

INTRODUCTION

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Welcome to our public consultation, where we are seeking your views on our emerging proposals for Barkham Square.

Crest Nicholson is preparing an Outline planning application for new homes and elderly care accommodation to meet Wokingham Borough Council's housing and care needs, interlaced with a network of green corridors, attractive green spaces and open spaces.

We envisage that the proposals could deliver up to 660 high quality homes, plus up to 50 elderly care units, which will form a sustainable extension to the Arborfield Green development.

At the event today, you can speak to members of the project team who will be able to answer questions you may have about the proposals.

We encourage you to offer your feedback to us and look forward to hearing the views of the wider community. Around the room today, you will have the opportunity to fill out a physical feedback form.

You may also provide your feedback by visiting our website at **barkhamsquareconsultation.co.uk** or by scanning this QR code.

RAPLEYS

**Cratus
group**

BMD



CREST NICHOLSON

With over 50 years of experience, Crest Nicholson is an established leading housebuilder that has designed and built high quality and aesthetically pleasing developments across the country. Crest Nicholson's aim for the present and future is to improve the quality of life for communities and individuals by ensuring an emphasis on

inviting landscaped public realm, extensive green infrastructure and appropriate community facilities. As the lead developer of the Arborfield Green development, Crest Nicholson is well placed to deliver the proposed development at Barkham Square.

SITE CONTEXT

NEW OPPORTUNITIES



OPPORTUNITIES

-  Creation of wooded green corridors to enhance and strengthen the wooded character, assimilate built form and create wooded skylines
 -  Conserve the Barkham Brook corridor through enhanced woodland habitats, new wetland features through provision of sustainable drainage and new connections for people and wildlife
 -  Provide a new green connection for the benefit of wildlife and recreational enjoyment
 -  Respond to sensitive edge with strengthened buffer planting where appropriate
 -  Potential pedestrian access/connection points to extend the Arborfield Green linear park and public access through and around the site
 -  Potential vehicular access from Langley Common Road
 -  Potential vehicular access to allotments and SANG car park from Commonfield Lane
- The site contains no listed buildings nor any known archaeological assets. The proposed development will cause no harm to the special interest of surrounding heritage assets.

SITE LOCATION



The site is located adjacent to the northern boundary of Arborfield Green and roughly 1km southwest of Barkham Village. The site comprises of farmland that is separated by a brook running north to south.

The site forms part of the wider draft allocation of the Arborfield Green Strategic Development Location, under Policy SS11, in Wokingham Borough's Regulation 19 emerging Local Plan.

The main vehicular access to the site is from Langley Common Road in the form of a roundabout. A separate access to the allotments will be provided from Commonfield Lane.

OUR VISION

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The proposed development for Barkham Square aims to create a vibrant and attractive living environment that integrates seamlessly with its surroundings. The vision focuses on enhancing permeability across the site while offering high-quality housing, elderly care accommodation and green spaces that benefit both new and existing residents.

Key Features of our Proposals

-  Up to 660 new homes including affordable homes.
-  Up to 50 Elderly Care units.
-  Around 12 hectares of SANG (Sustainable Alternative Natural Greenspace).
-  Allotments and play areas.

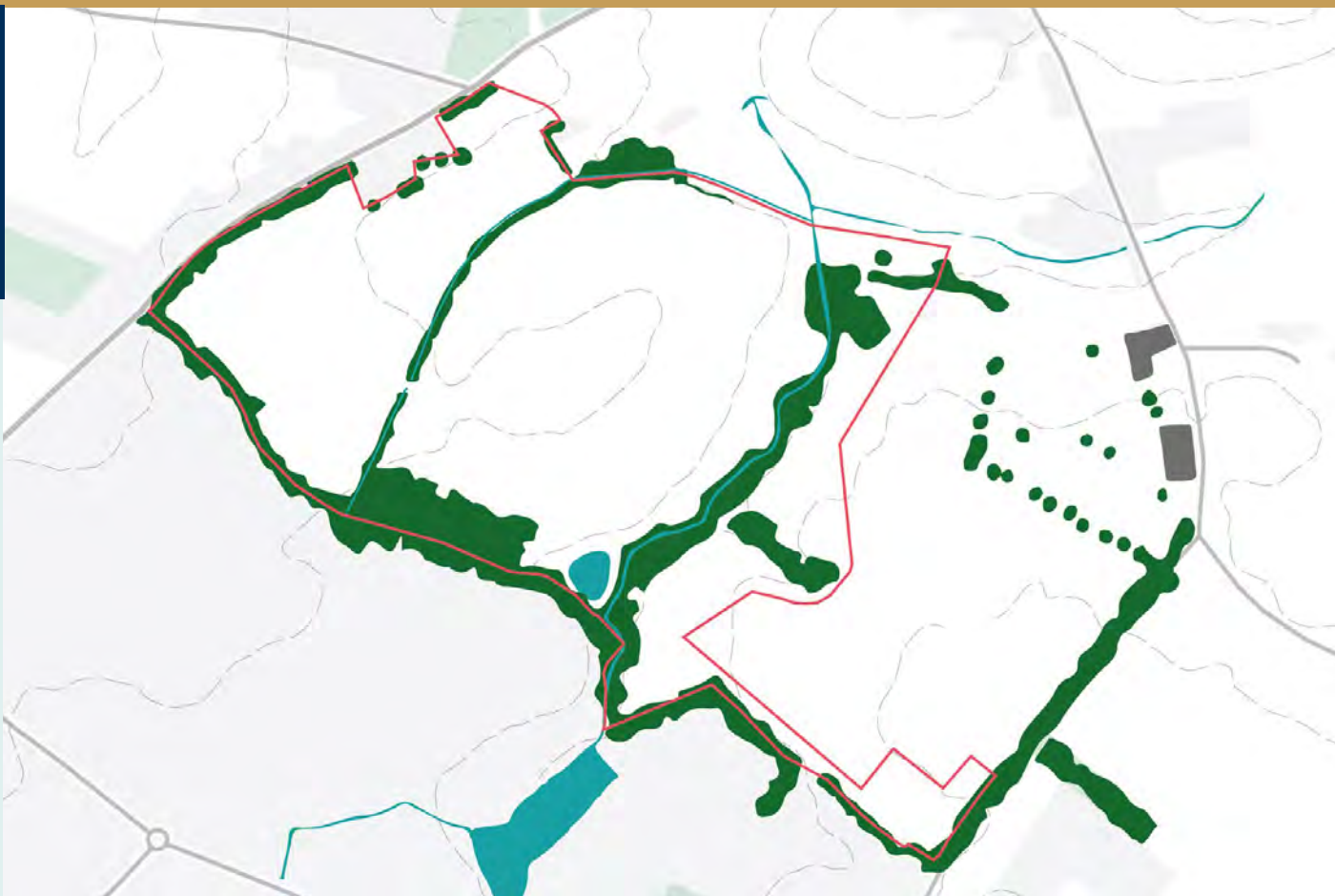
MASTERPLAN DESIGN PRINCIPLES

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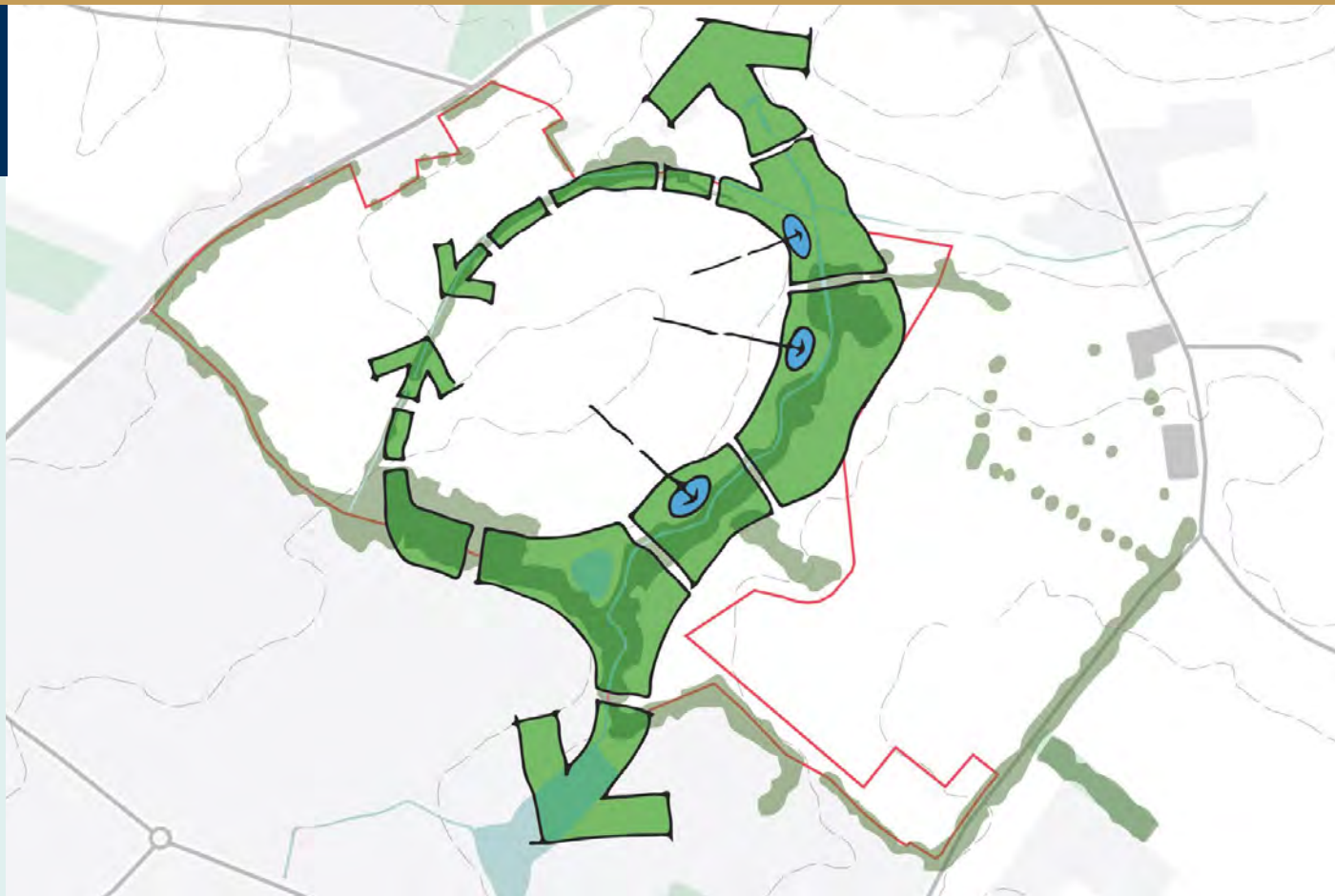
1. INTEGRATE AND CELEBRATE EXISTING NATURAL ASSETS

The existing ancient woodland blocks, mature trees, hedgerows, brook and pond network will be conserved and enhanced.



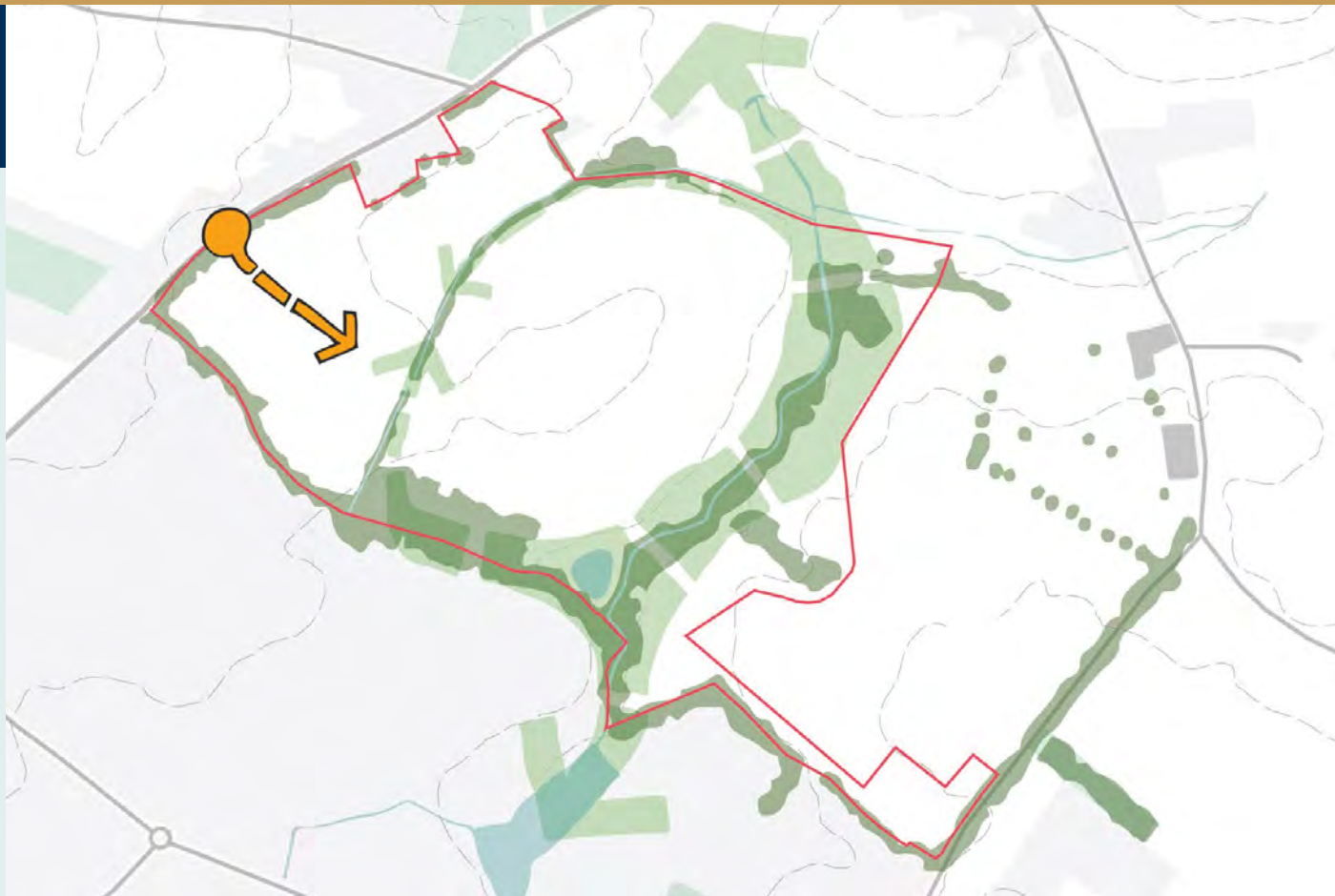
2. EXTEND THE LINEAR PARK

Connect to Arborfield Green and extend the multifunctional Linear Park centred on the Barkham Brook corridor and associated wetland and woodland habitats, which provide important ecological networks and greater recreational opportunities.



3. A NEW GATEWAY ENTRANCE

Create a new vehicular gateway entrance into the development from Langley Common Road.



4. ADDITIONAL LANDSCAPE SCREENING

Provide new landscape screening in key locations to help minimise visual impact from Barkham Street 'Area of Special Character' and adjacent properties, and provide an attractive setting for new development.



5. CREATE NEW COMMUNITY SPACES

A network of focal points, connected by a new green spine at the heart of the development, will provide safe and accessible hubs with opportunities to learn, play and grow food.



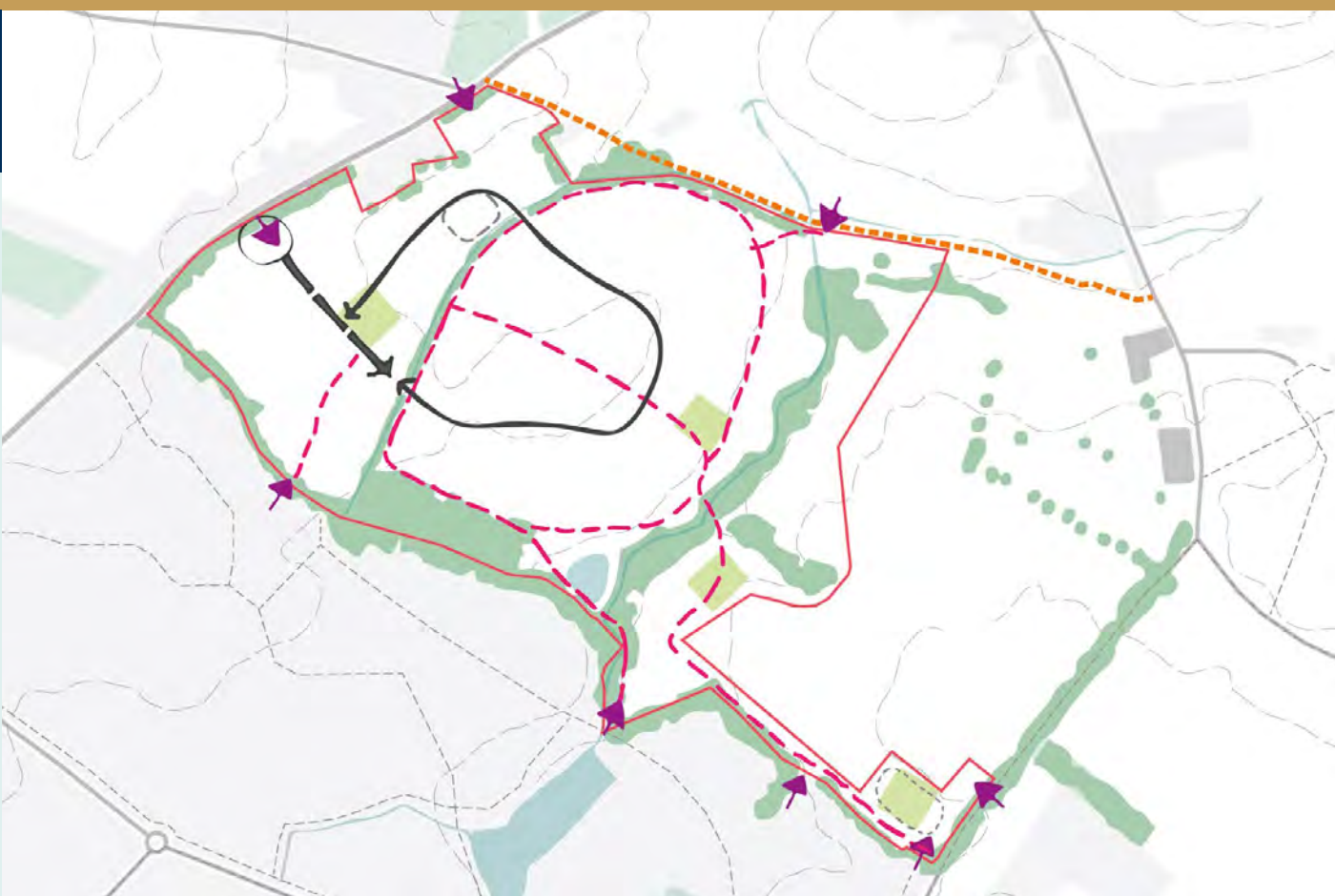
6. ELDERLY CARE

Integration of elderly care into the development.



7. SUSTAINABLE MOVEMENT

Create safe active travel streets with new and improved pedestrian and cycle links that connect to the wider movement network.

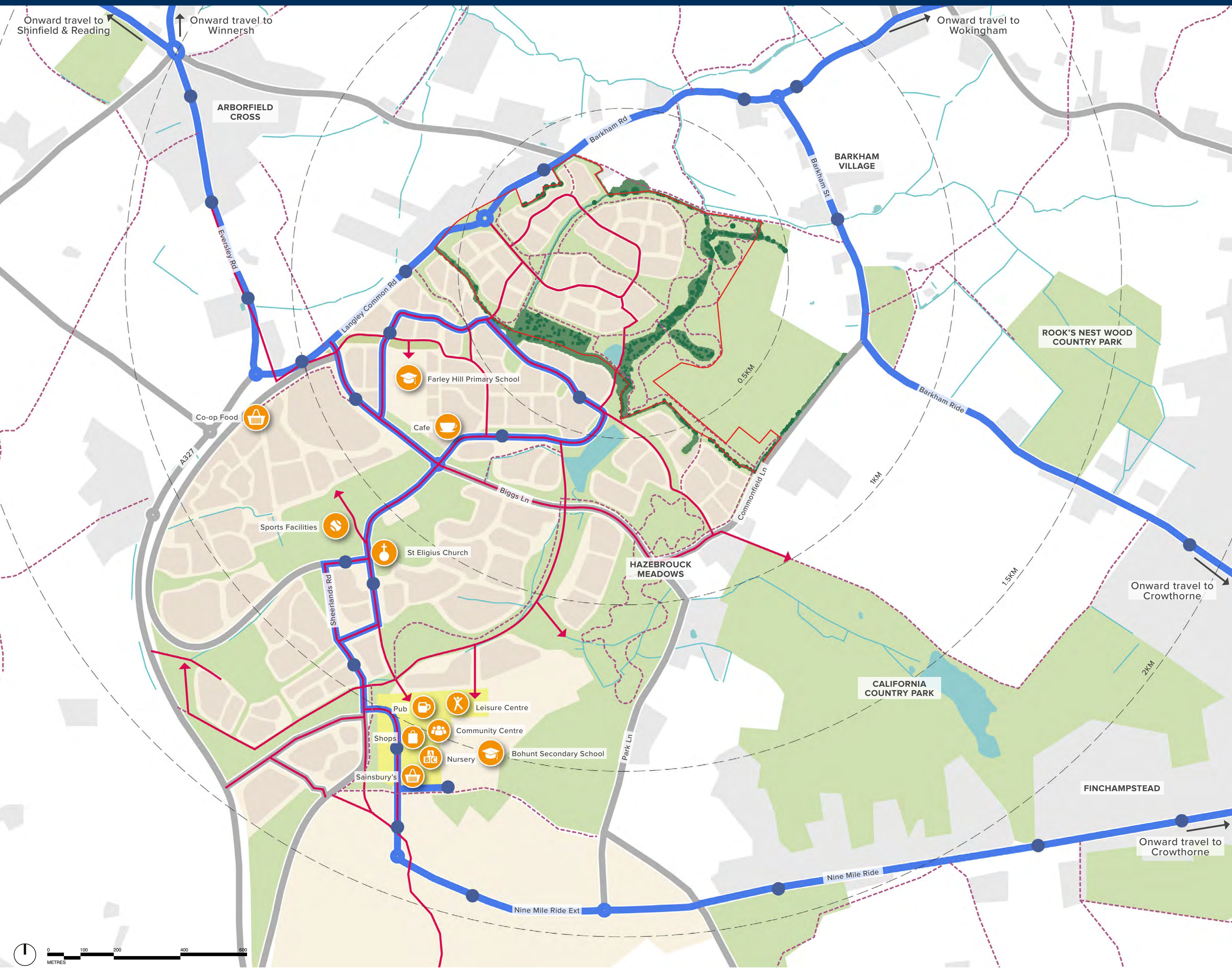


8. CREATE RESIDENTIAL PARCELS WITH DISTINCTIVE CHARACTERS

Define residential parcels with varied but cohesive characters that respond to their location and specific nature of the site.



ACCESS AND SUSTAINABLE TRANSPORT



NEW VEHICULAR ACCESS POINTS

The main vehicular access to the site will be from Langley Common Road to the west in the form of a new roundabout. A separate vehicular access will be provided to the allotments from Commonfield Lane to the east.

SUSTAINABLY CONNECTED

The site is well located to enable journeys to be undertaken by sustainable modes of travel. There will be multiple walking and cycling connections through the site and to Arborfield Green to the south providing permeability between the sites and access to a range of facilities and services within walking and cycling distance.

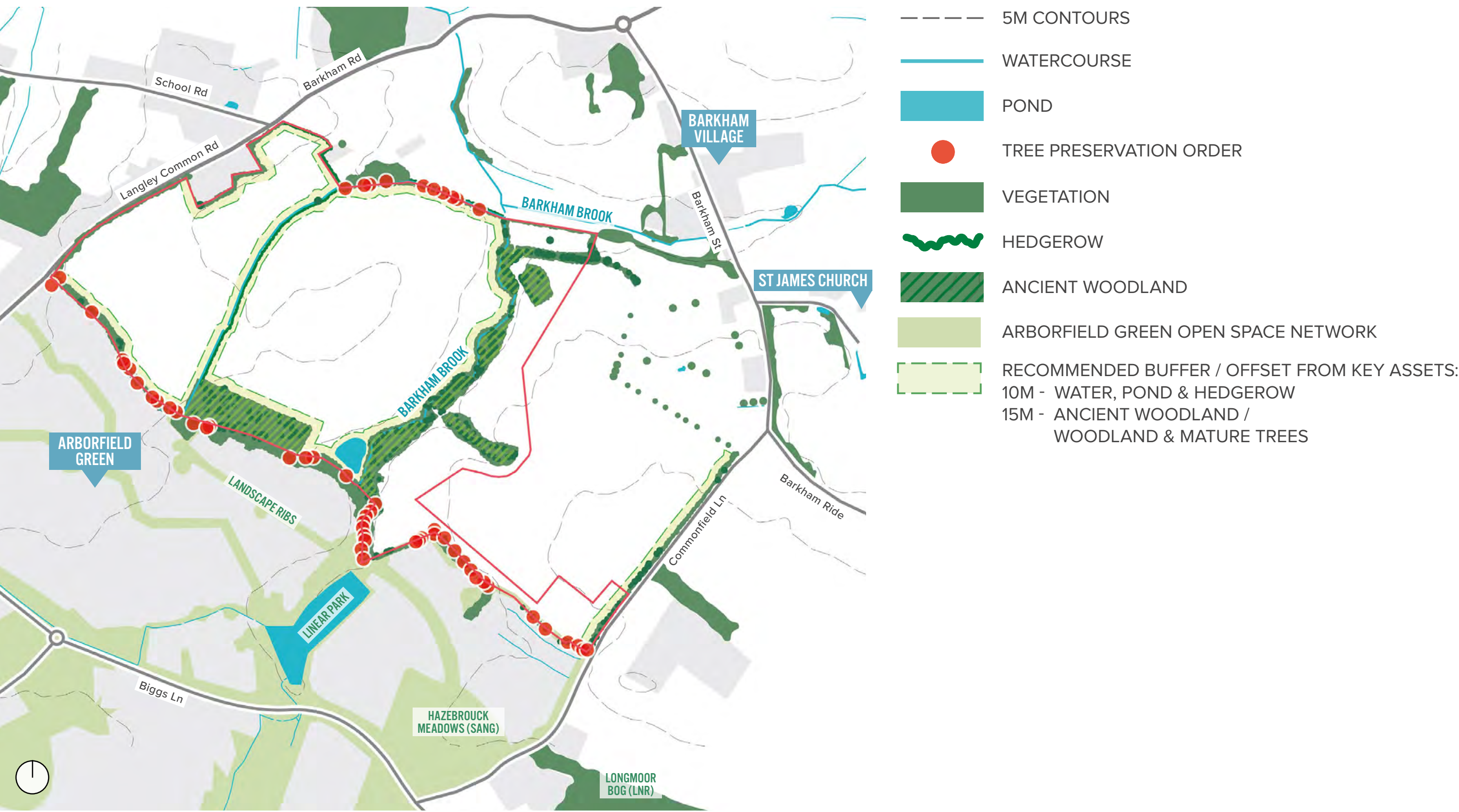
There is also a well-used network of public rights of way (PRoW) routes to the north, west and east of the site. These routes offer further walking and cycling connections to the wider area, including Wokingham to the northeast, Finchampstead to the south and towards Shinfield to the northwest.

The bus route for Arborfield Green will include two bus stops located in proximity of the site to the south. These stops will be within a short walk from the site and will provide access to key local destinations including Reading, Wokingham and Bracknell. Wokingham railway station is accessible by bus and within cycling distance, facilitating longer distance journeys to Reading and London Waterloo.

PROPOSED INFRASTRUCTURE ENHANCEMENTS

As part of the outline planning application, a comprehensive assessment of the local transport network will be undertaken in liaison with Wokingham Borough Council. The infrastructure improvements will focus on encouraging sustainable travel and will include a network of walking and cycling routes within the site and suitable connections to existing local routes, particularly connections to Arborfield Green.

ECOLOGY & FLOOD RISK

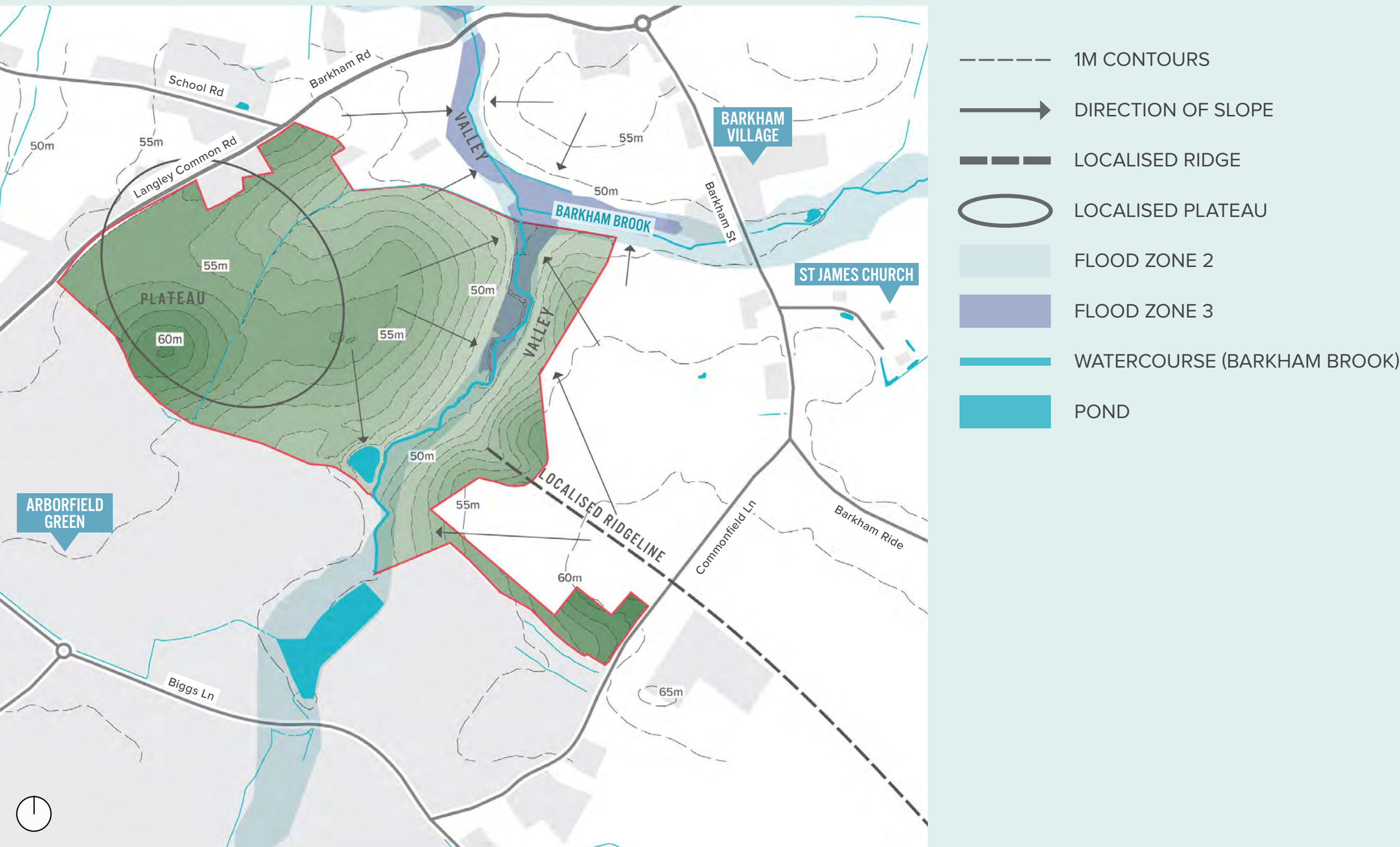


ECOLOGY

Our proposals for Barkham Square include a range of measures to enhance local biodiversity and ecological value:

- **Buffer Zones:** Suitable buffers will be maintained between the developable areas and existing vegetation, particularly around the mature / ancient woodland on the southern boundary and along the Barkham Brook corridor.
- **Biodiversity Improvements:** The development will strengthen hedgerows and boundaries with native planting. The Sustainable Urban Drainage System (SuDS) will be designed to benefit wildlife, alongside bat and bird boxes on new buildings.
- **Ecological Enhancements:** The woodland along the Brook that bisects the site provides an excellent opportunity for wildlife corridors and ecological enhancements, contributing to a broader Green Infrastructure network.
- **SANG Provision:** A SANG (Sustainable Alternative Natural Greenspace) will be provided in accordance with local guidelines, ensuring a positive biodiversity net gain and lasting benefits for both wildlife and residents.

The site, currently dominated by species-poor grassland, offers a significant opportunity to improve the ecological performance of the land and nearby habitats, including the Priority Habitat along Barkham Brook.



FLOOD RISK

The site is largely in **Flood Zone 1**, meaning it has a very low risk of flooding. There are some areas of higher flood risk near Barkham Brook and low-lying areas, but built development and drainage features will be set back from these areas to ensure flood risk is appropriately managed. Proposed site levels will also ensure that the development remains protected from surface water flood risk without increasing flood risk off site.

Sustainable Drainage Systems (SuDS): Existing and future surface water runoff rates will be assessed and managed through a formal drainage network and attenuation storage. The site's existing hydrology will be replicated as far as is practicable by the use of source control and

infiltration SuDS techniques following intrusive geo-environmental investigations during the detailed design stage.

The proposed drainage strategy regime will consider utilising strategic swales and lined detention basins to provide surface water attenuation, before discharging flows to the watercourse at a controlled rate. In addition to the above, it is anticipated that the use of tanked permeable paving, within parking courts and shared surfaces will also provide some attenuation for surface water runoff as well as water quality benefits.

All drainage features will be located outside the fluvial and surface water flood extent.

SUSTAINABILITY

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The site lies in an accessible location and is capable of being integrated with existing pedestrian and cycling infrastructure, facilitating healthy, low carbon transport to local facilities. Crest Nicholson is committed to delivering new homes that minimise carbon emissions in line with the Future Homes Standard 2025, reducing carbon emissions by 70- 80% compared to current standards. This will be considered in detail at the ‘reserved matters’ planning stage, having regard to the building regulations in place at that time.

We anticipate that the new homes will include:

- Low carbon heating and hot water systems such as air source heat pumps or ground source heat pumps.
- Improved insulation levels, enhanced air-tightness and thermal bridge reduction.
- Solar panels.
- Electric vehicle charging points, or the necessary cabling to allow them to be installed in future.
- Energy efficient ventilation, without compromising the building’s air tightness.

Crest Nicholson is the first UK house builder to have its **net-zero targets validated by the Science Based Targets Initiative (SBTi)**. The SBTi helps businesses align their targets in reducing emissions with latest climate science, and is focused on enabling companies to halve emissions before 2030 and reach net-zero emissions by 2050. The validation of these targets demonstrates Crest’s commitment to reducing greenhouse gas (GHG) emissions.

CONCEPT MASTERPLAN

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APPLICATION BOUNDARY

EXISTING

PUBLIC FOOTPATH

PUBLIC BRIDLEWAY

NEW PUBLIC BRIDLEWAY

BYWAY OPEN TO ALL TRAFFIC

ROUND BERKSHIRE CYCLE ROUTE

VEGETATION

KEY TREES/GROUPS

HEDGEROW

WATER BODIES

DITCH

INDICATIVE PROPOSALS

TREE PLANTING

BUFFER/SCREENING PLANTING

HEDGEROW

SANG (SUSTAINABLE ALTERNATIVE NATURAL GREENSPACE)

ATTENUATION PONDS

PRIMARY ROAD & ACCESS

SECONDARY ROAD

TERTIARY ROAD

VEHICLE, PEDESTRIAN & CYCLE ACCESS POINT

NON VEHICULAR ACCESS POINTS

ALLOTMENT ACCESS POINT

SANG CIRCULAR ROUTE

PEDESTRIAN ROUTES

RESIDENTIAL DEVELOPMENT

RESIDENTIAL FRONTAGES

COMMUNITY FRONTAGE

COMMUNITY GREEN

ELDERLY CARE ACCOMMODATION

ALLOTMENTS

CAR PARK

NEIGHBOURHOOD EQUIPPED AREAS OF PLAY (NEAP)

LOCALLY EQUIPPED AREAS OF PLAY (LEAP)

LOCAL LANDSCAPED AREAS OF PLAY (LLAP)

LOCAL AREAS OF PLAY (LAP)

KEY BENEFITS

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The proposed scheme will deliver a number of key benefits for the local community including but not limited to:



A sustainable new neighbourhood, forming part of the Arborfield Green settlement, with up to 660 high-quality homes located close to public transport, services and infrastructure.



A mix of house sizes and tenures including affordable housing to meet an identified local need.



Up to 50 new elderly care units to respond to local need.



New community allotments.



Around 12ha of SANG (Suitable Alternative Natural Greenspace) to provide new public open spaces incorporating meadows, hedgerows and woodland.



Prioritising accessible green spaces with cycle paths and walkways into local services and amenities.



Comprehensive landscaping which will provide play areas, leisure routes and promote healthy active living and wellbeing.



Biodiversity improvements.

Thank you

Thank you for attending our public consultation event. We hope that you have found the information useful and we would be delighted for you to submit your feedback on the scheme using the forms provided.

Following consultation with the local community, we will review feedback and update our proposals before the submission of an outline planning application to Wokingham Borough Council next year.

We will keep the local community updated throughout the planning process.

You can have your say by:

-  Providing your feedback and comments via the project website – barkhamsquareconsultation.co.uk
-  Completing a feedback form available today
-  Writing to us at FREEPOST – CRATUS COMMUNICATIONS (no further address details or stamp required)
-  Emailing us at barkhamsquareconsultation@cratus.co.uk
-  Calling us on 0203 026 3143