demonstrates that existing site features would be retained and green spaces would be well-connected to residential areas to provide maximum accessibility and natural surveillance. Fig 15 also illustrates the potential of the north-south green space to act as a focal point for the development, a modern village green, and as a way of providing a strong link with Arborfield Garrison, thereby encouraging residents of that site to access the SANGs to the south.





1. Retain existing landscape features
2. Green spaces to be well-connected by green pedestrian links throughout site
3. Built form largely restricted to northern part of site allowing large areas of green space that relates to surrounding landscape character
4. Central village green reduces distance to green space from residential parcels and creates a green link to SANGs
5. Extension of residential area to south of existing hedgerow to provide overlooking of sports hub

# 11 LANDSCAPE ELEMENTS

## 11.3 STRUCTURING ELEMENTS

11.3.1 Four structuring elements influence the layout of the site and the landscape framework:

- a) **The residential parcels:** the northern part of the application site which comprises largely residential development;
- b) **The SANGs and the sport facilities:** the southern part of the site which largely comprises open space; and
- c) **The Village Green:** a strong north-south swathe of green space running through the centre of the site.
- d) **Pedestrian, cycle and highway connections**

11.3.2 The Landscape Concept plan is articulated in more detail in Parameter Plan B: Green Infrastructure and Open Space which shows the proposed built development set within its landscape structure of existing woodland and hedgerows to be retained and advance woodland planting designed to reinforce existing planting or to fill gaps. The landscape structure takes as its starting point the retention of all trees and hedgerows except those which have to be removed to provide essential access as previously identified. Proposals have also been informed by long and short range views into and out of the site.

11.3.3 The Parameter Plan subdivides the open space provision into its constituent parts as defined in the Council's Core Strategy and Open Space, Sports and Recreation Strategy. This provides for:

- Outdoor sports
- Amenity green space
- Community allotments
- Parks and gardens
- Other open spaces
- SANGs
- Civic space
- Children's play

11.3.4 The landscape proposals are also shown on the indicative Illustrative Landscape Master Plan, Fig 16.

11.3.5 The landscape concept plan responds positively to the characteristics of the existing site, including extensive mature planting along the majority of the site boundaries thereby restricting views into and out of the site. Views to and from West Court will be protected by existing planting acting as a buffer.





FIG 16. INDICATIVE ILLUSTRATIVE LANDSCAPE MASTER PLAN 73



# 11 LANDSCAPE ELEMENTS

## 11.4 COMPONENTS OF THE GREEN INFRASTRUCTURE AND OPEN SPACE STRATEGY

### THE VILLAGE GREEN

- 11.4.1 The central Village Green is a key element of the landscape framework extending north-south throughout the site. As an extensive swathe of open space through the centre of the development it will be a distinctive feature and will link the SANGs with the wider green infrastructure of the site, and beyond, to create an extensive network of interlinked open spaces.
- 11.4.2 The landscape will be designed in such a way as to retain and enhance the existing landscape features and provide an opportunity to create new and diverse ecological habitats and interesting and varied amenity spaces for residents. The variety of landscapes will provide for both new and existing local residents and enhance the benefits for local ecology and maintaining existing specimen trees and hedgerows.
- 11.4.3 The Village Green is designed as a multi-functional area to accommodate a wide range of different landscape experiences including formal and informal spaces, places for children's play, informal amenity space, etc. The variety of landscapes will provide new opportunities for both new residents and those who already live close to the site. Opportunities for walking, cycling and children's play will be integrated within the new development and well-connected to existing residential developments so that the proposed Garden Village becomes a resource to be enjoyed by as wide a range of people as possible. The Village Green will also support local ecology through an enhanced waterways network, maintaining existing specimen trees and hedgerows and providing new water features.
- 11.4.4 The integrated Sustainable Urban Drainage System (SUDS) will create a network of watercourses and ponds throughout the space. Existing ditches and brooks will be retained and incorporated into the overall layout including next to roadsides and within the open space network. They will be enhanced to improve flow rates, visual amenity and ecology.



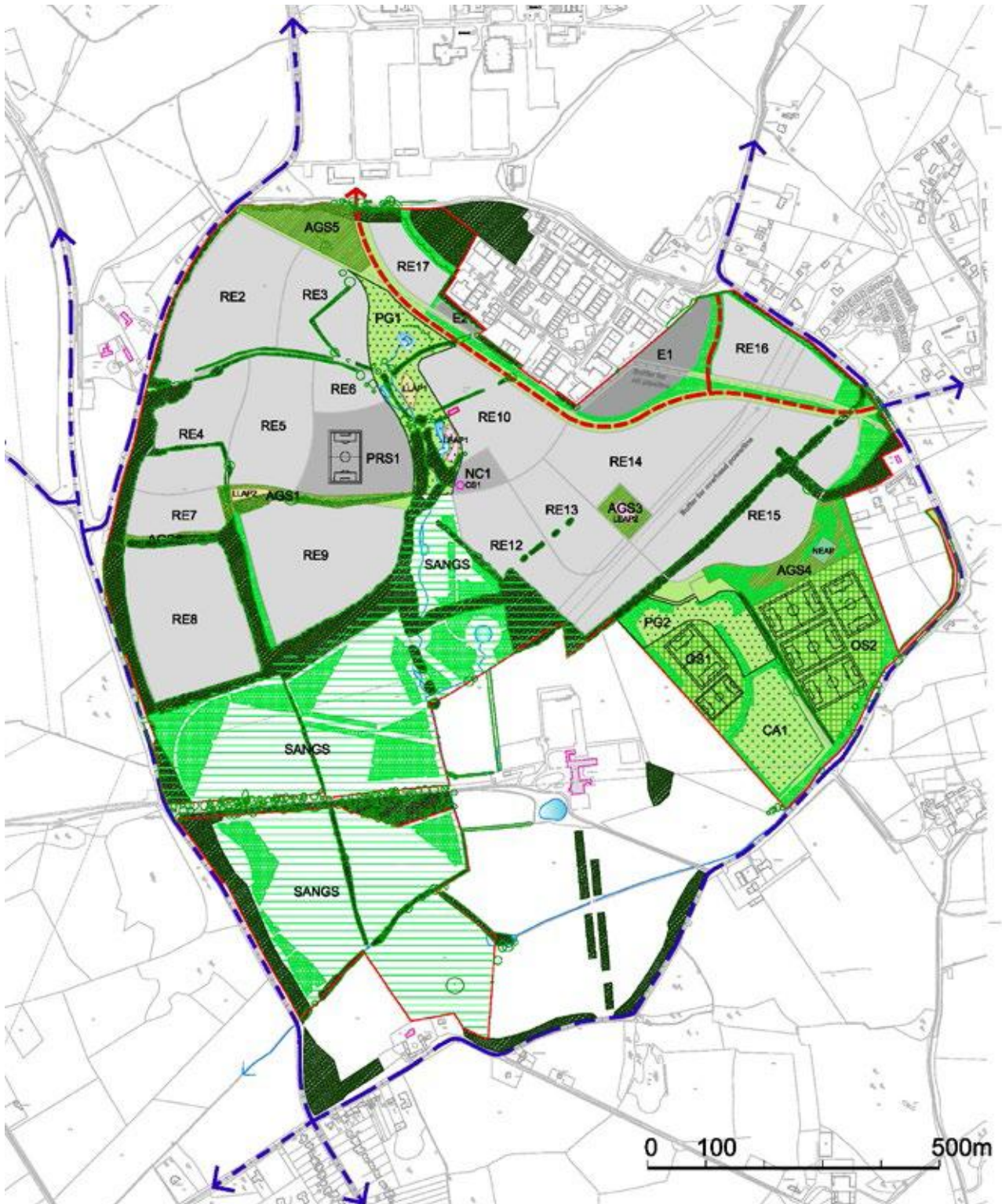


FIG 17. PARAMETER PLAN B: GREEN INFRASTRUCTURE &amp; OPEN SPACE 75

# 11 LANDSCAPE ELEMENTS

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- 11.4.5 The detail of this open space will be determined at the Reserved Matters stage but the illustrative plans show how the landscape could change in character and appearance along its length, from more formal, structured spaces at the northern end to more open, fluid spaces at the southern end where it links into the SANGs and an extensive network of trees, paths, play areas and ponds, bounded by woodland would provide a more informal rural character than the Village Green.
- 11.4.6 In traditional manner, new houses will front on to the Village Green, providing natural surveillance. The Village Green will also be the focus for the Village Centre and primary school acting as a foil for the social, community and retail functions of the Garden Village, a safe, visible space for all ages.





FIG 18. INDICATIVE VILLAGE GREEN SKETCH 77



# 11 LANDSCAPE ELEMENTS

## SANGS

11.4.7 Planning permission for the proposed SANGs is sought in detail (rather than in outline) and therefore detailed plans are submitted with this application. The proposed SANGs form part of the public open space provision required by the Council's standards but they must be implemented in line with guidelines set down by Natural England. The SANGs provide informal open space for use by residents in preference to land at the Thames Basin Heaths. The SANGs fulfil the requirement of the SPD to keep the south-western part of the site free from development and are a natural extension of the village green, the more detailed small scale proposals of the village green giving way to the more expansive and more natural environment of the SANGs.

11.4.8 The SANGs are located to the west of West Court. Existing tree planting and hedgerows will be enhanced and a network of footpaths will be laid through the site, connecting the areas to the north and south of the access to West Court.

11.4.9 The proposed works within the SANGs will include the following:

- low key hoggins or mown grass footpaths, animal-proof boundary fencing, gates and way marking, all generally rural in character
- retention of the existing open field character and enhancement of existing hedgerows by filling in gaps and traditional laying
- existing ponds and drainage ditches will be enhanced for visual amenity and ecological value, and connected where appropriate to the overall development drainage network; a new pond will be created to provide recreational and ecological value
- areas of woodland will be improved by selective thinning and re-planting, where appropriate, with native species to provide a diverse layered internal structure with strengthened edges; they will constitute a valuable wildlife habitat and educational resource whilst enriching the development's recreational potential through diversity and by accommodating new public footpaths and sitting areas







FIG 19. PROPOSED SANG MASTER PLAN 79

# 11 LANDSCAPE ELEMENTS

- substantial new blocks of native woodland will be grid-planted and managed according to best forestry practice as they mature; this will help to articulate the proposed SANGs open space, contain and frame views and vistas and provide shelter and additional wildlife habitat
- specimen native trees will be retained and new trees will be added, consistent with the existing parkland character, including single specimens and informal groups of large medium and small scale varieties.

## 11.4.10 In addition:

- management regimes will be instigated to improve visual amenity and to benefit invertebrates, reptiles, bats and birds
- the open and rural character of the Public Right of Way will be retained and enhanced

## 11.4.11 Parking for the SANGs will be provided on site but in the early phases of development this will be provided in the Village Centre.

## 11.4.12 Formal sports and recreation facilities will be provided in the eastern part of the site in line with the standards set out in the Core Strategy and the Open Space, Sports and Recreation Facilities Strategy. There is sufficient land to accommodate five adult and one junior football pitches. Also in this area there would be community allotments and orchards.

## 11.4.13 Substantial new planting will provide a buffer between this area and West Court. The playing fields are also located near to the allotment area to share vehicular infrastructure and provide a centre of activity for the community, a place where people can grow food, take part in sport and take walks through to the SANGs. There will be also be play facilities for both younger and older children.

## 11.4.14 Proposed landscaping features such as hedgerows and belts of trees will be planted alongside the boundaries of the allotments to provide screening. The community orchard will be planted between the allotments and the residential/sports areas to create a visual but usable and productive buffer.



1. Example of amenity greenspace overlooked by housing in nearby Finchampstead
2. Example of play integrated into a woodland setting
3. Attractive football pitches near a residential and woodland area.

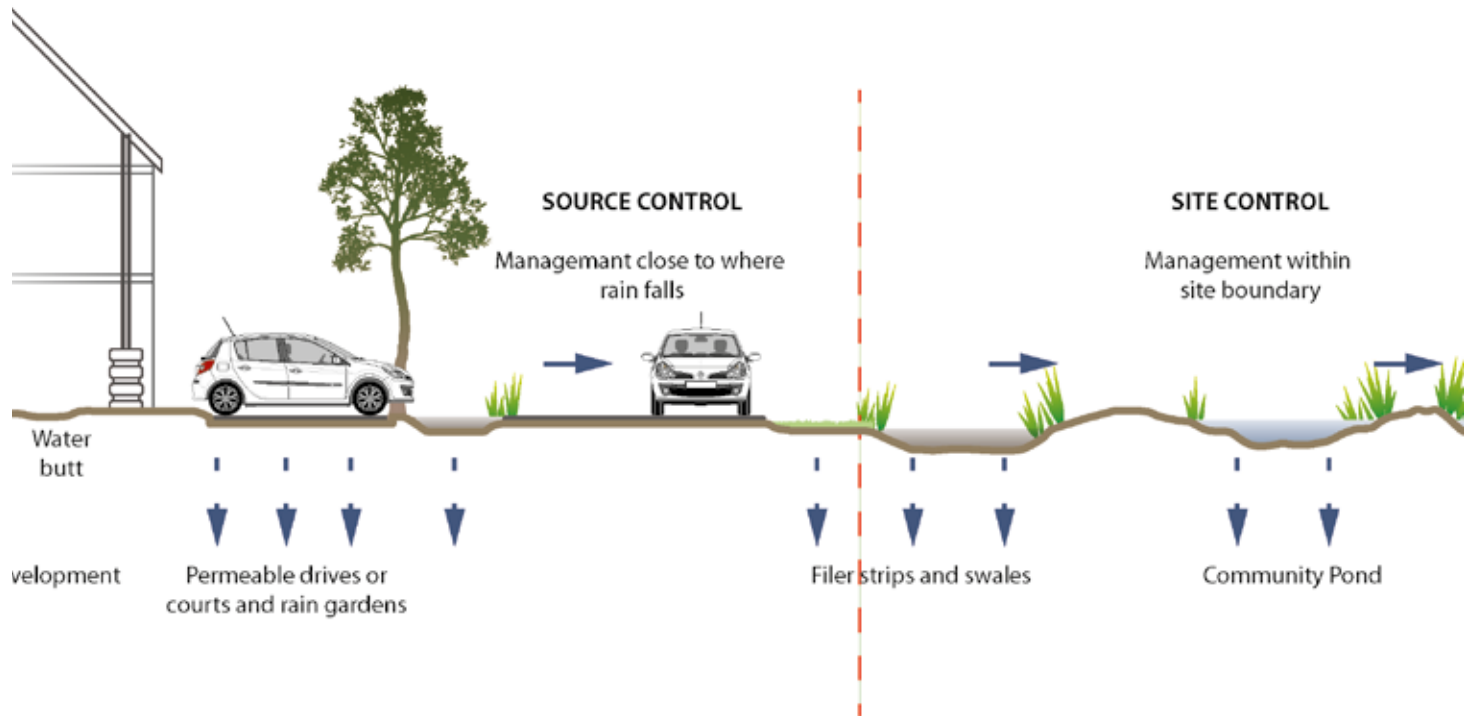




FIG 20. INDICATIVE ARRANGEMENT FOR SPORTS, LEISURE AND RECREATION FACILITIES



# 11 LANDSCAPE ELEMENTS



## SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

11.4.15 An important part of the village green will be its role as part of the Sustainable Urban Drainage System (SUDS) within the site. It will take advantage of topographical low points and utilise the existing network of agricultural drainage ditches together with existing ponds to create new wetland features. Additionally it will contribute positively to the development's visual amenity and as an extra wildlife-friendly resource. The complete details of the SUDS scheme will be decided at the Reserved Matters stage but typical features are shown in Figure 21 and Figure 22.





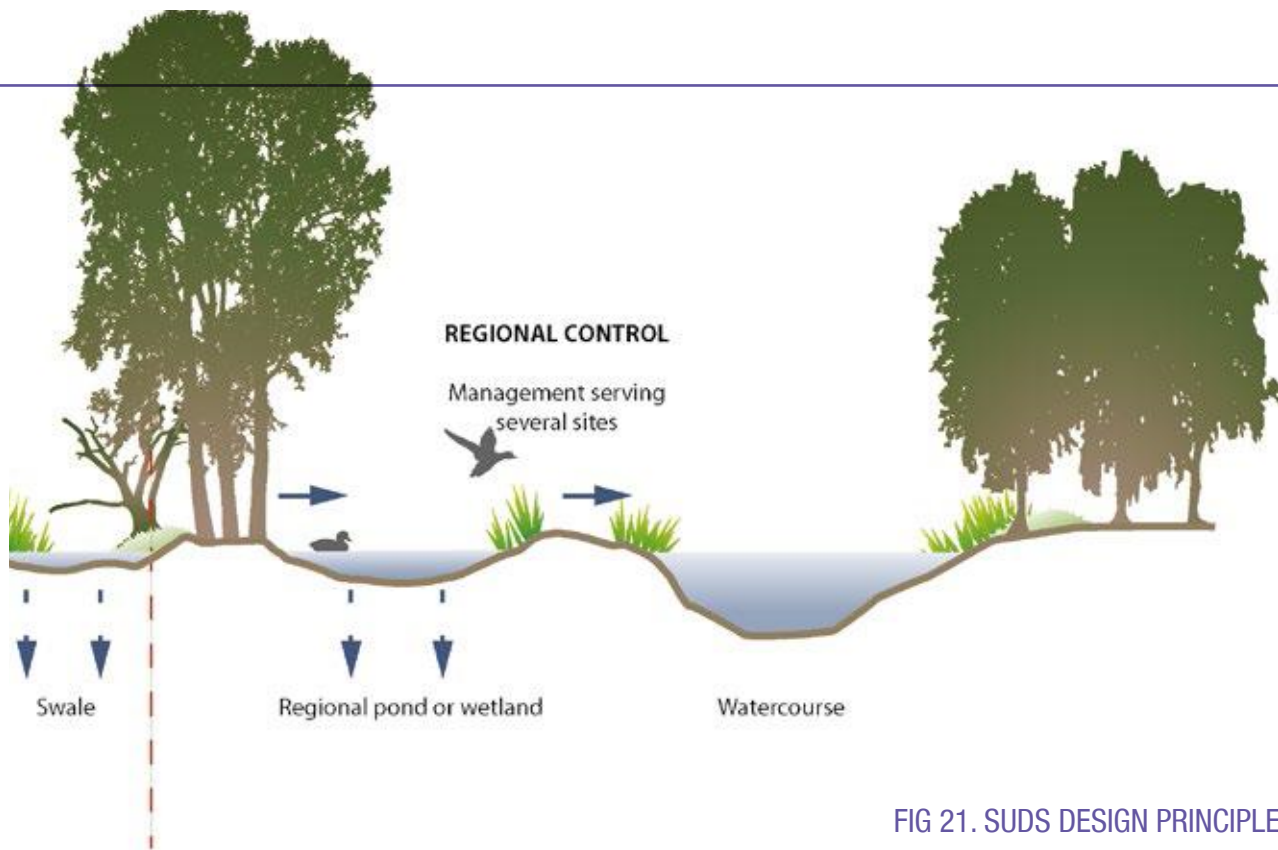


FIG 21. SUDS DESIGN PRINCIPLE\*



\*(Image adapted from sustainable drainage - Cambridge Design and Adoption Guide, Cambridge City Council, 2012)

# 11 LANDSCAPE ELEMENTS

## AMENITY GREEN SPACES

11.4.16 Amenity Green spaces are provided throughout the residential areas. They are intended for a range of uses and are located centrally to residential areas. The nature and form of these areas will be determined at the Reserved Matters stage but typical treatments could be:

- AGS1 - An informal pocket of open space within the development parcels characterised by mature existing planting; there is the opportunity for informal play areas and walks through the trees with information boards and small nature parks.
- AGS2 - As above but with a stronger woodland character; there could be a focus on the visual amenity of the trees and the type of space created.
- AGS3 - An active space surrounding a Local Equipped Area for Play, creating a space for the whole community; more formal planting and landscape design could be used.
- AGS4 - A large area of open space between the sports area and the residential area; this space will reduce the impact of the sport pitches on residents while creating an area for informal sports, spectating and more general use.
- AGS5 - A substantial green space to the north of the oil pipeline, creating a strong green connection between the Village Green in Hogwood garden Village and development on the Garrison site, enhancing the gateway function of the area.

## CHILDREN'S PLAY SPACE

11.4.17 The master plan provides a total of 0.9 ha of Children's Play Space to be delivered as follows:

- 1 x Neighbourhood Equipped Area for Play (NEAP) (1 x 0.16 ha)
- 2 x Local Equipped Area for Play (LEAP) (2 x 0.16 ha = 0.32 ha)
- 2 x Local Landscaped Area for Play (LLAP) (2 x 0.16 ha = 0.32 ha)
- Local Areas for Play (LAP) (0.1 ha)

11.4.18 The NEAP and LEAPs are located in accordance with the walking catchments recommended by the Fields in Trust guidelines and are co-located with relevant uses such as the primary school and Village Centre. Typical walking distances are shown on Fig 23.



1. Woodland walkway
2. Natural play space integrated into woodland
3. Attractive community allotments



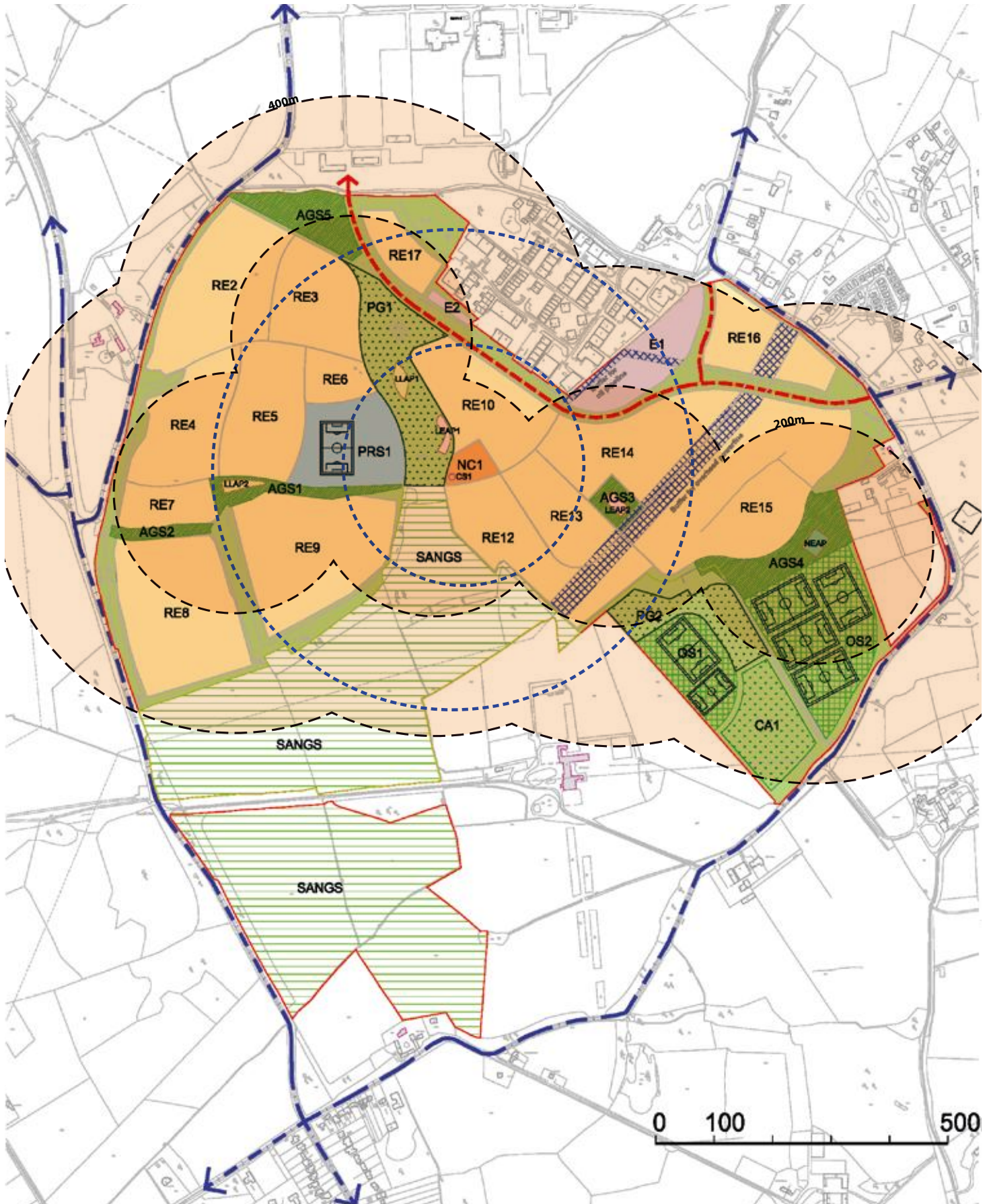


FIG 23. WALKING DISTANCES TO PLAY SPACES AND VILLAGE CENTRE 85

# 11 LANDSCAPE ELEMENTS

11.4.19 Play spaces will be located in positions where they will be safe, overlooked and easily accessible by local children and their families; to reduce nuisance, they will be surrounded by adequate buffers.

11.4.20 Where appropriate, play areas will be designed to reflect the semi-rural character of the environment in imaginative ways e.g. LLAPs should be designed to encourage inventive play within a more natural setting and therefore could be integrated with woodland or located close to water bodies. Their locations would be chosen so as to reduce any adverse impact on existing and proposed ecological habitats.

11.4.21 Play areas close to the Village Centre and Primary School are convenient, combining visits with other journeys. The NEAP, suitable for older children would be close to the sports pitches.

## ALLOTMENTS

11.4.22 The master plan provides 1.87 ha of allotments in line with standards. There is no policy requirement for allotments within the Core Strategy; this requires provision to be made only in certain, defined 'Principal Settlements'. The Council's Open Space, Sports And Recreation Strategy November 2013, however, indicates that provision should also be made in the SDLs.

## CIVIC SPACE

11.4.23 The master plan provides 0.04 ha of civic space requirement in line with standards. This will be located within the Village Green.

## OTHER OPEN SPACE

11.4.24 In addition to the areas of open space described above, the master plan provides 11.66 ha of 'other open space'. This comprises extensive areas of existing woodland, buffers around and within the site, informal areas of open space adjoining formal sports and recreational facilities and other incidental open spaces.

## COMPLIANCE WITH STANDARDS

11.4.25 Table 2 demonstrates how the provision for various types of open space and sport satisfy the Council's requirements.



TABLE 2: OPEN SPACE SCHEDULE

	Size (Ha)	Size (Acre)
<b>SANGS</b>	<b>29.70</b>	<b>73.39</b>
<b>Parks &amp; Gardens</b>	<b>4.72</b>	<b>11.67</b>
<b>Amenity Green Space</b>	<b>4.49</b>	<b>11.08</b>
<b>Children's Play Areas</b>	<b>0.90</b>	<b>2.22</b>
<b>Outdoor Sports (including Sports Pitch in Primary School)</b>	<b>6.98</b>	<b>17.25</b>
<b>Community Allotments</b>	<b>1.87</b>	<b>4.62</b>
<b>Civic Space (included in NC1)</b>	<b>0.04</b>	<b>0.10</b>
<b>Other Open Space</b>	<b>9.54</b>	<b>23.58</b>

# 12 LAND USES

## 12.1 LAND USE PRINCIPLES

- 12.1.1 The quantum and distribution of land uses is based on the guidance contained within the Core Strategy and the Arborfield Garrison SDL SPD, including the Preferred Spatial Development Plan, subject to the variations described in section 7.
- 12.1.2 As a result, new residential development is contained within the northern part of the site and is focused on the central green space, forming a new linear village green. There are attractive and extensive views to the south across the SANGs, towards West Court and across the sports pitches with proposed new residential development, at the same time, providing natural surveillance of these open areas.
- 12.1.3 Within the residential areas, development parcels have been structured around the pattern of existing shelter belts, woodlands, hedgerows and tree planting.
- 12.1.4 New employment land is positioned to the east of Hogwood Industrial Estate to help create a critical mass of activity and to take advantage of the new access to the site.
- 12.1.5 The primary school and village centre are located on either side of the village green, a multi-functional space containing formal parkland, children's play areas, amenity space, etc. The area around the village centre and the school will be the heart of the development.
- 12.1.6 The land to the south of the built up area will comprise the SANGs, sports pitches, allotments and other open land uses. This acts as a transition to the agricultural land and dispersed settlements of the surrounding landscape. Significant new planting around these land uses and within the open spaces will create a buffer between the built development and West Court, a Listed Building.
- 12.1.7 The playing fields are co-located with the allotments and close to the SANGs to allow vehicular access and car parking to be shared. It also provides a centre of activity for the community where people can grow food, take part in sport, walk to SANGs and children can play.
- 12.1.8 The site for the sports pitches can accommodate five adult and one junior football pitches. The actual type of provision, however, will be agreed in discussion with the Council.
- 12.1.9 The neighbourhood centre will contain a church, a day nursery, local shops and services. It sits at the juxtaposition of the village green and the school, the entrance to the SANGs and close to Hogwood Industrial Estate. This variety of activities, appealing to a wide range of users, will create a critical mass of activity in the centre of the site.



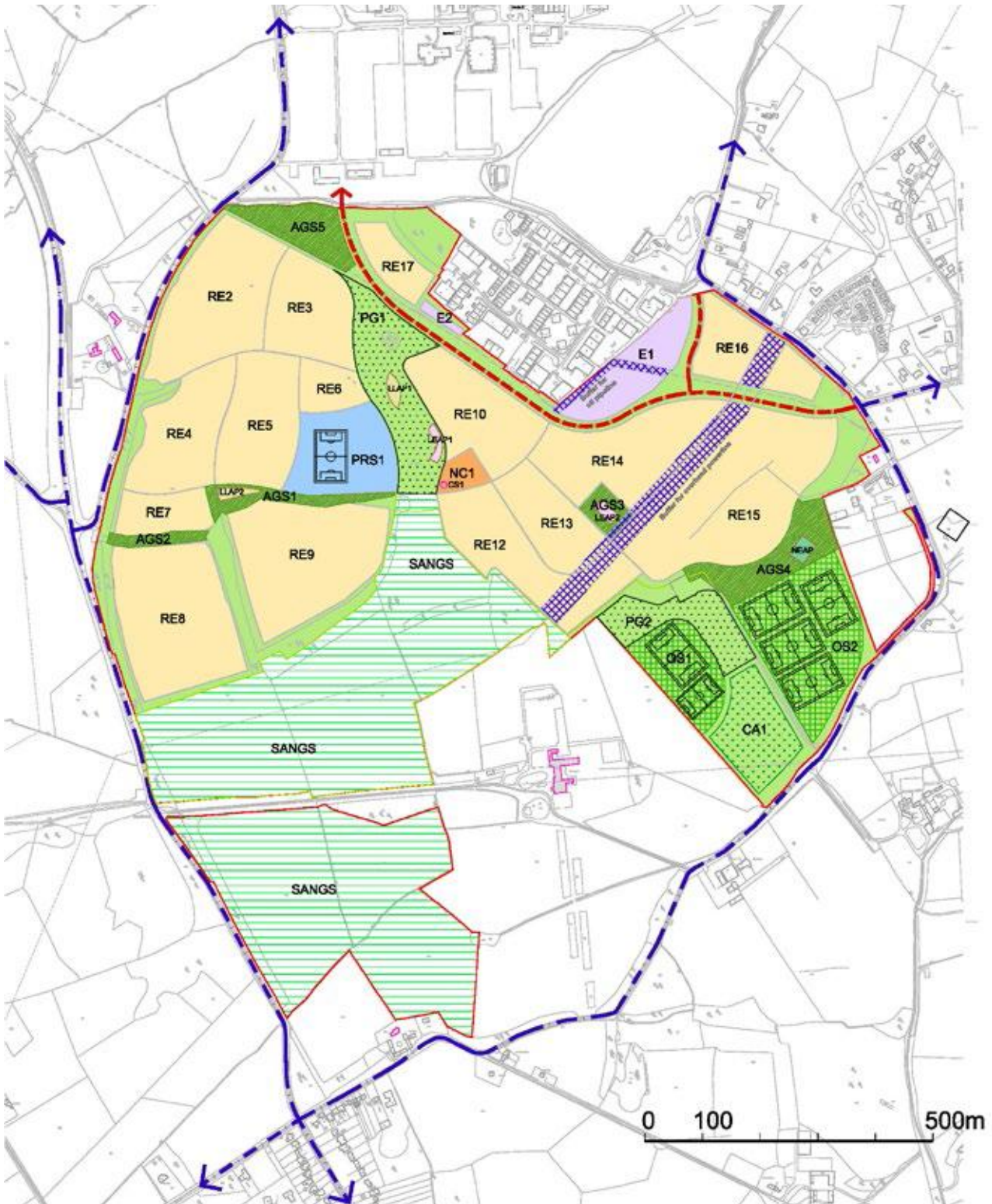


FIG 24. PARAMETER PLAN C: LAND USE 89

# 12 LAND USE

## 12.2 QUANTUM OF DEVELOPMENT

### NEW HOUSING

- 12.2.1 The net residential development area amounts to 43.35ha. The planning application proposes up to 1,500 dwellings at an average of density of 34.6dph. At this average density a wide range of house types and sizes can be provided. The amount of affordable housing to be provided will be agreed in discussion with the Council.

### VILLAGE CENTRE

- 12.2.2 The village will provide for the day to day needs of the community with higher order goods and services being provided either in the district centre, proposed as part of the Arborfield Garrison redevelopment or in larger towns and cities nearby. The village centre will provide mixed use accommodation for local shops and services; a local church has expressed interest in locating within the site. A total of 1,900 sq m of floor space will be provided of which up to 500 sq. m will be used for shops (A1 Use Class), and the remainder for a church and a nursery (both in response to community consultation) and local services (Use Classes A2-5)

### PRIMARY SCHOOL

- 12.2.3 The primary school is co-located with the village centre. A site of 2.5ha has been reserved; the Council has indicated the need for a two-form entry primary school initially with the potential to expand to three-form entry.

### EMPLOYMENT

- 12.2.4 Land adjacent to the Hogwood Industrial Estate has been reserved for employment uses. This can accommodate 12,000 sq m of General Industrial (B2 Use Class).

### CHILDREN'S PLAY SPACE

- 12.2.5 The master plan provides a total of 0.9 ha of Children's Play Space to be delivered as follows:
- 1 x Neighbourhood Equipped Area for Play (NEAP) (1 x 0.16 ha)
  - 2 x Local Equipped Area for Play (LEAP) (2 x 0.16 ha = 0.32 ha)
  - 2 x Local Landscaped Area for Play (LLAP) (2 x 0.16 ha = 0.32 ha)
  - Local Areas for Play (LAP) (0.1 ha)

### CIVIC SPACE

- 12.2.6 The civic space requirement of 0.04 ha is provided within the village green.

### ALLOTMENTS

- 12.2.7 The masterplan makes provision for 1.87 Ha of allotments.

### PARKS AND GARDENS

- 12.2.8 4.72 hectares of formal parkland will be provided within the masterplan, 0.76ha over the Council's requirement. This will be provided in the village green extending through the heart of the development.

### AMENITY GREEN SPACE

- 12.2.9 The masterplan provides 4.49 ha of amenity green space, in excess of the Council's requirements, in 5 areas across the site.

### SPORTS FACILITIES

- 12.2.10 The masterplan makes provision for 6.98ha of playing fields and sports pitches focused in the eastern part of the site.

### SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

- 12.2.11 The masterplan proposes 29.70ha of SANGs designed to meet the criteria set out in the Natural England.
- 12.2.12 The mix and quantum of land uses is summarised in table 3, the Land Use Budget.



TABLE 3: TOTAL DEVELOPMENT LAND USE BUDGET

	Land Use Classes	Size (Ha)	Size (Acre)	Units (Up to)	Floorspace (sq.m.) (Up to)
Dwellings	C3	43.35	107.12	1,500	
Mixed Use	A1/2/3/4/5, C3, D1	0.45	1.11		1,900
Employment	B2	1.87	4.62		12,000
Primary School	D1	2.50	6.17		3,000
Primary Infrastructure		2.15	5.31		
Buffer Areas for Overhead Powerline & Oil Pipeline		2.41	5.96		
Open Space		57.21	141.35		
Total Planning Application Boundary Area		109.93	271.65		

# 13 DENSITY

## 13.1 GENERAL PRINCIPLES

13.1.1 In terms of determining the density of development the following principles have been applied:

- the average net residential density should be relatively low in line with the garden city aspirations and to reflect the character of the surrounding area
- there should be the potential for each dwelling to have a back and front garden
- car parking should be provided on plot
- the highest densities should be on the primary and secondary streets, and adjacent to the village green
- the lowest densities should be the western edge of the development

13.1.2 The overall average density (across the site, excluding open space) is 34.6 dph based on 1,500 dwellings on a net developable area of 43.35ha. The net residential density has been calculated to include only those areas which will be developed for housing and directly associated uses including access roads within the development parcel, private garden space, car parking areas, incidental open space, landscaping and small children's play areas. 52% (57.21 ha) of the site (109.93 ha) will be laid out as open space and this has been excluded from the density calculations.

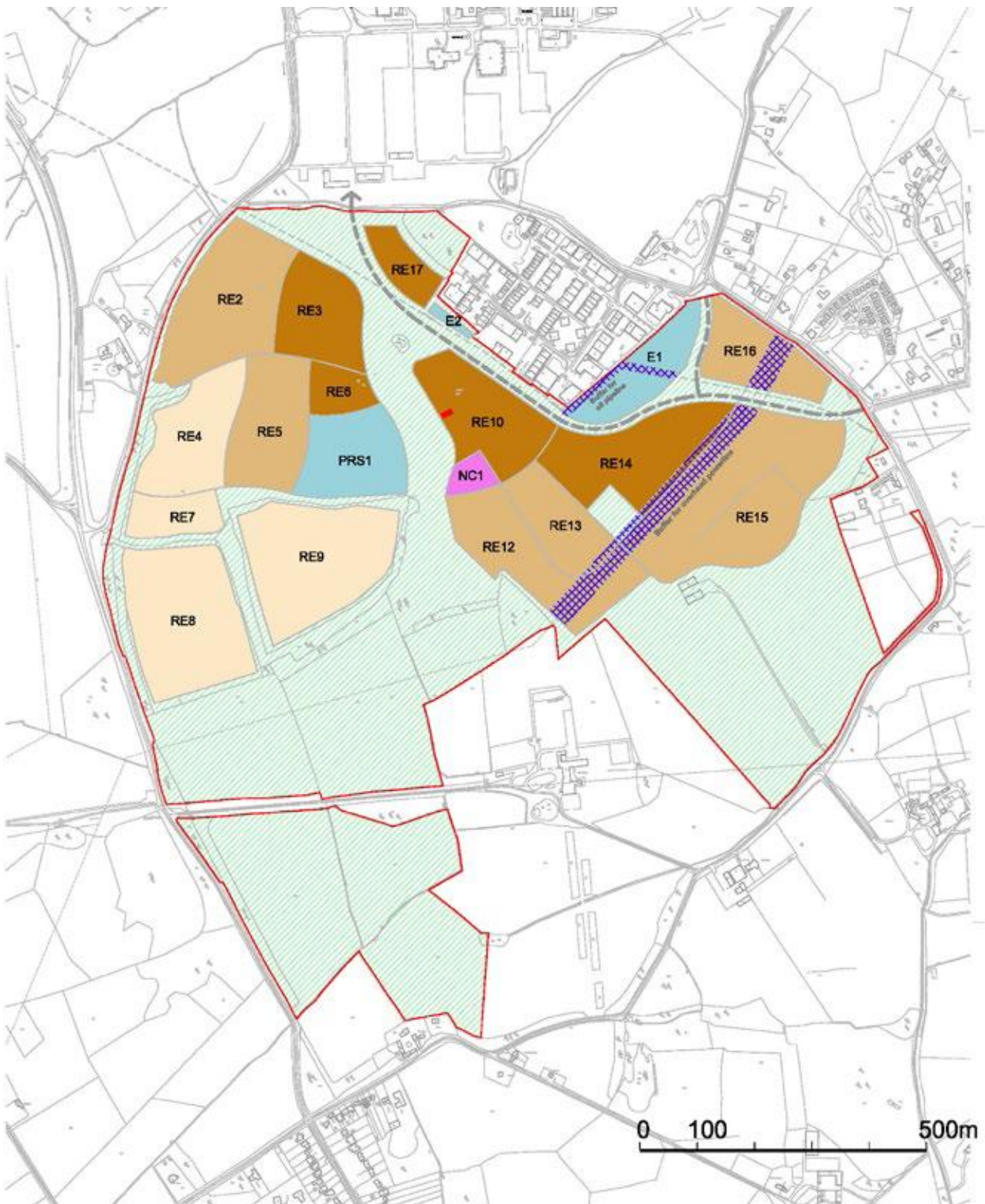
13.1.3 This relatively low density responds positively to the character of the local area and the pattern of development in existing villages.

13.1.4 The distribution of densities across the site is shown on Figure 25: Parameter Plan D. This shows indicative density ranges for each development parcel:

- 15-27 dph – lower density
- 27-37 dph – medium density
- 37-50 dph higher density

This also shows that the highest densities would be in the central and northern parts of the site, adjacent to the primary road (the Nine Mile Ride Extension), the secondary streets (including the bus route) and the village green. The lowest density would be on the western edge of the site adjacent to Sheerlands Road. It should be noted that the buffer areas for the overhead powerlines have been excluded from the residential areas for the purpose of density calculations although the land under the powerlines could still be used as part of the residential development e.g. for roads, footpaths and/or open space.





— Planning Application Boundary  
 --- Proposed Primary Street

Lower Density 15-27 DPH 6-11 DPA
Medium Density 27-37 DPH 11-16 DPA
Higher Density 37-50 DPH 16-20 DPA
Average dwelling density 35 DPH

Non-residential development

Neighbourhood Centre (mixed use) (use classes A1/A2/A3/A4/A5, C3 and D1)

Open spaces

Note 1: 'Not dwelling density' is calculated by including only those areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas, where these are provided.

Note 2: See Land Use Budget for details of housing proposed in each parcel.

FIG 25. PARAMETER PLAN D: HOUSING DENSITY 93

# 14 SCALE

## 14.1 BUILDING HEIGHTS

14.1.1 The proposed scale and massing of the development follows the principles set out below:

- building heights should be relatively low in line with the garden city aspirations, to reflect the character of the surrounding area and to respect views into the site
- there should be relatively little variation in building height across the development to reflect the character of the local area
- there should be landmark buildings in appropriate locations to mark significant points on the site
- although there will be little variation in building height, the character and design of the primary and secondary streets, and some locations close to the village green are capable of supporting slightly taller buildings.

14.1.2 Most dwellings will be two storeys in height to reflect the character of the development in the surrounding area and to protect views towards the development. The extensive tree and shrub planting around the site boundaries, and within the site itself, mean that most two and three storey development would be screened from view.

14.1.3 In some places, notably along the Nine Mile Ride Extension, parts of the secondary roads and adjacent to the village green there is the potential for slightly taller buildings. This responds to the generally wider streets and more generous open spaces in these locations. In these area the height of dwellings could rise to 3 storeys, allowing a mix of two, two and a half- and three storey buildings (2.5 storey buildings are those with living accommodation in the roofspace).

14.1.4 In key locations within the site there is the potential for 'landmark buildings' to mark a point of entry or important meeting place. In some cases they can be 'civic' buildings.

## 14.2 BUILDING FOOTPRINT

14.2.1 It is considered that maximum and minimum building widths and depths will be dealt with in reserved matters.



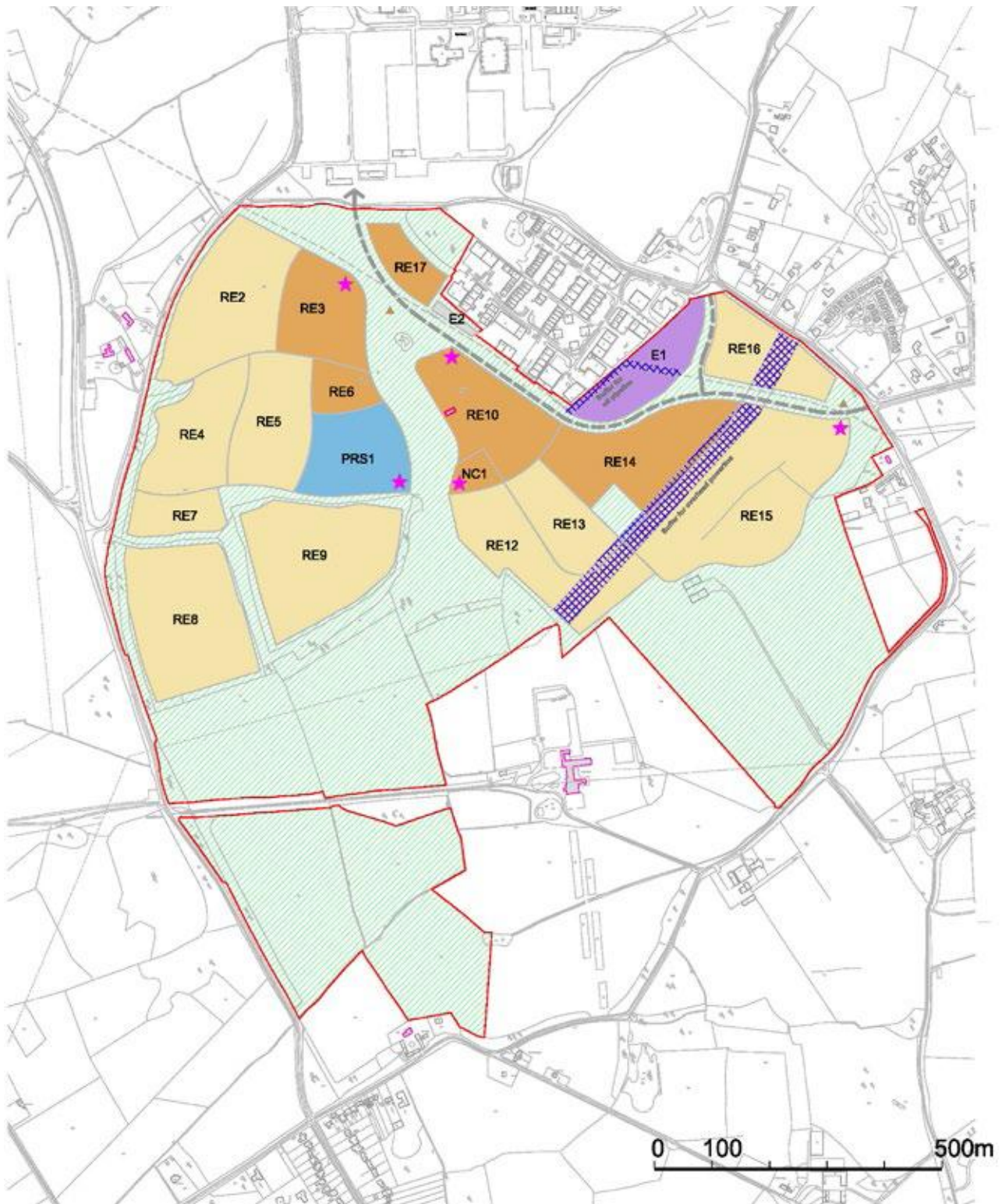


FIG 26. PARAMETER PLAN E: BUILDING HEIGHTS 95

# 15 ORDER OF DEVELOPMENT

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## 15.1 ORDER OF DEVELOPMENT

### 15.1.1 The Arborfield Garrison SDL SPD states:

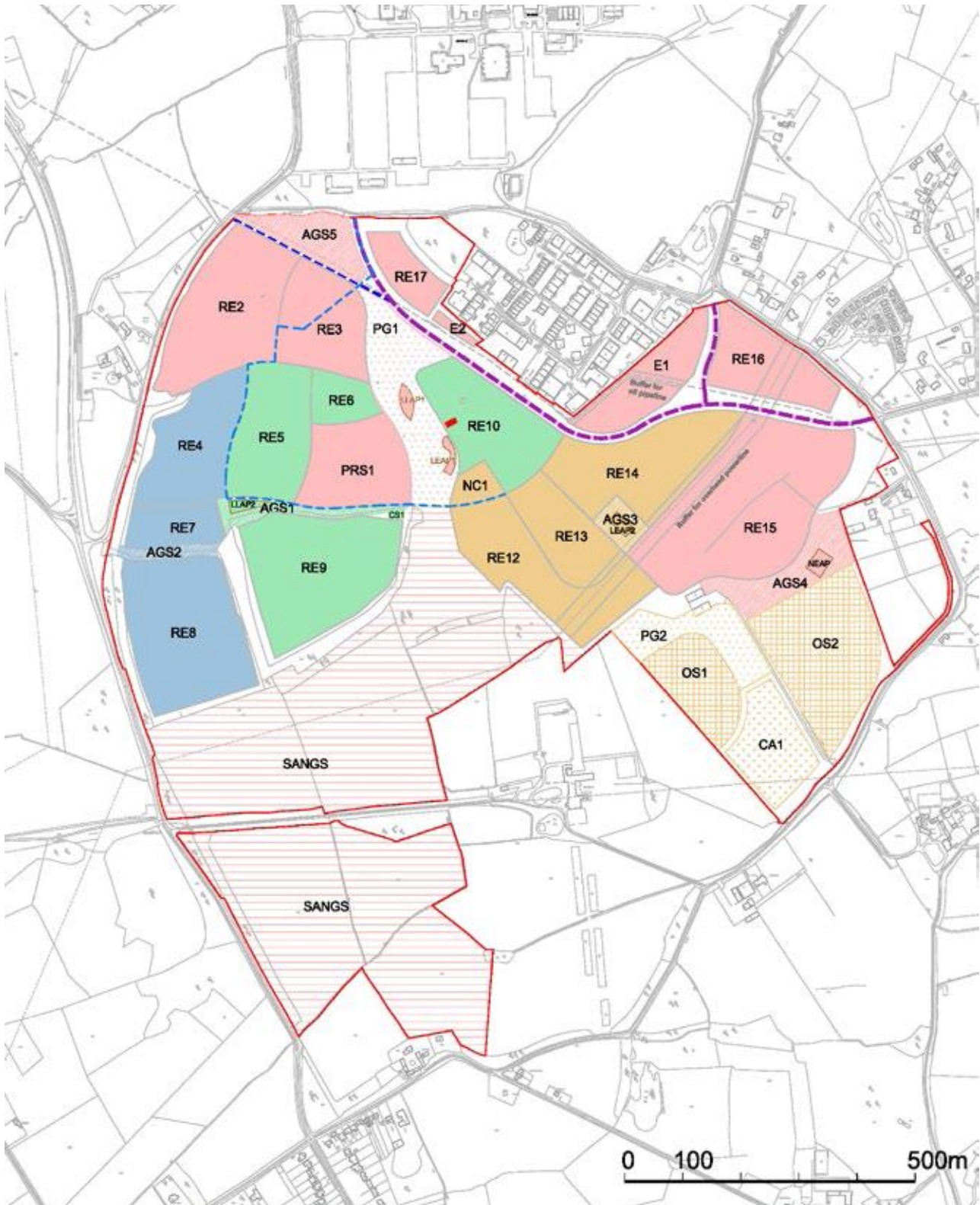
*“The development should be sequenced in a manner which sees the introduction of essential services and facilities delivered earlier on in the development of the location in order to reduce the need to travel beyond Arborfield and to begin to establish a local community.” (Design Principle 8a).*

### 15.1.2 The SPD requires an indicative phasing strategy to be submitted with an outline planning application and a detailed phasing strategy to be prepared in advance of any Reserved Matters applications. These should set out the timing of the following:

- landscape and green infrastructure
- the provision of services and facilities
- the programme and approach to developing the neighbourhood centres
- the sequencing of the movement infrastructure and the provision of public transport infrastructure.

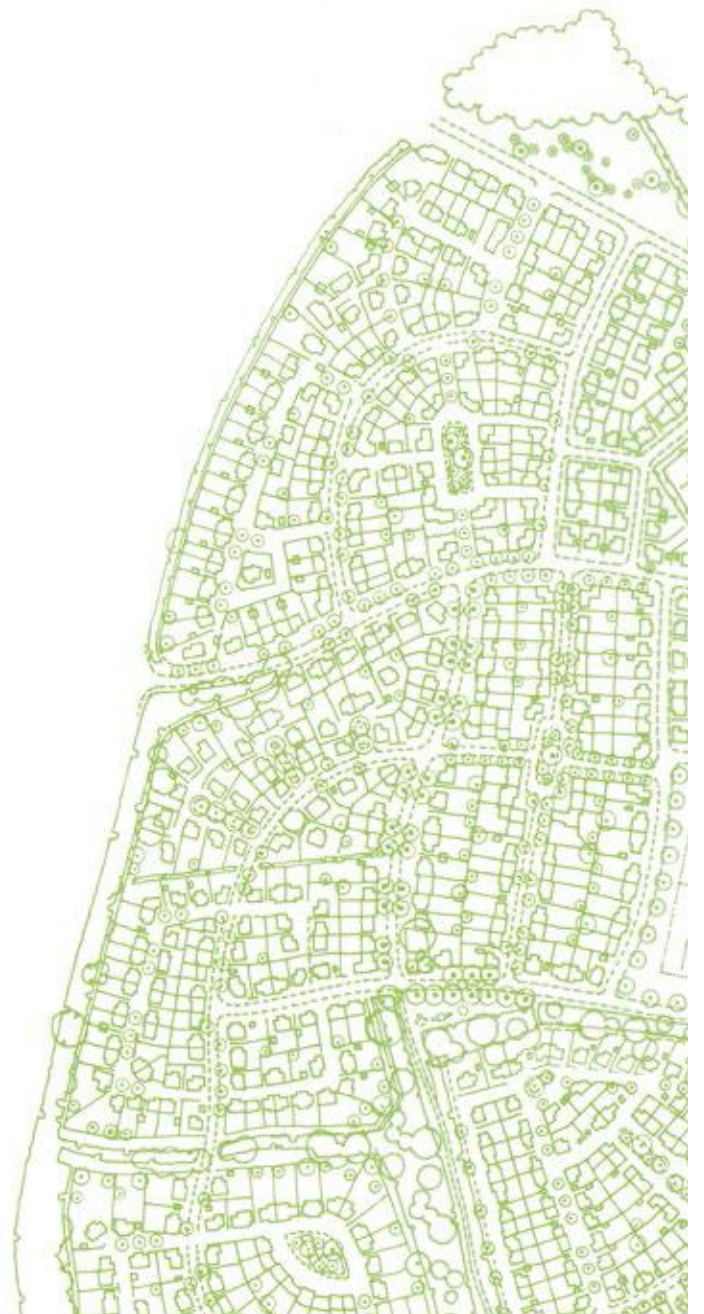
### 15.1.3 The order in which development will take place at Hogwood Garden Village is shown on Parameter Plan F. Four categories are shown and, within each of these categories, the development will be sub-divided into a number of phases. A detailed phasing strategy will be prepared in advance of any Reserved Matters applications in line with the SPD.





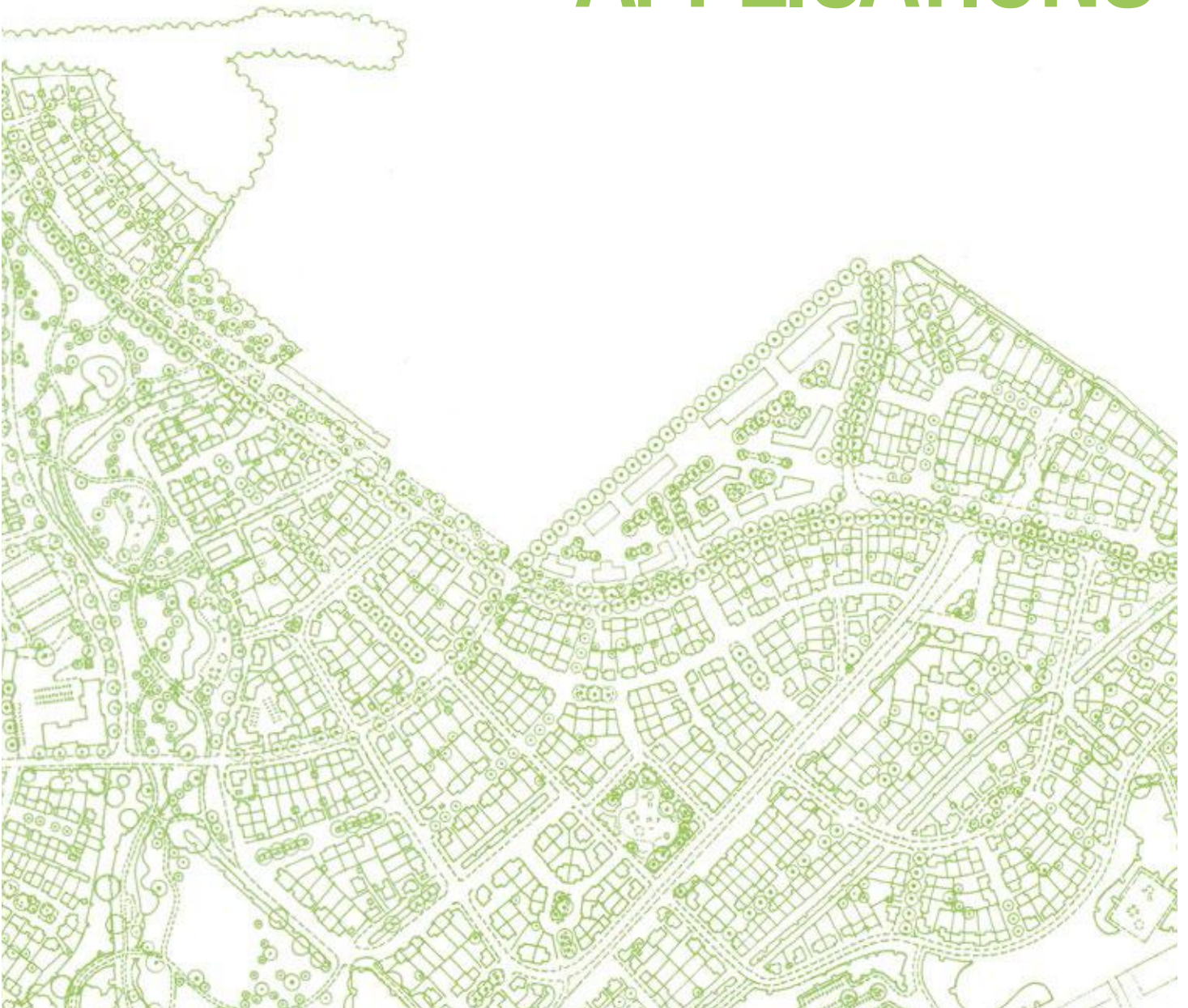
- |   |  |
|---|--|
| <span style="color: red;">—</span> Planning Application Boundary  | <span style="color: purple;">- - -</span> Nine Mile Ride Extension to be delivered through CIL (Indicative Only)   |
| <span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Development Order 1 | <span style="color: blue;">- - -</span> Interim Vehicular Link to Sheerlands Road to be provided if connection to Garrison site is not yet available (Indicative Only) |
| <span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Development Order 2 |  |
| <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Development Order 3 |  |
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Development Order 4 |  |

FIG 27. PARAMETER PLAN F: DEVELOPMENT PHASING 97





# PART D: SETTING THE SCENE FOR DETAILED APPLICATIONS



# 16 CHARACTER AREAS

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## 16.1 CHARACTER AREAS

16.1.1 Three residential character areas are proposed reflecting the typologies identified in the Arborfield Garrison SDL SPD:

- Village Core
- Village Residential
- Village Edge

A fourth character area is proposed for the Employment Area.

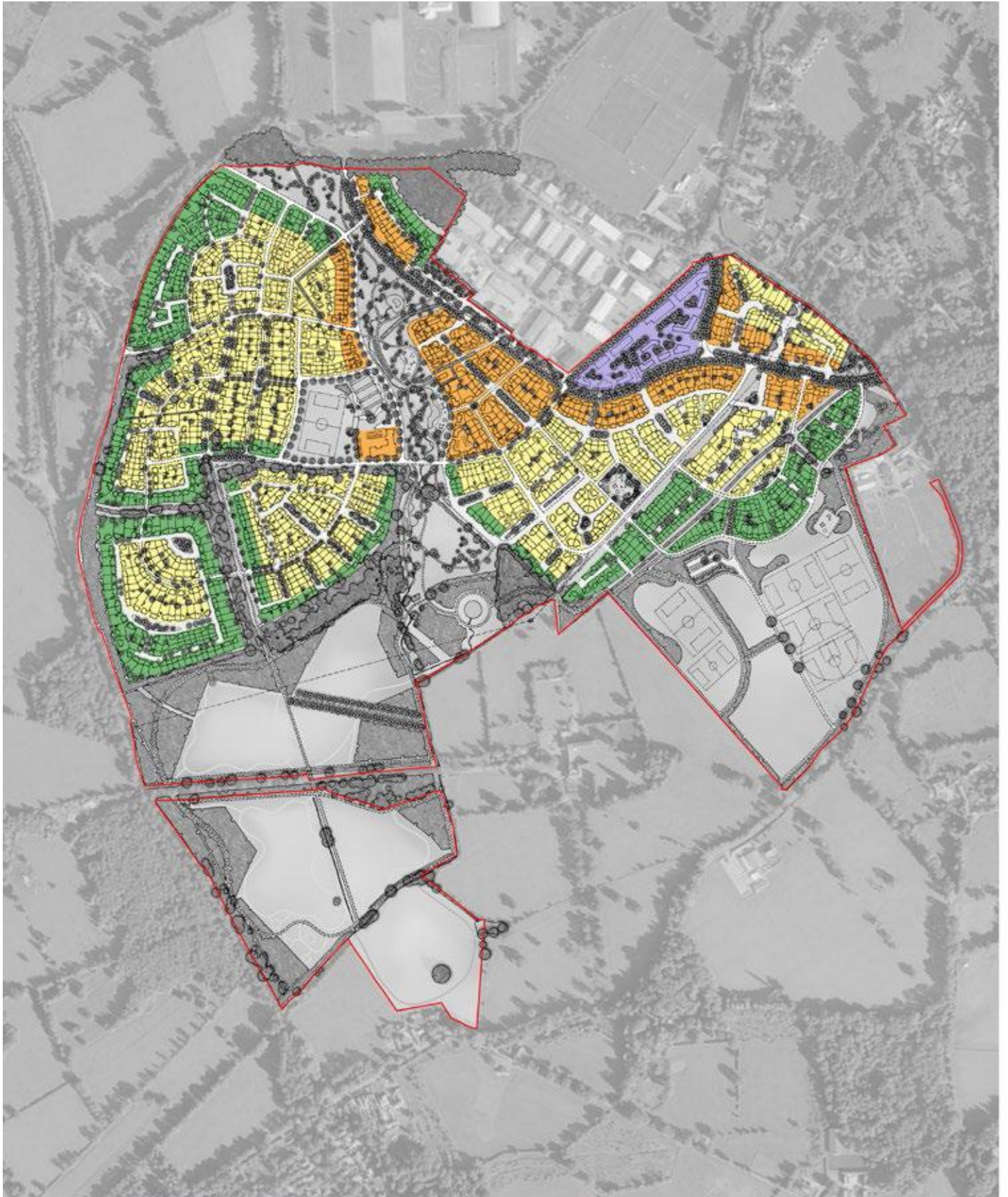
## 16.2 GENERAL PRINCIPLES

16.2.1 Paragraph 4.2 of the Council's Design Guide (2012) states that the character of a place is created by the design of all the different elements and the degree of consistency or variety, including:

- the network and hierarchy of movement, creating streets
- the layout of development blocks and plots;
- the arrangement and form of buildings, including the building line and gaps between buildings;
- open spaces;
- the architectural design of buildings;
- the hard and soft landscape design of plots, boundaries, streets and spaces, parking areas; and
- the details, decorative elements, materials and planting.

16.2.2 At the Reserved Matters stage detailed layouts will follow guidance set out in the Council's Design Guide and will reflect urban design and sustainable design best practice.







# 16 CHARACTER AREAS



FIG 29. INDICATIVE PERSPECTIVE VIEW OF THE VILLAGE GREEN

## CHARACTER AREA 1: VILLAGE CORE

- 16.2.3 The Village Core establishes the character of the garden village as a whole, creating the sense of a high quality residential environment framed by tree-lined streets and generous green, open spaces. It will not be the housing that creates the character but the appearance of the street. Wide grass verges adjacent to the highway, planting of forest-scale tree, large front gardens and on plot parking with limited on street parking provision will reflect the character of surrounding rural lanes and roads. There should be a sense of moving through woodland rather than a housing estate and the tree planting should be a dominant feature.







16.2.4 The Nine Mile Ride Extension can be designed to reflect the character of the existing Nine Mile Ride. A wide road with forest-scale trees would create a strong sense of place although it will be a busy street leading to the District Centre in the Arborfield Garrison site, providing the access to the main residential and employment areas in Hogwood Garden Village. Active frontages would reinforce this sense of place.

16.2.5 Landmark buildings would define the entrance to the site, the village green and other key locations along the length of the Nine Mile Ride Extension. Large houses with long front gardens would reflect the character of properties on the existing Nine Mile Ride and the strength of this road as a movement route would reinforce the connection to the Garrison site.



16.2.6 The generous green space in the centre of the site will act as a village green and main pedestrian route between the Garrison site and the SANGs in the south. This will be a multi-functional open space, a mix of formal and informal meeting places and a place around which village life can focus. It will be the heart of the village around which important activities such as the school, the church, play areas, local shops and services are located. A beautiful environment created by the varied landscape treatments and the sensitive design of SUDS creating water features throughout the area will mark this as one of the most distinctive features of the development.

16.2.7 Located at the heart of the village, the shops, church and school will be on a secondary route through the site, easily accessible to local residents on foot, bicycle or bus. A permeable street pattern would allow good pedestrian access and car parking to be included sensitively into the layout. Surface treatment of the roads around the village centre will encourage slow movement of vehicles

16.2.8 Hogwood Farmhouse, the Grade II Listed building will be located at the interface between the new housing and the village green. This will provide a much enhanced setting for this building. An existing hedgerow forms the northern boundary.

16.2.9 The green space will also be a focus for residential development, replicating the form of traditional English villages where houses front on to the generous open spaces, providing an exceptional outlook for residents and natural surveillance of the public realm. Making this a busy place will make it a safer place. Again, in typically English tradition the Village Core will lead into the informal open space of the SANGs forming the transition to open countryside.





# 16 CHARACTER AREAS

## CHARACTER AREA 2: THE VILLAGE RESIDENTIAL AREAS

16.2.10 The residential areas form the heart of the garden village much as they do in other villages. Here there will be a range of residential environments to suit a variety of tastes and incomes, with a mix of house types, styles and sizes to match. There will be more semi-detached and terraced housing than on the Nine Mile Ride Extension and the settings will be more peaceful and intimate. Much of the character will be established by existing tree and shrub planting, their origins deriving from the existing woodlands, hedgerows and mature trees. These will be used to define the development parcels and will be reinforced where necessary.

16.2.11 A wide range of street typologies will be used in these areas.





### CHARACTER AREA 3: VILLAGE EDGE

16.2.12 This character area extends around the fringes of the garden village, marking the transition from the village core and residential areas to open countryside. It is in these areas that the density of development will be lowest, with dwellings often fronting on to areas of formal and informal open space. This character area responds particularly to the woodland setting created by existing shelter belts and groups of trees. Much of the tree planting already exists, although this would be augmented where appropriate and, in many areas, mature specimen trees will exceed the height of the proposed dwellings.





# 16 CHARACTER AREAS

## CHARACTER AREA 4: THE EMPLOYMENT AREA

- 16.2.13 The proposed employment land to the east of Hogwood Farm Industrial Estate will create the opportunity for new jobs in a garden village location whilst taking advantage of an established business location. It will provide a further opportunity for new jobs close to people's homes. New development provides the opportunity to create a high quality working environment, both in the design of high quality sustainable buildings and the design of the public realm.
- 16.2.14 As in the case of the residential areas, existing trees and hedgerows will be incorporated into the landscape design to provide a sense of maturity and continuity. New planting will screen the existing industrial estate from the Nine Mile Ride Extension and new housing.







The background is a teal-colored aerial photograph of a city. Overlaid on this is a white line drawing of a city plan, showing streets, building footprints, and green spaces. The drawing is semi-transparent, allowing the aerial view to be seen through it. The text is centered in the middle of the image.

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