

The background of the entire page is a monochromatic, purple-tinted aerial photograph of a residential development. The map shows a complex network of streets, numerous small residential lots, and several larger open spaces. A prominent feature is a rectangular soccer field with a circular center and goal areas, located in the lower-left quadrant. Winding roads and paths are visible throughout the development, interspersed with clusters of trees and greenery. The overall layout suggests a planned community with integrated recreational and green spaces.

HOGWOOD GARDEN VILLAGE ARBORFIELD SDL HYBRID PLANNING APPLICATION STATEMENT OF COMMUNITY INVOLVEMENT September 2014

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

STATEMENT OF COMMUNITY INVOLVEMENT

September 2014

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01 INTRODUCTION

- 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.
- 1.2 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. Further guidance is provided in the Arborfield Garrison SDL Supplementary Planning Guidance 2011 (the SPD). The 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 Statement of Community Involvement, forms the southern part of the Arborfield Garrison SDL and is identified as having the capacity for 1,500 dwellings.
- 1.3 This Statement of Community Involvement relates only to the land at Hogwood Farm but, in its preparation, it summarises consultation events and outcomes that have arisen in relation to the whole of the Arborfield Garrison SDL because these too have shaped the nature and form of the development. 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.
- 1.4 The purpose of this report is to describe:
 - a) the various consultation exercises that have been undertaken in relation to the proposed development;
 - b) important considerations arising as a result of comments received.
- 1.5 Details of changes to the master plan are described in the Design and Access Statement and Planning Statement.



02 CONSULTATION ON THE STRATEGIC DEVELOPMENT LOCATIONS

2.1 CONSULTATION ON THE WOKINGHAM CORE STRATEGY

- 2.1.1 The Core Strategy sets out the vision for how the Borough will develop in the period to 2026 and how the Council aims to protect and enhance the good quality of life enjoyed in the Borough. The Foreword states that the strategy is the result of extensive consultation and the consideration of options. The Council reports that the key message from the local community was that development should be concentrated in a few locations. This was perceived as enabling the character of the existing residential areas to be protected and the resulting communities to be 'high quality and infrastructure rich'.
- 2.1.2 The Summary Timetable for the Core Strategy (Fig 1.1 of the Core Strategy) sets out the various stages of consultation which were undertaken in the 5.5 year period from September 2004 until January 2010 when the Plan was adopted. This included:
- Initial issues consultation and research
 - Consideration of comments and publication of research results
 - Consultation on initial options
 - Consideration of comments received at that stage
 - Consultation on preferred options
 - Consideration of comments received at that stage
 - Submission of the draft Plan for Examination
 - Representations on site allocations
 - Pre-hearing meeting
 - The Examination in Public
 - Publication of the Inspector's report
 - Adoption of the Plan
- 2.1.3 This extensive array of activities demonstrates the extent of consultation that was undertaken in relation to the overall strategy of the Plan, the decision to pursue a strategy based on 'strategic development locations' and the identification of the land at Arborfield Garrison and Hogwood Farm as one such strategic development location. There was also independent and formal assessment of this strategy through the medium of the Examination in Public and Inspector's Report and an opportunity to engage at this stage.
- 2.1.4 We conclude from this that there has been extensive consultation in relation to the strategic allocation of the land and the selection of the specific site.

2.2 CONSULTATION ON THE ARBORFIELD GARRISON STRATEGIC DEVELOPMENT LOCATION SUPPLEMENTARY PLANNING DOCUMENT

- 2.2.1 Following the adoption of the Core Strategy, the Council embarked upon the preparation of a series of supplementary planning documents (SPDs) to guide the development at each of the SDLs; one such document was prepared for the land at Arborfield Garrison and Hogwood Farm. The final document was adopted by the Council in October 2011.
- 2.2.2 The SPD for Arborfield Garrison states that the document was prepared through a process involving the public, stakeholders, representatives from public sector agencies, landowners, Officers and Members of the Council. It states that the consultation process aimed to balance the aspirations and objectives of all of these groups with acknowledged best practice principles for the design and development of sustainable, high quality places (paragraph 1.2.4). Consultation took place throughout 2010 and 2011.
- 2.2.3 The consultation process related to all four SDLs and included:
- Three workshops to help inform the initial options phase of the SPD (a stakeholder workshop, and two community workshops)
 - An exhibition on options
 - A first statutory consultation
 - A consultation with Wokingham Community Hubs
 - A second statutory consultation.
- 2.3.4 Section 2 of the SPD describes in some detail the issues that were raised and the way in which the document was amended to respond to consultation responses.
- 2.3.5 We conclude from this that there has been extensive consultation in relation to issues and opportunities arising from the site and that the Preferred Spatial Framework Plan which is included in the SPD is a result of this consultation process.

3 CONSULTATION ON DEVELOPER/ LANDOWNER PROPOSALS

3.1 COMMUNITY PLANNING EVENT (JANUARY 2013)

- 3.1.1 Following the adoption of the SPD for the Arborfield Garrison SDL the Ministry of Defence and the Marino Family entered into discussions about how development proposals might be brought forward in accordance with the Council's strategy. It was acknowledged that the Council's preference was for one application to be brought forward, with one overall master plan and one Infrastructure Development Plan and section 106 agreement. Given the different land ownerships, however, it was concluded that it was not appropriate to bring forward development proposals as one application. Nevertheless, it was agreed that development across the SDL as a whole must be co-ordinated and that any master planning work should be undertaken on a collaborative basis so that the outcome would, as far as possible, satisfy the Council's requirement for a co-ordinated set of proposals which would satisfy the requirements of the Core Strategy and the SPD.
- 3.1.2 In January 2013, therefore, the landowners jointly participated in a community planning event, a facilitated forum in which the landowners, community groups and individuals were able to discuss the site in more detail and to define the parameters within which detailed proposals would be prepared. This was a significant event in the planning of the site targeted primarily those individuals, groups and organisations that would be directly affected by the proposed development. Priority was given to:
- Residents living and businesses operating within approximately 200m of the SDL boundary; local residents' organisations
 - The four Parish Councils straddling the SDL boundaries (Arborfield and Newland, Barkham, Finchampstead, and Swallowfield)
 - Special Interest groups (e.g. the REME Museum based at the Garrison)
 - Statutory and non-statutory consultees (including the Environment Agency, Natural England, English Heritage Hampshire County Council, energy suppliers, etc.)
 - Relevant departments of Wokingham Borough Council (including Planning, Highways, Environmental Services, Housing and Leisure Services departments), and
 - Local Councillors.
- 3.1.3 The Community Planning Event was held at Arborfield Garrison Community Centre on 18 and 19 January 2013. This was an interactive event and a wide range of issues was discussed. A considerable amount of information was gleaned from local people, together with a clearer understanding of their priorities. Key issues were highways and transport; schools; green issues; community and sports matters.
- 3.1.4 The outcomes of the community planning event were reviewed for site as a whole and a number of development principles were determined. These were based on the comments that has been given at the meeting or subsequently received. They were summarised (by John Thompson & Partners working on behalf of the owners of the Garrison site) as follows:

MOVEMENT

- Create safe off-road routes for horse-riding
- Integrate cycle networks and bridleways to surrounding villages
- Support frequent and direct bus services
- Reduce local congestion around new schools
- Encourage walking and cycling by providing safe routes to schools
- Reinforcing existing connections and creating new ones to the local area

UTILITIES AND DRAINAGE

- Upgrade sewage works for new homes.
- Upgrade of water supply
- Include flood prevention measures
- Allow provision for high-speed broadband where possible
- Allow provision for phone reception where possible

RURAL CHARACTER AND GREEN SPACE

- Maintain rural character
- Protect and enhance local wildlife
- Provide high-quality, usable and accessible green spaces
- Create a locally inspired place with a distinctive character

COMMUNITY

- Create a community not a housing estate
- Consider the needs of the existing community
- Integrate new residents
- Create a sense of belonging through care, respect, trust
- Avoid isolation of elderly, disabled, young mums etc.

SPORTS

- Provide affordable sports and leisure facilities
- Extend bridleway network to support local riding community
- Provide easy access to all to sports and leisure facilities

MEETING SPACES

- Create community places
- Accommodate places of worship
- Provide multi-use community hub – including space for arts & culture, scouting and guides

SHOPPING & BUSINESSES

- Provide for a variety of local businesses – not a ‘cloned’ village/town centre
- Encourage supermarkets and restaurants
- Carefully consider parking provision

EMPLOYMENT

- Create jobs to reduce daily commutes such as on-site in schools, shops and industrial area
- Accommodate working from home
- Create opportunities for entrepreneurs
- Encourage new sustainable ways of working and living

SERVICES AND COMMUNITY SAFETY

- Doctors – to serve the growing community
- Provision to care for increasing elderly population
- Include Early Years provision
- Provide for emergency services
- Expand hospital services
- Presence of the military ensures it feels like a safe place

HOMES

- Appropriate provision of affordable housing, starter homes and sheltered housing
- Low density housing with space for car parking
- Future-proof homes
- Use high quality materials
- A mix of housing types and tenures that suit local requirements

URBAN DESIGN

- Create well-defined streets and spaces
- Create a legible development
- Provide a building layout that takes priority over the streets and car parking
- Carefully integrate car parking in to street scene

IDENTITY

- Development to retain its rural character, plenty of green space
- Village greens
- Characterful village centre
- Take advantage of existing topography, landscape features, wildlife habitats, and existing buildings to support existing flora and fauna and create a place with its own identity
- Integrate with existing local area so it identifies as part of Wokingham Borough

COMMUNITY ENGAGEMENT/RE-BUILDING TRUST

- Have meaningful continued Community Engagement
- Deliver on promises
- Provide information about phasing

3 CONSULTATION ON DEVELOPER/ LANDOWNER PROPOSALS

3.1.5 During this weekend, most of the focus was on the Arborfield Garrison site. There appeared to be general acceptance that Hogwood Farm had the potential to deliver a high quality development in an attractive environment. Many of the comments received were positive, focussing on what community activities and facilities could be brought on to the site to serve those existing residents outside the SPD so that they too could benefit from the development. The main topics of debate within the Hogwood Farm part of the site were the position of the school and village (neighbourhood) centre.

3.1.6 The information from the Community Planning Event was reviewed by the both project teams and about two weeks later the consultants acting on behalf of AGLC presented a draft master plan for the site. This incorporated the emerging, revised master plan for the land at Hogwood Farm prepared by consultants acting on behalf of the Marino Family. Development proposals had been prepared by the consultant teams on a collaborative basis, both taking the policies of the Core Strategy and the further guidance in the SPD as their starting point, and re-considering these in the light of consultation responses received.

3.2 CONSULTATION ON THE PLANNING APPLICATION FOR ARBORFIELD GARRISON

3.2.1 Following the community planning event, the master plan for Arborfield Garrison was worked up in more detail and a planning application for that part of the SDL was submitted in spring 2013. Statutory consultations were undertaken, various representations were received and further discussions took place with the Council. Although this formal consultation related only to the planning application on the Garrison site, many of the issues raised were relevant to both projects. The Hogwood Farm project team, therefore, has also reviewed the comments submitted. Many of these are of a strategic nature.

3.2.2 In October 2013, however, this application was withdrawn. Since that time, the landowners and consultant teams have continued to confer as they continue to work up the planning applications for their respective sites.

3.3 CONSULTATION ON HOGWOOD GARDEN VILLAGE WITH THE PARISH COUNCILS

3.3.1 In June 2014, the proposals for Hogwood Garden Village were sufficiently advanced to make an informal presentation to the Parish Councils. Exhibition boards had been prepared for a Design Review a few weeks earlier and these formed the basis of the discussions. Generally the proposals were received by the Parish Councillors who attended.

3.4 CONSULTATION ON HOGWOOD GARDEN VILLAGE WITH LOCAL PEOPLE

3.4.1 Parish Councillors had recommended that the most appropriate form of pre-application consultation with local people 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 at Finchampstead Baptist Church Centre and on 19 July 2014 at Henry Street Garden Centre in Arborfield. The Council drew up the list of properties to be consulted and over 8,000 leaflets were delivered by post.

3.4.2 At time of writing, 108 responses had been received.

Key considerations were:

ADVANCE NOTICE OF CONSULTATION

- Notice for the exhibition was too short

TRAFFIC

- Increased traffic during peak times along Nine Mile Ride
- Potential for the crossroads between Nine Miles Ride and the Nine Mile Ride Extension to be dangerous
- Without a main link on to the A327 the Nine Mile Ride Extension would encourage traffic to affect surrounding villages
- Increased use of Park Lane which is not designed to carry heavy traffic.
- There needs to be an upgrade of all surrounding roads to cope with increased traffic
- There needs to be upgrades to surrounding infrastructure.

04 CONCLUSIONS

MOVEMENT

- Traffic free routes should be included
- Want to see details of cycleways across the site.
- No bridleways have been included on the site
- Would rather access form Sheerlands road only

COMMUNITY

- Needs to be a connection between the whole SDL
- Difficult to comment on application without knowing what is happening in whole SDL
- Concern over what services are going to be provided as some provisions will be north of SDL
- Inclusion of Church - one rector has offered to facilitate build of Church in neighbourhood centre.
- Needs to be a variety of community uses in neighbourhood centre
- School will take pressure off those in surrounding area

LANDSCAPE

- Should provide an attractive environment
- Impressed by amount of green space
- Allotments poorly placed, need to be nearer the residential area
- Concern over noise and floodlighting effecting local BBOWT nature reserve on Park Lane
- Should sports area be swapped with SANGS.
- Need for archaeological investigation as path of Roman Road found on site
- Impact on ecology

UTILITIES

- Availability of water supply
- Concerns about drainage

OTHER

- The need for combined consideration of development proposals with the Garrison site

4.1 Some of the issues raised during the latter stages of the consultation exercises were of a strategic nature and related to the allocation of the land for development. Others were of a very detailed nature and are more important for consideration at the Reserved Matters stages. We have, however, considered the Parameter Plans to assess whether there is sufficient flexibility within these to allow some of these detailed comments to be taken on board at the relevant time.

4.2 In relation to many matters, however, we have had to assess the relative merits of conflicting views and to take on board additional technical information. The conflicting views have been considered in terms of the overall context established by the Council's statutory development plan for the area and we have tried to make decisions in line with this. In terms of the technical issues, a large volume of additional information is submitted with this application and will deal with many of the issues raised.

3.12 These considerations have been taken into consideration in the preparation of this planning application.



APPENDICES



APPENDIX A

A1 DISPLAY BOARDS (PRODUCED BY JOHN THOMPSON AND PARTNERS)

ABOUT US

BACKGROUND

Following an extensive period of public consultation Wokingham Borough Council's Core Strategy identified Arborfield SDL as a Strategic Development Location (SDL) in 2010, to deliver 3,500 new homes.

Ownership of the developable parts of the site is shared between two main parties: a consortium of landowners known as the Arborfield Garrison Landowners' Consortium (AGLC), which is a collaboration between Defence Infrastructure Organisation (DIO) and Wates Development Ltd and the Marino Family Trust (MFT). The Consortium owns approximately half of the area allocated for development and will account for 2,000 of the proposed new homes, new secondary school, new district centre with a foodstore, shops and other services and a neighbourhood centre with a new primary school.

The Marino Family Trust Company Ltd (MFT) owns the southern part of the SDL. This area will accommodate 1,500 new homes, a further primary school, employment and burial ground.

The focus for Arborfield Garrison is planning for the creation of a great place to live, including the best range of local facilities that can be achieved. A key part of the process is the preparation of a masterplan for the area. The masterplanning team, led by John Thompson & Partners (JTP) and supported by GVA (planning consultants) and AMEC (technical consultants), has been employed by the AGLC, working closely with Wokingham Borough Council and other stakeholders to draw up a masterplan for the area, taking into account the Planning Authority's Core Strategy and Supplementary Planning Document that has been adopted by the Council (2011). The Marino Family Trust has employed its own masterplanning team, led by Weir and Partners, who are working in consultation with JTP to ensure a coordinated approach to masterplanning the SDL as a whole.

DEFENCE INFRASTRUCTURE ORGANISATION (DIO)

DIO represents the Ministry of Defence as the majority land owner within the SDL on all estate development matters.

WATES DEVELOPMENTS

Wates Developments is an expert in land, planning and joint ventures in residential development throughout southern England. Privately owned by the Wates family for more than 115 years, our commitment to residential development remains at the heart of our business. Wates Developments open and consultative approach to the community is consistent with the highly regarded corporate responsibility credentials of the Wates Group. We are committed to producing the best solutions to development opportunities, ensuring every development makes a strong contribution to the local and wider community.

JOHN THOMPSON & PARTNERS

JTP is a practice of urbanists and architects. We are passionate about good buildings and the spaces in between. But we know that unless they answer the real needs of those who use them every day they become inert, unloved and engage no one.

It is only when buildings and spaces respond to people's needs that they can truly be called a place. And this is what we really care about creating – great places.

HOW WE WORK

UNDERSTANDING
Understanding the DNA of a place is fundamental to success. We don't stop until we get under the skin of a place and identify what makes it special.

ENGAGING
Engaging stakeholders and clients encourages understanding, creates shared ownership, and allows the construction of a collective vision.

CREATING
Creating begins with the visioning process and ends with physical interventions. Along the way there are many issues to resolve and many actions to co-ordinate.

TRACK RECORD

For John Thompson & Partners, a masterplan is not about the distribution of land uses; it's the starting point for creating a living place. We have a proven track record in creating great places to live, and are the only practice to have achieved 8 Building for Life Gold Standard awards. They include:

The Village at Caterham, Surrey

Queen Elizabeth Park, Guildford

Graylingwell Park, Chichester

Water Colour, Redhill, Surrey



The Village at Caterham, Surrey



Queen Elizabeth Park, Guildford



Graylingwell Park, Chichester



Water Colour, Redhill, Surrey



Visioning and Issues Panel Workshop



Community Involvement



Aerial photograph of Arborfield SDL site

© Google Maps

Arborfield SDL Community Planning Weekend
18th & 19th January 2013



COMMUNITY PLANNING WEEKEND

PURPOSE OF THE EVENT

PURPOSE

The aim of the Community Planning Weekend is to bring together everyone with an interest in Arborfield SDL to build on previous consultation and to produce a shared, practical vision for its future development.

You will have the opportunity to take part in workshops, walkabouts and hands-on planning groups to consider key issues such as sustainability, connectivity and landscape design. This event is an opportunity to share local knowledge and ideas and contribute to the emerging vision. Wokingham Borough Council positively support this process of engagement with the community.

Wokingham Borough Council (WBC) has commissioned a feasibility study to review potential route options for a relief road (including an analysis of any constraints upon routes/deliveries) that will bypass Arborfield Cross roundabout. The first stage of this study is expected to be completed by the end of May 2013 following which public consultation on potential options/routes will be undertaken by WBC.

REPORTING BACK

Following the Community Planning Weekend the design team will summarise the outcomes and develop an illustrated vision for Arborfield SDL. This will be reported back to the community in a presentation at 7.30pm on Wednesday 30 January 2013 at Arborfield Community Centre.

PROGRAMME

Friday 18 January 2013,
Arborfield Garrison Community Centre

14.00 Welcome and introduction

14.15 VISIONING AND ISSUES WORKSHOP

- Problems
- Dreams
- Solutions

15.30 Report back and refreshments

15.45 HANDS-ON PLANNING WORKSHOPS

- A chance to work in small groups around plans of the area to explore masterplan options for:
 - Community services
 - Movement and transport
 - Green space
 - District centre
 - Education

17.00 Report back and refreshments

19.00 Close

Saturday 19 January 2013,
Arborfield Garrison Community Centre

12.00 Welcome and introduction

12.15 VISIONING AND ISSUES WORKSHOP

- Problems
- Dreams
- Solutions

13.00 LUNCH

14.00 HANDS-ON PLANNING WORKSHOPS

- A chance to work in small groups around plans of the area to explore masterplan options for:
 - Community services
 - Movement and transport
 - Green space
 - District centre
 - Education

15.30 Report back and refreshments

16.00 Close



Arborfield SDL Community Planning Weekend
18th & 19th January 2013



APPENDIX A

WIDER CONTEXT

INTRODUCTION

Wokingham Borough Council's Core Strategy sets out the vision for how the borough will develop in the period to 2026 and how the Council aims to protect and enhance the good quality of life enjoyed in the borough.

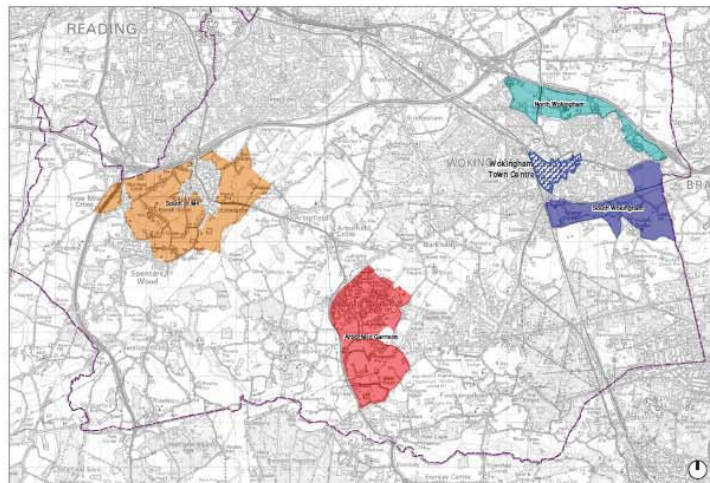
This vision is based on locating the majority of the new housing in high quality Strategic Development Locations (SDLs), of which Arborfield Garrison is one.

STRATEGIC DEVELOPMENT LOCATIONS

To deliver the necessary development within the borough, the Council has identified four SDLs (Core Strategy policies CP18-21) to provide 9,900 of the dwellings required to be built in the borough. The SDLs include Arborfield, south of the M4 together with North and South Wokingham. They have been chosen by the Council to deliver for the area through locating schemes where they can provide sustainable access to both existing facilities or where improvements are readily deliverable.

SUPPLEMENTARY PLANNING DOCUMENT

To guide the SDL proposals for Arborfield Garrison, the Council adopted a Supplementary Planning Document (SPD) in October 2011. This document's purpose is to establish Wokingham Borough Council's expectations about the masterplanning and design quality that will be forthcoming in future planning applications and subsequent approved development. It does not contain detailed proposals for the SDL and it is not policy but it is a material consideration in determining the appropriateness of planning applications and in moving forward through implementation.



Strategic Development Locations (source: Wokingham Borough Council)

PREVIOUS CONSULTATION & PLANNING HISTORY

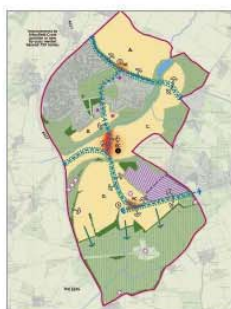
14 MAY 2009	Stakeholder Workshop, Wokingham Borough Council Offices
20 JUNE 2009	Community Workshop 1, Arborfield Parish Hall
25 JULY 2009	Community Workshop 2, Wokingham Borough Council Offices
SEPT - OCT 2009	Options Exhibition, Wokingham Borough Council Offices
FEB - MARCH 2010	Statutory Consultation 1
17 - 19 JUNE 2010	Wokingham Community Hubs Consultation, Pichers Road
OCT 2011	SPD adopted
2010	Exhibition of previous AGLC draft framework plan
OCTOBER 2012	JTP appointed to review draft AGLC masterplan
NOVEMBER 2012 - JANUARY 2013	Environmental Studies
DECEMBER 2013	Focused stakeholder consultations
JANUARY 2013	Public Consultation
FEBRUARY 2013	Prepare draft planning application
EARLY SPRING 2013	Submit outline planning application to Wokingham Borough Council



Workshops from previous consultation (extracted from SP3, p16)



Supplementary Planning Document (SPD) Options Exhibition (extracted from SP3, p17)



The Supplementary Planning Document (SPD) adopted by WBC



Previous AGLC draft framework plan (2010)

Arborfield SDL Community Planning Weekend
18th & 19th January 2013



COMMUNITY PLANNING WEEKEND

MASTERPLAN REVIEW

EARLIER DRAFT PROPOSAL (DECEMBER 2010)

JTP was engaged by the Arborfield Garrison Landowners' Consortium (AGLC) in October 2012 to review its draft masterplan for the northern part of the site. Key aspects of the previous draft AGLC masterplan under review are illustrated below.

Key issues to be considered:

1. LOCATION OF SECONDARY SCHOOL

Is it better to have the secondary school location within or away from the District Centre?

2. THE LOCATION AND FORM OF DISTRICT CENTRE

What makes an attractive centre?

What would you like to see in the centre?
eg shops, cafes, community facilities?

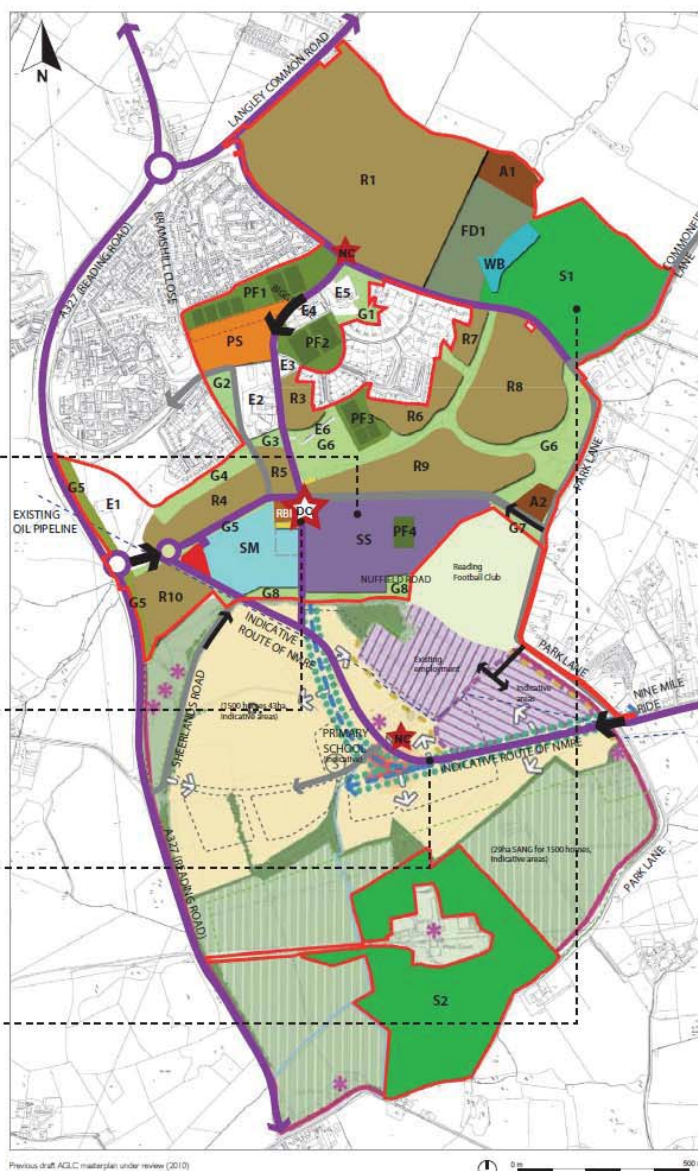
3. ROUTE OF NINE MILE RIDE EXTENSION

Should the extension road bypass or go through the district centre?

4. GREEN SPACE NETWORK

Will it be attractive, well connected and easily accessible?

What type of green spaces would you like on the site?



Arborfield SDLC Community Planning Weekend

18th & 19th January 2013



APPENDIX A

MASTERPLAN REVIEW

EXISTING SITE FEATURES



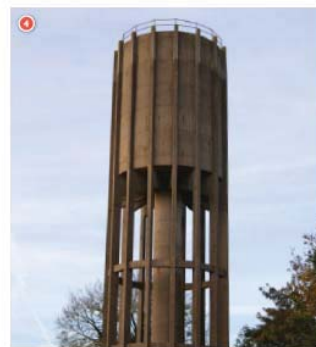
Home Hospital



Sergeant's Mess



The Post House



Water Tower



Location of Images



Gymnasium



Community Centre

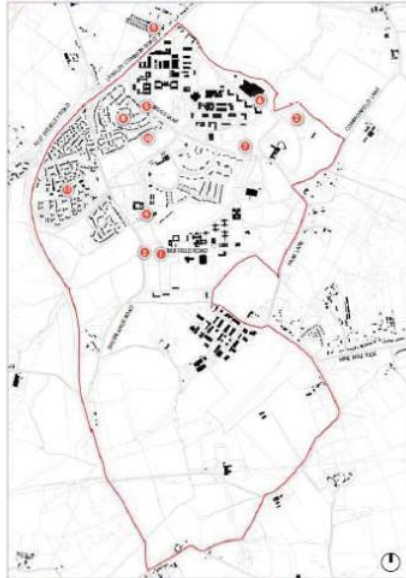
Arborfield SDL Community Planning Weekend
18th & 19th January 2013



COMMUNITY PLANNING WEEKEND

MASTERPLAN REVIEW

LOCATION OF IMAGES



View south from Hulfild Road towards Arborfield Common



View northwest from Process Plains Drive to assault course



View west from Hulfild/Overlands Road intersection towards A327



Process Plains Drive looking north (community centre on left-hand side)



View from Edge Lane towards School of Electrical Engineering



View northwest from Isaac Newton Road towards hanger



View north of the balancing lake



Existing housing adjacent to Edge Lane



View west from Langley Common Road (newer park)



Interface with existing housing



Housing within Sand Road

Arborfield SDL Community Planning Weekend
18th & 19th January 2013



APPENDIX A

HISTORY OF THE AREA

1086 Finchampstead recorded within the Hundred of Cretton in William I's "Domesday Book" which listed a large oak forest that could support 200 swine. Finchampstead was directly under the rule of William the Conqueror (died 1087) and then Henry I (died from 1100-1135) who granted the area to the Lord of Aldermaston.

13th Century Finchampstead became possession of Alant Basset, whose grandson did not have any male heirs. The Royal Forest was then subdivided into four balliwicks which included Finchampstead Ballwick and this was broken into four Wakes: Bearwood, Easthampstead, Sandhurst and Bighotte.

Second half of 18th Century Advances in farming (crop rotation, agricultural machinery and selective livestock breeding) see a move towards enclosures across Finchampstead and the virtual elimination of small landowners.

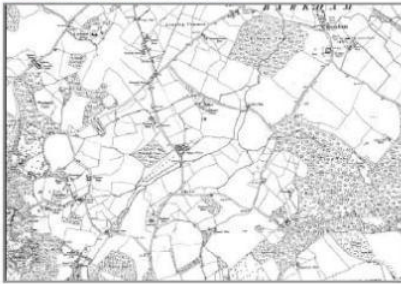
1887 Challenge of supplying Army with remounts during wartime is recognised. At the time there were two remount depots, one in Woburn and one in Dublin.



Nicky Ford's postcard collection (Arborfield Local History Society)

1891 Arborfield selected as a location for remount depot. Responsibility of remount depots transferred to the Army Service Corps.

1904 Land in Arborfield acquired by the War Office for the Arborfield Remount Depot. Land was part of the Bearwood Estate, which was owned by the Walter Family of the Times Newspaper. Land is first rented from Walter family and then purchased.



CIRCA 1912

1937 Remount Depot closes. Site now covers 500 acres. In the years it was open, nearly 100,000 horses pass through the depot. The Depot was on the largest employers in the local area.



Nicky Ford's postcard collection (Arborfield Local History Society)

1938 Reopens as Arborfield Garrison
1939 Army Technical School opens and Ropering
Barracks is built to accommodate two Heavy Anti-Aircraft Regiments of the Royal Artillery.

1943 Garrison becomes home to the Royal Electrical and Mechanical Engineers of the British Army (REME)



CIRCA 1970

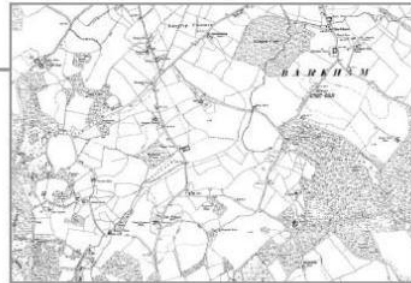
2004 Decision taken to cease apprentice training at Arborfield. Over 50,000 men and women began their army careers as apprentice soldiers and tradesman at Arborfield Garrison.

1607 Enclosure are shown on maps of Swallowfield, Arborfield and Casingham however Finchampstead remained open heath and woodland until 1752.

1780s John Walter found The Times newspaper in 1785 and his family had a close connection to Finchampstead. Bearwood Estate provided respite from the hustle of London. He built the Bearwood mansion, now a school, and extended the estate to the east as far as Tisbury through the purchase of the East Court Manor, owned by Charles Hyde Palmer.

1860s John Walter the Second provided funds to build the village school and the road across The Ridges, now owned and preserved by the National Trust.

Early 1800s John Walter the Third, then editor of The Times, forced to seek funds to help keep his paper in competition against the newly launched penny papers on Fleet Street (Daily Mail and the Daily Telegraph) and decides to sell Bearwood Estate.



CIRCA 1900

1904 The site included 300 acres and was worked by three farms: Biggs Farm, Old Biggs Farm, and Ellis's Farm. Garrison's Headquarters are built on the largest of the three farms, Biggs Farm. Site begins with only a handful of sheds.

1914 Acroage increases beyond the eastern boundary. Temporary stabling is constructed to accommodate more than 600 horses. Several thousand animals passed through the Depot during World War I.



CIRCA 1930

1944 - 1946 Garrison serves as a medical centre and accommodation for troops before the Normandy Landings and those off to service in northwest Europe. School renamed the Army Apprentices School.

1966 School renamed The Army Apprentices College

1968 Construction of the Arborfield Garrison by-pass

1971 Ministry of Defense announces a scheme to upgrade its housing stock. Arborfield Garrison is first site to benefit from scheme.

1982 School renamed Princess Marina College

1990s Original barracks replaced by modern, state of the art facilities

1995 School renamed Army Apprentices College

2000 School renamed Army Technical Foundation College

2002 Community Centre at the Garrison opens



Nicky Ford's postcard collection (Arborfield Local History Society)

Arborfield SDL Community Planning Weekend
18th & 19th January 2013





















COMMUNITY PLANNING WEEKEND

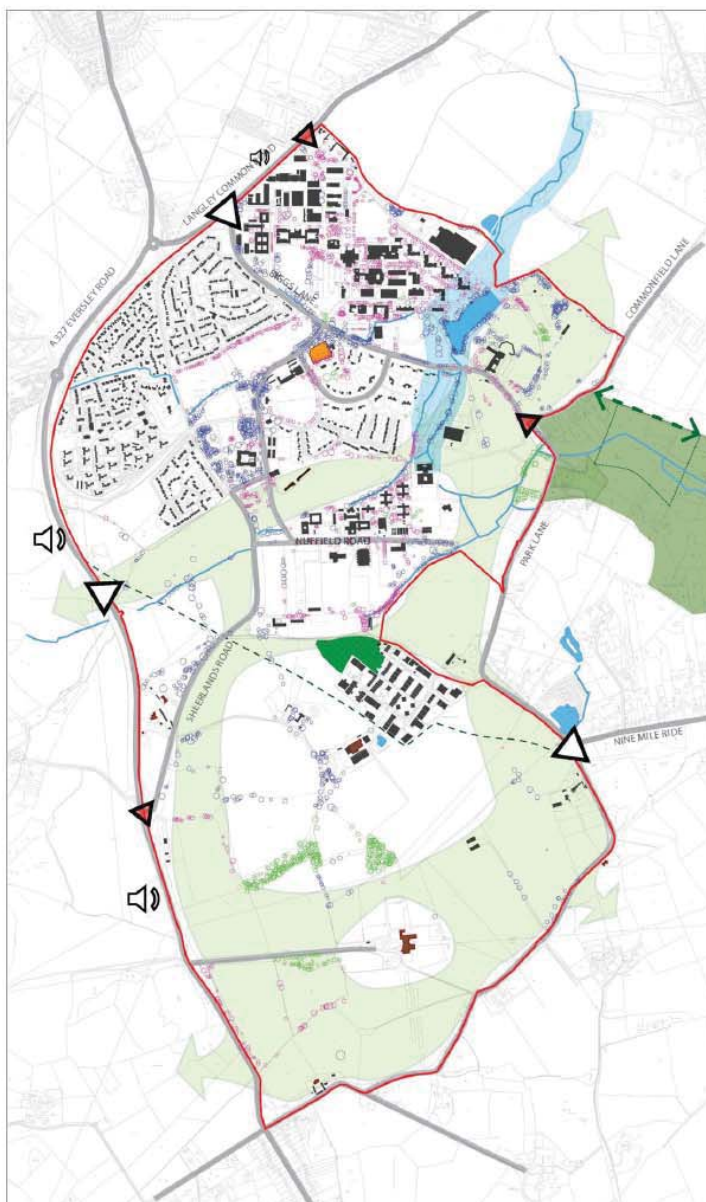
OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES AND CONSTRAINTS

- Significant natural and man-made landscape features including watercourses, mature trees and lake
- Character buildings and structures including:
 - The Moat House;
 - Sergeant's Mess;
 - Water tower;
 - West Court (a Grade II Listed house currently in use as an Officer's Mess);
 - Hogwood Farm (a Grade II Listed farmhouse dating from the 17th century);
 - Westwood Farmhouse (a collection of three Grade II Listed farm buildings dating from the 16th, 17th and 18th centuries);
 - Lea Farmhouse (a Grade II Listed cottage dating in part from the 16th century)
- Scheduled Monuments in the northern part of the site, the Horse Hospital and the Moat
- Existing community and open space facilities including a gymnasium, community centre and playing pitches
- California Country Park which contains a Site of Special Scientific Interest (SSSI)
- Hogwood Shaw Wildlife Heritage Site
- The existing community, centred on the area around Baird Road in the north-western part of the SDL and to the south of Biggs Lane (Annington Homes)
- The brook running through the site
- The flood plain
- Overhead power lines crossing the western part of the site
- Underground oil pipeline crossing the SDL
- The existing highway network

KEY

-  SDL red line boundary
-  Existing Garrison buildings
-  Scheduled Monuments
-  Grade II listed buildings
-  Existing Trees (Retention Value A) Trees of significant value
-  Existing Trees (Retention Value B) Trees of reasonable value
-  Existing Trees (Retention Value C) Trees of low value
-  Existing Trees (Value R) Trees of little value
-  Underground oil pipeline
-  Traffic noise from A327 and Langley Common Road
-  Potential connections with California Country Park
-  Existing watercourse create attractive routes and destinations
-  Flood Zone 2
-  Potential key access points into site
-  Potential minor access points into site
-  Linking existing and proposed green features, creating a robust green network
-  Improved cycle/pedestrian and bridleway connections
-  Hogwood Shaw Wildlife Heritage Site



Summary of opportunities and constraints

Arborfield SDL Community Planning Weekend
18th & 19th January 2013



APPENDIX A

CONSULTATION MASTERPLAN

The consultation masterplan indicates the emerging land use strategy for the SDL as a whole in broad terms. The purpose of the land use plan is to act as a useful basis for discussion and engagement with the community and to highlight key parts of the AGLC masterplan that are being reviewed as part of this process:

1. LOCATION OF SECONDARY SCHOOL

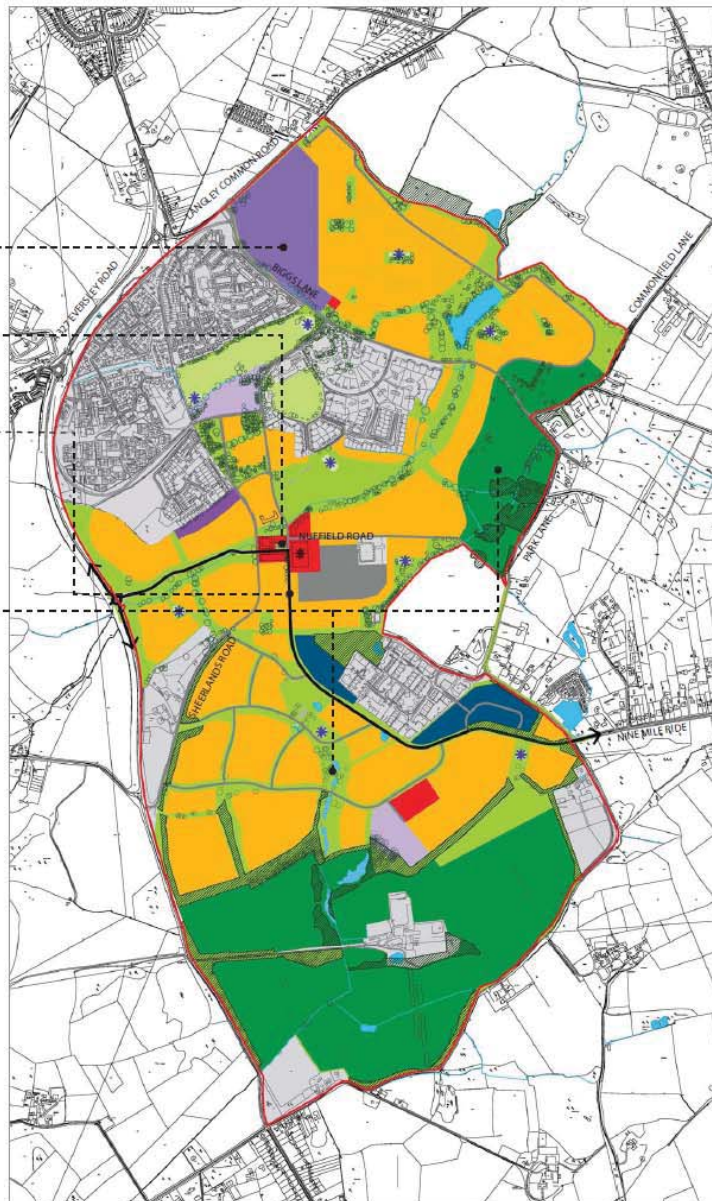
2. LOCATION AND FORM OF DISTRICT CENTRE

3. ROUTE OF NINE MILE RIDE EXTENSION

4. GREEN SPACE NETWORK

KEY

- SDL red line boundary
- Existing settlement
- Watercourses
- Residential
- Significant Areas of Natural Green Space (SANGS)
- Primary School
- Secondary School
- Mixed Use
- Supermarket
- Supermarket Car Park
- Sports Pitches
- Formal play areas
- Allotments
- Employment
- Market square
- Woodland
- Retained existing trees within public spaces
- Nine Mile Ride Extension route
- Primary vehicular routes



Consultation Masterplan

Arborfield SDL Community Planning Weekend
18th & 19th January 2013



COMMUNITY PLANNING WEEKEND

A2 SUMMARY OF CONSULTATION RESPONSES (PRODUCED BY JOHN THOMPSON AND PARTNERS)

Topic	Summary of Responses
Transport	<ul style="list-style-type: none"> • Increased traffic on congested routes • Peak-time bottlenecks • HGVs on Nine Mile Ride • Construction traffic • Lack of bypass to Arborfield
Moving About	<ul style="list-style-type: none"> • Lack of safe off-road routes for horse-riding • Integrated cycle networks and bridleways to surrounding villages • Bus services are infrequent and not direct • School run will cause local congestion around new schools • Safe routes to school encourage walking and cycling • Off-street parking is needed for school drop-off
Utilities and Drainage	<ul style="list-style-type: none"> • Upgrading of sewage works for new homes. Plans to be started now • Upgrading of water supply • Concern that homes will be built before upgrades complete • Include flood prevention measures • Slow broadband • No mobile phone reception in RG40 4NG
Rural Character and Greenspace	<ul style="list-style-type: none"> • Loss of rural character- urbanisation • Concern for wildlife • 'Green gap' between new homes and Finchampstead • Concern over loss of existing green spaces (specifically the proposed location of the primary school on tennis courts) • Difficult to access to California Country Park from north
Community	<ul style="list-style-type: none"> • Create a community not a housing estate • Consider the needs of the existing community • Integrate new residents • Retain existing community centre until a new one is built • Create a sense of belonging through care, respect, trust • Avoid isolation of the elderly, disabled, young mums etc.
Shopping and Businesses	<ul style="list-style-type: none"> • Need a variety of local businesses – not a 'cloned' village/town centre • Not just food and drink outlets • Convenient supermarkets and restaurants • Consider double deck parking – common in continental Europe • What kind of foodstore should be provided and would two smaller foodstores be

APPENDIX A

	<p>better than one large one</p> <ul style="list-style-type: none"> • Will retail be viable here?
employment	<ul style="list-style-type: none"> • Concern over commuting to work • New jobs will be created on site in schools, shops and industrial area • Working from home needs to be accommodated • Create opportunities for entrepreneurs • Encourage new sustainable ways of working and living
Schools	<ul style="list-style-type: none"> • Broad consensus that Hazebrouck Barracks is best location for secondary school • Significant concern from Arborfield Garrison Residents over primary school location on Princess Marina Drive • Impact of new schools' catchment on surrounding villages
Sports	<ul style="list-style-type: none"> • Affordable sports and leisure facilities – not just private gym • Keep existing playing fields • Facilities to support horse riding (over 250 horses stabled around the area) • School playing fields are open to community outside school hours • A velodrome?
Meeting Spaces	<ul style="list-style-type: none"> • Spaces to encourage community and communication • Need places of worship • Garrison church will remain but uncertainty over its use by military congregation • Multi-use community hub needed – including space for arts & culture • A library with a coffee shop • Scouting and guides
Services and Community Safety	<ul style="list-style-type: none"> • Doctors – to serve the growing community • Provision to care for increasing elderly population • Include Early Years provision (already oversubscribed) • Provide for emergency services • Expand hospital services • Presence of the military ensures it feels like a safe place • Once the military leave fears anti-social behaviour will increase
Homes	<ul style="list-style-type: none"> • Appropriate provision of affordable housing • Starter homes and sheltered housing • Low density housing with space for car parking • Future-proof homes • Use high quality materials
Identity	<ul style="list-style-type: none"> • Homes should not be 'crammed in' - plenty of green space • Village greens • Characterful village centre • Is it a town or a village? • The place needs a name!

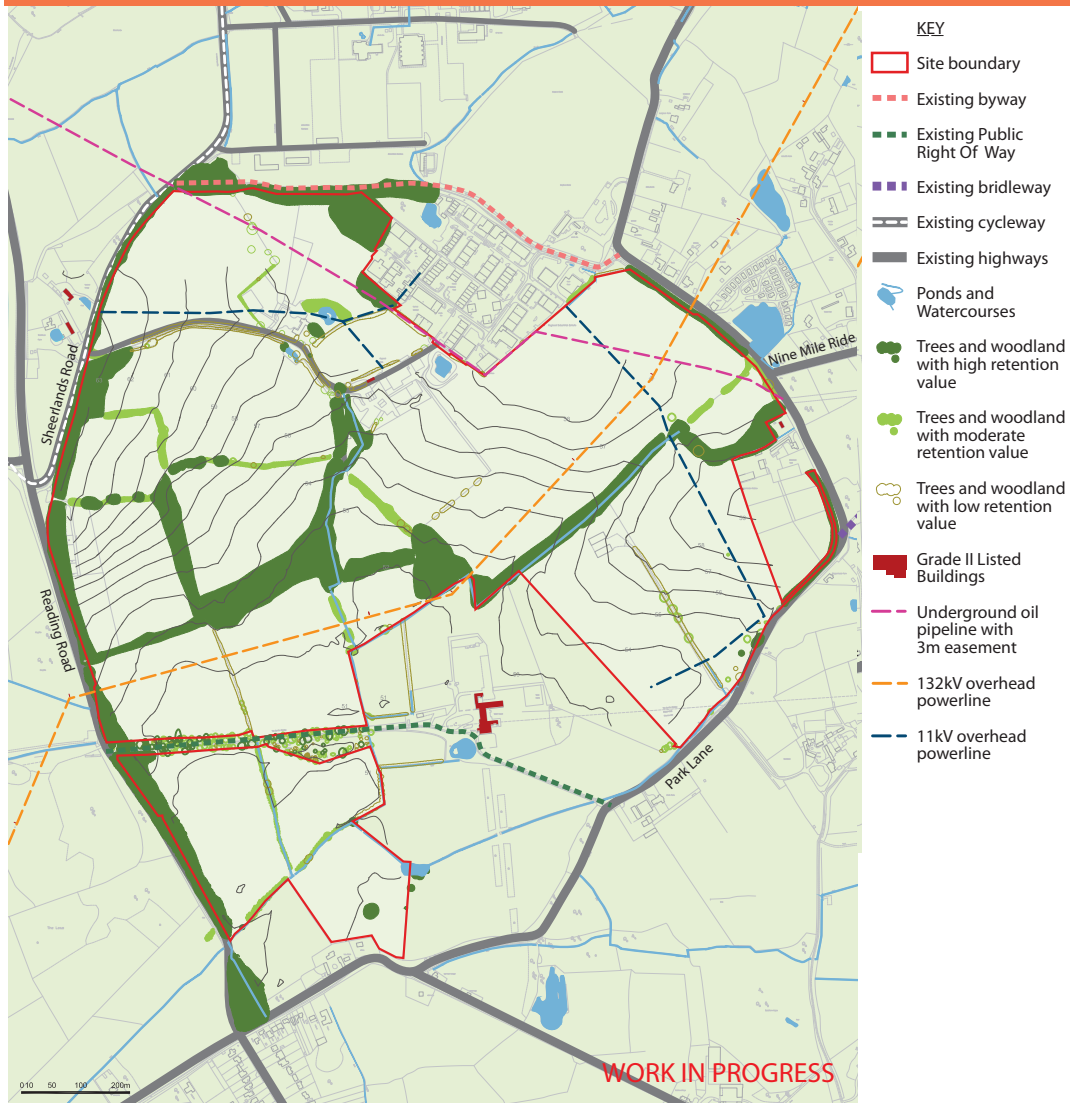
COMMUNITY PLANNING WEEKEND

Community ngagement	<ul style="list-style-type: none">• Previous development of area was poorly planned leading to lack of trust• Fear this development will open flood gates for building on all green space• Meaningful continued Community Engagement is needed• Deliver on promises• Provide information about phasing
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APPENDIX B

B1 EXHIBITION LEAFLET

OPPORTUNITIES AND CONSTRAINTS



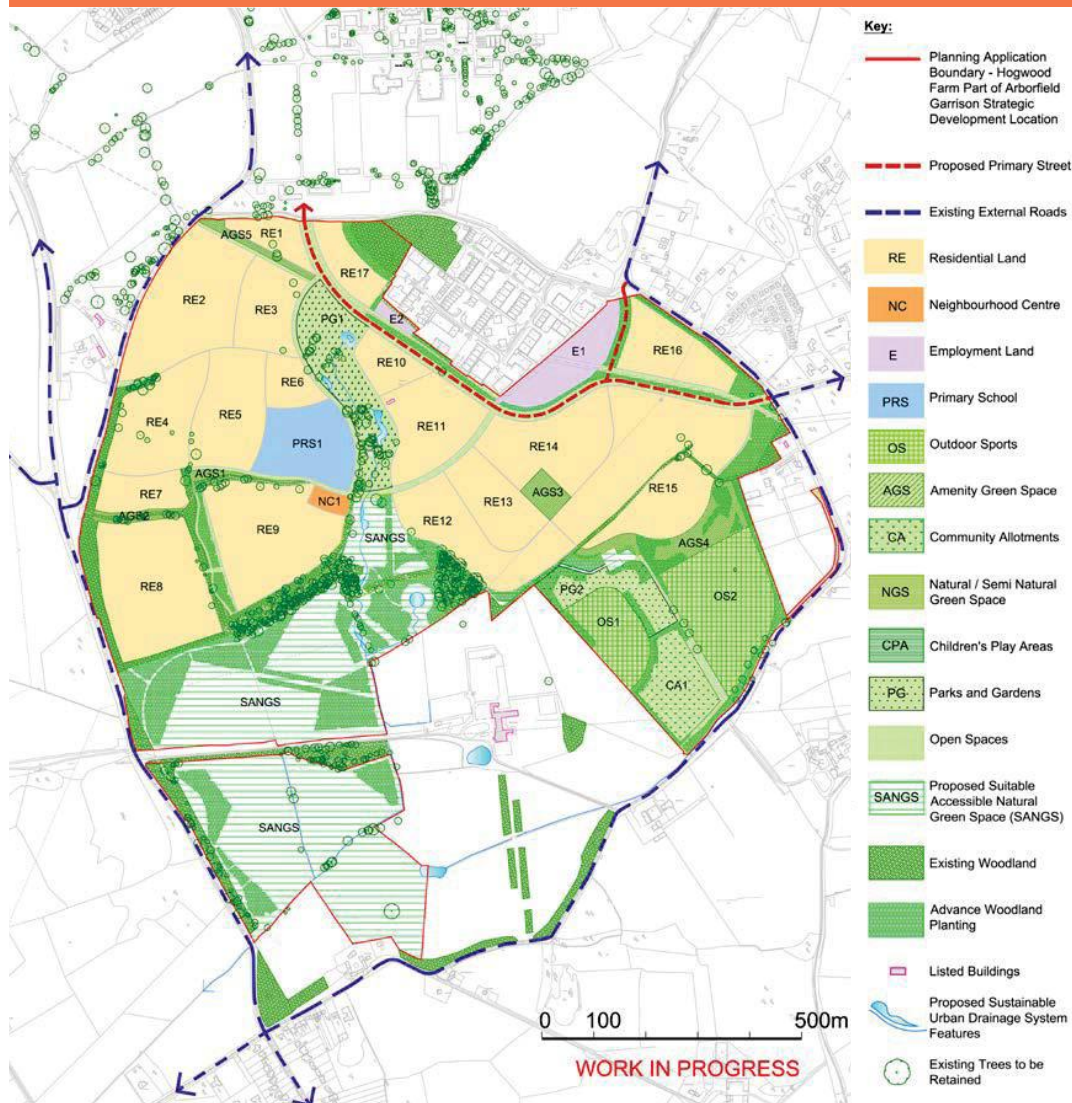
THE SITE

We have the opportunity to create a high quality, well-designed and exemplary garden village at Hogwood Farm. It is a beautiful site with an attractive landscape and existing features, including woodland, hedgerows, ponds and watercourses, all of which can be used as the basis for the master plan.

There are few constraints, all of which can be addressed satisfactorily in the master plan and detailed designs. The development will be connected into existing roads, cycleways and footpaths and to the Arborfield Garrison site to the north.

COMMUNITY CONSULTATION

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 2-5+ houses (detached, semi-detached and terraced)
- Up to 12,000 sqm of employment floorspace
- A neighbourhood centre with up to 1,500 sqm of floorspace for local services
- A two-form entry primary school (with potential to expand to three-forms)
- Parks and gardens, children's play areas, allotments, sports pitches, other formal and informal open spaces

We are also seeking detailed planning permission for:

- An extension to the Nine Mile Ride, to provide the main access through the site, and improved entrances to the site
- Informal green space to satisfy the requirements of the Thames Basin Heaths' policy (otherwise known as Suitable Alternative Natural Greenspace, or 'SANGS' as shown on the plans)

APPENDIX B

HOGWOOD GARDEN VILLAGE

Part of the Arborfield Garrison
Strategic Development Location, Wokingham



INTRODUCTION

Hogwood Garden Village forms the southern part of the Arborfield Garrison Strategic Development Location (SDL). The SDL is identified in the Wokingham Borough Core Strategy as having the potential to accommodate 3,500 dwellings. Hogwood Garden Village would accommodate 1,500 of these.

The purpose of this leaflet is to explain the nature and form of our planning application, and to let you know when and where our exhibitions will be held. Details of the venues, dates and times are given in this leaflet. It also gives details of how to submit comments.

ILLUSTRATIVE MASTERPLAN

10

We will be organising two exhibitions:

Venue: **Henry Street Garden Centre**
Address: **Swallowfield Road, Arborfield, RG2 9JY**
Date: **Saturday 19 July 2014**
Time: **2-5.30pm**

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 'comments' form below and post to us at:
Hogwood Farm, Sheerlands Road, Finchampstead, Berkshire RG40 4QY
2. Bring the form with you to the exhibition and put it in the **comments box**.
3. Send an email to **hogwood@yahoo.co.uk**

We intend to submit the planning application around the end of July 2014. We will, however, review all the comments that we receive and make amendments to the plans as necessary even 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.

APPENDIX B

BACKGROUND

The principle of development at Hogwood Farm is already well established. The site is allocated in the Council's approved development plan (the Core Strategy) and more detailed guidance, relating to the layout and design of the site, is given in the Arborfield Garrison Supplementary Planning Document. Both were the subject of public consultation and we have prepared our application so that it complies with these planning policy documents.

THE NATURE AND FORM OF THE PLANNING APPLICATION

Our development proposals will be contained in a 'hybrid' planning application. This means that some matters will be submitted in 'outline' and others in 'detail'. Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable, before working up the details. Applications for detailed planning permission give full details of what will be built.

DELIVERY

The planning application will be submitted on behalf of the landowner, the Marino Family. The intention is that, once planning permission has been granted, the Marino family will begin to build the Nine Mile Ride Extension, provide the land for the new school, and organise other infrastructure and services. They will also select developers over the plan period to build the houses, the neighbourhood centre, the employment land and lay out the sports, leisure and recreation areas, play areas and other open space. These will be the subject of separate, detailed, planning applications but all will be brought forward in accordance with the outline planning permission.



1. Trees, woodland and hedgerows enclose and provide structure to the site
2. Important ecological habitats need to be protected and/or enhanced
3. Gently undulating topography
4. Overhead power lines and pylons cross parts of the site

COMMUNITY CONSULTATION

TYPICAL GARDEN VILLAGE IMAGES



An aerial photograph of a residential development, overlaid with a semi-transparent purple filter. The image shows a grid-like street pattern with numerous small, rectangular building footprints. A prominent feature is a large, rectangular soccer field with a circular center and goal areas, located in the lower-left quadrant. To the right of the soccer field is a large, irregularly shaped green space with a winding path and several circular tree clusters. The surrounding area is densely packed with buildings and streets. In the background, there are larger, more open areas with some industrial or commercial structures.

WEI YANG + PARTNERS
DELIVERING INTEGRATED MASTER PLANS