



## Thank you for visiting

We are pleased to welcome you to this public exhibition describing our proposals for a new neighbourhood at South Wokingham. The following exhibition boards will explain the background and our vision for how the site could be developed.

### We welcome your thoughts & hope you will:

1. Participate in sharing your ideas and views; and
2. Comment on the masterplan approach

## Introduction & planning context

Led by Wokingham Borough Council's process to establish a new Local Plan for the period 2026-2040, Lightwood Strategic and Nicholas King Homes are working together to establish a co-ordinated masterplanning approach for south east of Wokingham. This area was identified for development in the Council's draft Local Plan (2021).

In 2021 the Council published a concept plan for this area (for 835 homes). Prompted by this we have undertaken a series of surveys to inform more detailed masterplanning. We are now seeking your views and feedback on our plans. In doing so we recognise that the Council has yet to take a final in-principle decision on this land in its Local Plan.

The site will be delivered by the two promoters;

1. Land to the west of Old Wokingham Road (Prior's Farm), promoted by Lightwood Strategic, and
2. Land to the east of Easthampstead Road (Pearce's Farm), promoted by Nicolas King Homes.



SITE LOCATION PLAN

## Who we are



### Lightwood Strategic

Lightwood Strategic is a land promoter operating in the south of England. Working with our landowners, designers and technical team, Lightwood present potential development land and masterplanning options to local authorities when Local Plans are being reviewed. If the land is to be allocated for development, we then submit an outline planning application. Once approved the land is sold to a house builder and it proceeds with the more detailed phases of design, planning and delivery, led by the parameters that we and the local authority have put in place.



### Nicholas King Homes

Founded in 1991, Nicholas King Homes is a privately owned traditional house building company based in Beaconsfield, Buckinghamshire that has built over 2,500 homes across Berkshire, Buckinghamshire, Hertfordshire, Sussex, Oxfordshire, and London areas. Nicholas King Homes has a strong reputation for providing high quality and its team seeks to work with local Parish and District Council's, existing residents and other stakeholders to create well regarded new homes and communities, including the provision of affordable housing along with landscaped open space for the benefit of the existing community that not only create an attractive place to live but enhance the surrounding areas.

# 2 Planning Background



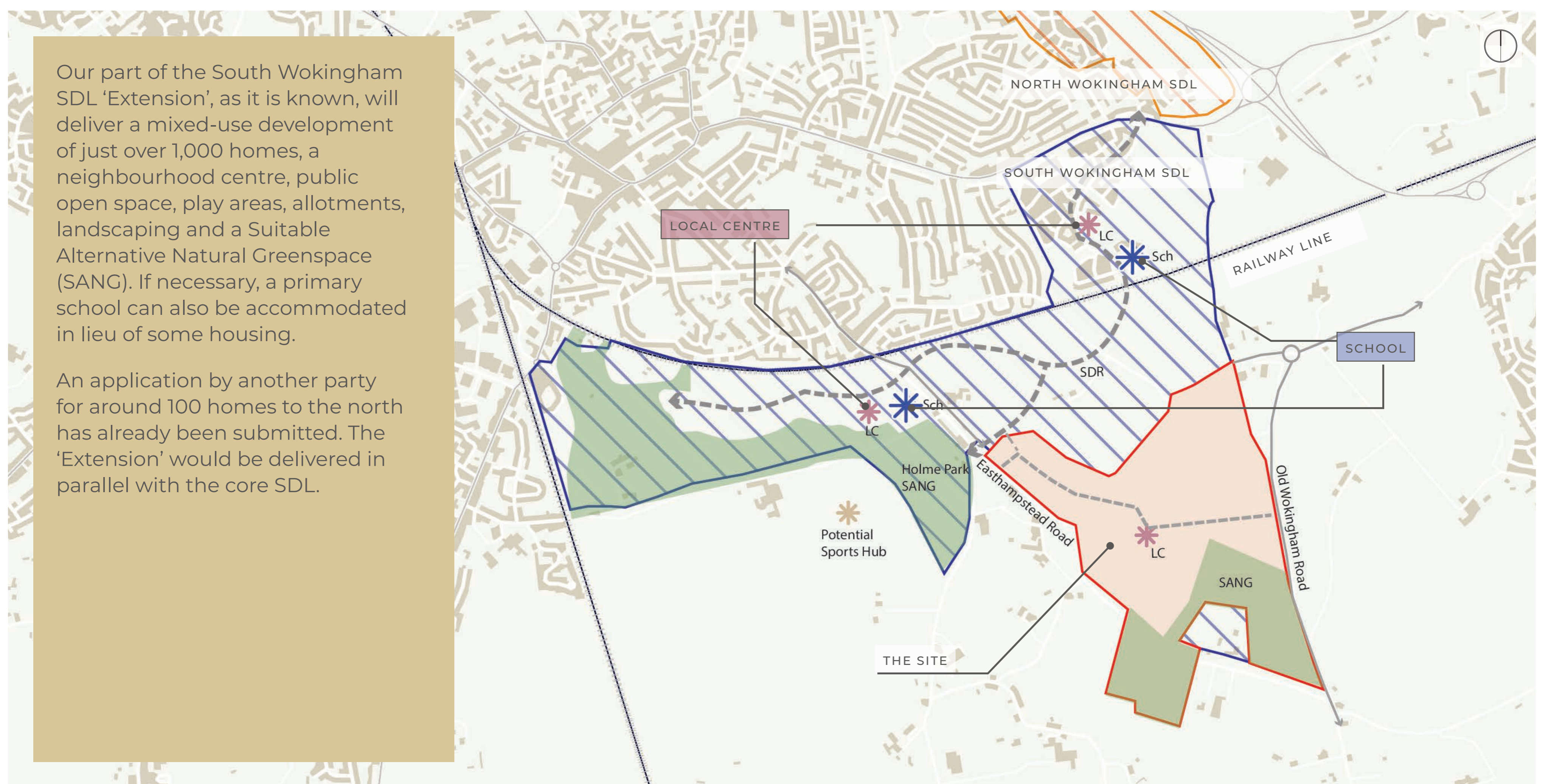
## The South Wokingham Strategic Development Location

You may be aware of the current South Wokingham Strategic Development Location (SDL). This was allocated for development in 2010 to deliver 2,500 homes, alongside a range of community facilities, a local centre, school, and open spaces (SANG). This development, once complete, will follow the route of the new South Wokingham Distributor Road (SWDR), which will provide an alternative route from London Road to Finchampstead Road, bypassing Wokingham town centre.

Wokingham Borough Council (like all Local Authorities) must regularly review the Development Plan for its area. The Council is now looking to extend its Plan horizon from 2026 to 2040, and there is much to plan for, not least further housing.

To address its future housing needs the Council's draft Local Plan proposed that further homes should be provided within the boundaries of the existing South Wokingham SDL. Provision of SANG on alternative land to that envisaged in the original masterplan means that additional land within the original SDL is now available for other purposes.

The draft Local Plan proposed that the boundaries of the SDL will be extended to the south, mainly to incorporate new areas of parkland to serve the expanded SDL. Lightwood Strategic and Nicholas King Homes have prepared plans to show how development might be formed. These plans are the focus of this exhibition.



SITE PHOTOS

# 3 Access & Movement



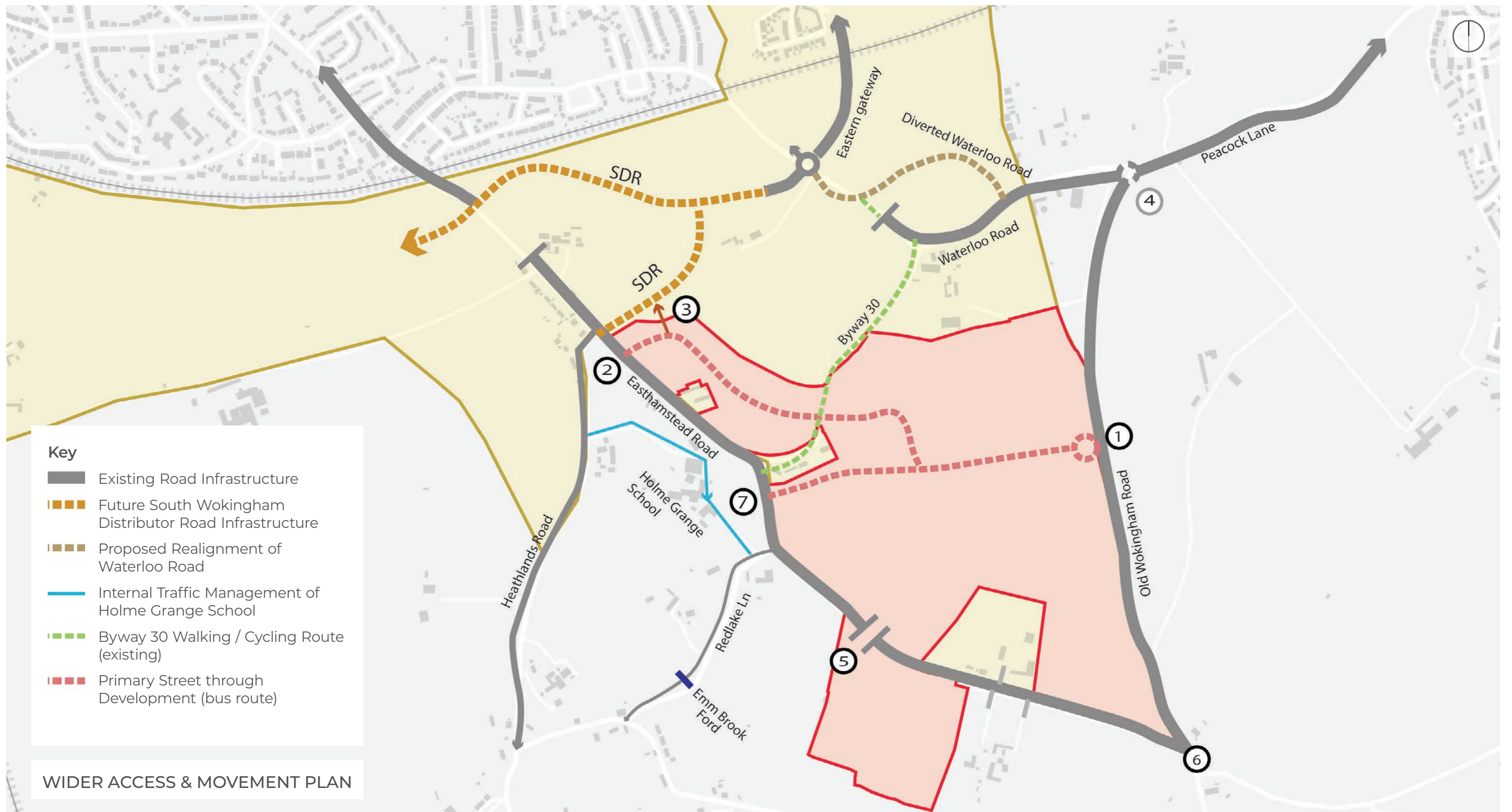
## Connectivity

The main vehicular access is a roundabout junction on Old Wokingham Road (1) and a priority junction onto Easthampstead Road (2) (south of Heathlands Road) to the west. They will be operational prior to occupation.

Their locations minimise tree loss and benefits from the infrastructure of the South Wokingham Distributor Road (SDR), providing a direct route from the site towards the London Road corridor and Wokingham town centre.

A safeguarded route through the site also allows for a future connection (3) directly onto the SDR.

The other key destination for future residents will be Bracknell and the A329 corridor. The new roundabout access will be complimented by the works to convert the Old Wokingham Road / Waterloo Road junction to a roundabout (4). With technical work progressing on this scheme, it will be complete before any significant occupations on the site. Bracknell Forest Council are being engaged regarding contributing to improvements to the existing junctions along Peacock Lane and Vigar Way.

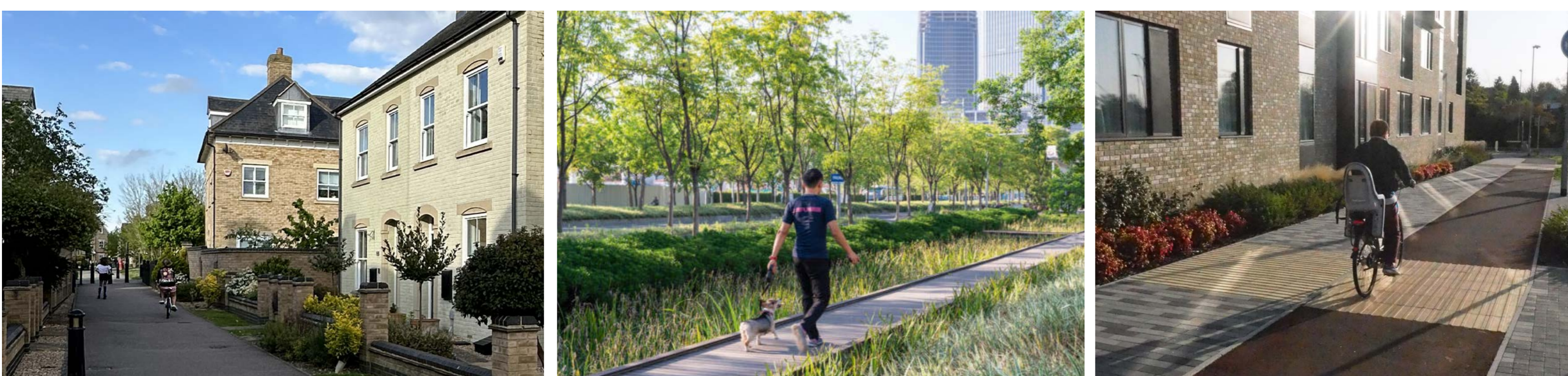


A closure of Easthampstead Road to through traffic, east of Redlake Lane (5), is proposed and supported by Wokingham Borough Council. This will significantly reduce turning movements at the Old Wokingham Road junction (6). Prior to this another point of access into the site from Easthampstead Road (7) will be built. Those currently travelling along this route, particularly to and from Holme Grange School, will still be able to do so using roads through the development to the new Old Wokingham Road roundabout. Whilst this may result in a slight increase in journey distance for some, given the delays experienced at the current junction, journey times are likely to be improved.

The decrease in traffic along Easthampstead Road, alongside a speed limit reduction will make this a route for cycling. Byway 30 connects such users between here and Waterloo Road. Subject to legal mechanisms, the Byway would be downgraded to prevent its use by motorised traffic.

Walking and cycling paths will cross the site, both next to roads and through the green spaces. They will link to Waterloo Road and SDR and utilise this infrastructure to get residents safely and expediently to Wokingham.

The Primary Street will be used as a bus route linking Wokingham and Bracknell and compliment the strategy already being developed for the South Wokingham SDL.



ACTIVE TRAVEL IS AN IMPORTANT COMPONENT OF THE SUSTAINABLE TRANSPORT STRATEGY WITH NEW ROUTES FOR WALKING AND CYCLING PROVIDED ACROSS THE SITE

# 4 Green & Blue Infrastructure



## Multifunctional Green Spaces

The development proposal will deliver a sustainable, landscape-led design which provides high-quality Green and Blue Infrastructure and accessible open space with links to the wider countryside. The GI strategy draws on the local landscape character, ecological context, and visual amenity of the site, providing a scheme which respects the sensitivity of the site and is well integrated into the surrounding landscape. The proposed development will provide a network of multifunctional green spaces accessible to all. Key spaces that will be provided include:

- A Suitable Alternative Natural Greenspace (SANG):** The SANG will provide a new attractive circular walking route through a naturalistic landscape.
- A Central Linear Park:** A central linear park will provide a north-south focus connecting the existing green infrastructure with play facilities.
- A Green Corridors:** Semi-natural green corridors will focus on retaining and enhancing the sites existing vegetation.
- Allotments & Orchards:** Reinstating traditional habitats such as orchards and allotments help to strengthen community relationships.
- Play Spaces:** The proposed design aims to provide green spaces and neighbourhood play areas for people of all ages.
- A Central Brook Corridor:** The existing brook will be enhanced as part of the proposed blue infrastructure strategy with pond areas opened up to promote biodiversity.



### LAP & LEAP

Number of different play experiences: 10  
 Key Theme: Inclusive & Imaginative Play  
 Key Features:

- Traditional and inclusive equipment
- Sensory Planting
- Timber bollards to enclose
- Earth Mounding
- Nature play equipment
- Informal Seating
- Unfenced



### NEAP

Number of different play experiences: 15  
 Key Theme: Social & Independent Play  
 Key Features:

- Hard-surfaced areas for ball games
- Group seating for socialising
- Inclusive Equipment
- Post and rail fencing to enclose



### Biodiversity & Drainage

A well-integrated, site wide SuDS strategy including, drainage basins, swales filter drains and bioretention planting along streets will benefit the community at both a local level and strategic level, helping to manage surface water run-off across the site and mitigating against flooding in the surrounding area.

# 5 SANG (Suitable Alternative Natural Greenspace)



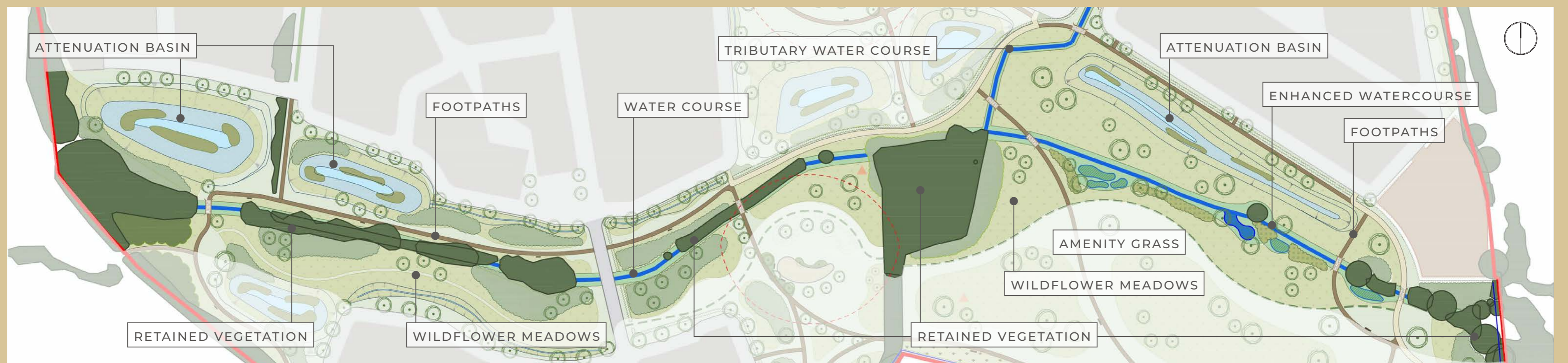
The role of the SANGs is to provide an alternative natural green space for residents, diverting them from the Thames Basin Heaths Special Protection Area (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

- 1 SANG Boundary: A Post and Rail Fence will define the SANG boundary allowing visitors to let dogs run freely along the majority of routes.
- 2 SANG Footpath: A 2.5km circular walking route is provided through the SANG, this route will be hoggin surfaced and fully accessible with shorter routes available from the development parcels. Litter and dog waste bins as well as benches will be provided at regular intervals.
- 3 Car Parking: For those who want to visit the SANG by car these car parks will be clearly signposted and easily accessible. There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.
- 4 Native Shrub and Woodland Planting: Native shrub and woodland planting are proposed throughout the SANG, creating an attractive natural landscape whilst promoting biodiversity.
- 5 Specimen Tree Planting: Informal groups / individual trees of wide range of species to punctuate and define grassed areas.
- 6 Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the water-course with mown footpaths through as informal footpath routes.
- 7 LLAP: Play area minimum 1300m<sup>2</sup> to provide play for age range of 0 to 11 years, with emphasis on natural play and imaginative play
- 8 Allotments & Community Orchard: Allotments present the opportunity to strengthen community relationships whilst simultaneously securing a healthy food source. Orchard trees within communities encourage an appreciation of the local landscape whilst further enhancing biodiversity across the site.
- 9 PRoW Connections are provided into the existing PRoW network.
- 10 Attenuation Basin: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent brook.



## Brook Corridor

Existing water course enhanced to increase biodiversity value, to include pond and wetland habitats which the watercourse will feed into. Wetland habitat will be comprised of shallow depressions/scrapes which will be allowed to colonise naturally with aquatic vegetation.



# 6 Illustrative Masterplan



The SDL Extension is envisaged to deliver a mixed-use community that will deliver:

- Up to 1,030 homes, (180 units within the Land to the East of Easthampstead Road site and 850 units within the West of Old Wokingham Road site), with a mixture of market and affordable homes, including starter homes, townhouses, terraces, flats, maisonettes, detached and semi-detached properties.
- Community facilities, including a Neighbourhood Centre with shops and commercial uses and the potential for educational uses and a mobility hub.
- A network of multifunctional public open spaces including, play areas, allotments and associated infrastructure and landscaping
- New and enhanced cycle and pedestrian routes connecting with the wider network of routes locally
- A large Suitable Alternative Natural Greenspace (SANG) designed as a parkland with recreational paths, areas of native planting and naturalistic play spaces accessible to all
- Biodiversity enhancements, particularly through the protection and enhancement of existing features, additional new planting and the introduction of meaningful open spaces.
- SuDS features providing opportunities for the creation of new habitats and sustainable management of surface water drainage. The plan below showcases the illustrative masterplan for the site.



## Vision

The SDL Extension will be a beautiful and inclusive new neighbourhood offering a diverse range of uses, streets and homes to cater to the needs of the local population.

Additionally, a well managed network of open spaces will present opportunities for play, relaxation, recreation, and contact with nature.

It will promote sustainable and healthy living encouraging active travel by providing the necessary infrastructure to support it.

The scheme will be a harmonious response to its location and surroundings, with a particular emphasis on integrating positively with the existing historic and landscape features.





# 7 The Applications

## Pearce's Farm Site Features

Nicholas King Homes will deliver an attractive neighbourhood on the land to the east of Easthampstead Road also known as Pearce's Farm.

This scheme is envisioned to promote sustainable and healthy living for its residents while fostering strong connections for the community and beyond. The scheme will deliver circa 180 homes with associated private and community space, including a network of multifunctional open spaces, green corridors and play areas.

## Prior's Farm Site Feature

Lightwood Strategic will deliver a new community around a linear park set between an eastern and western neighbourhood at Prior's Farm. The masterplan will accommodate circa 835 homes, and includes the main centre, The Market Square, with mixed uses likely to host small local businesses.

In the south east of the site and to the south of Easthampstead Road, a large expanse of semi-natural open space for recreation will be landscaped and will enhance habitat value compared with the existing arable use. The proposed use (SANG) secures a long-term green wedge which may be linked to additional SANG that others are promoting.



SITE LOCATION PLAN

## Site Timeline

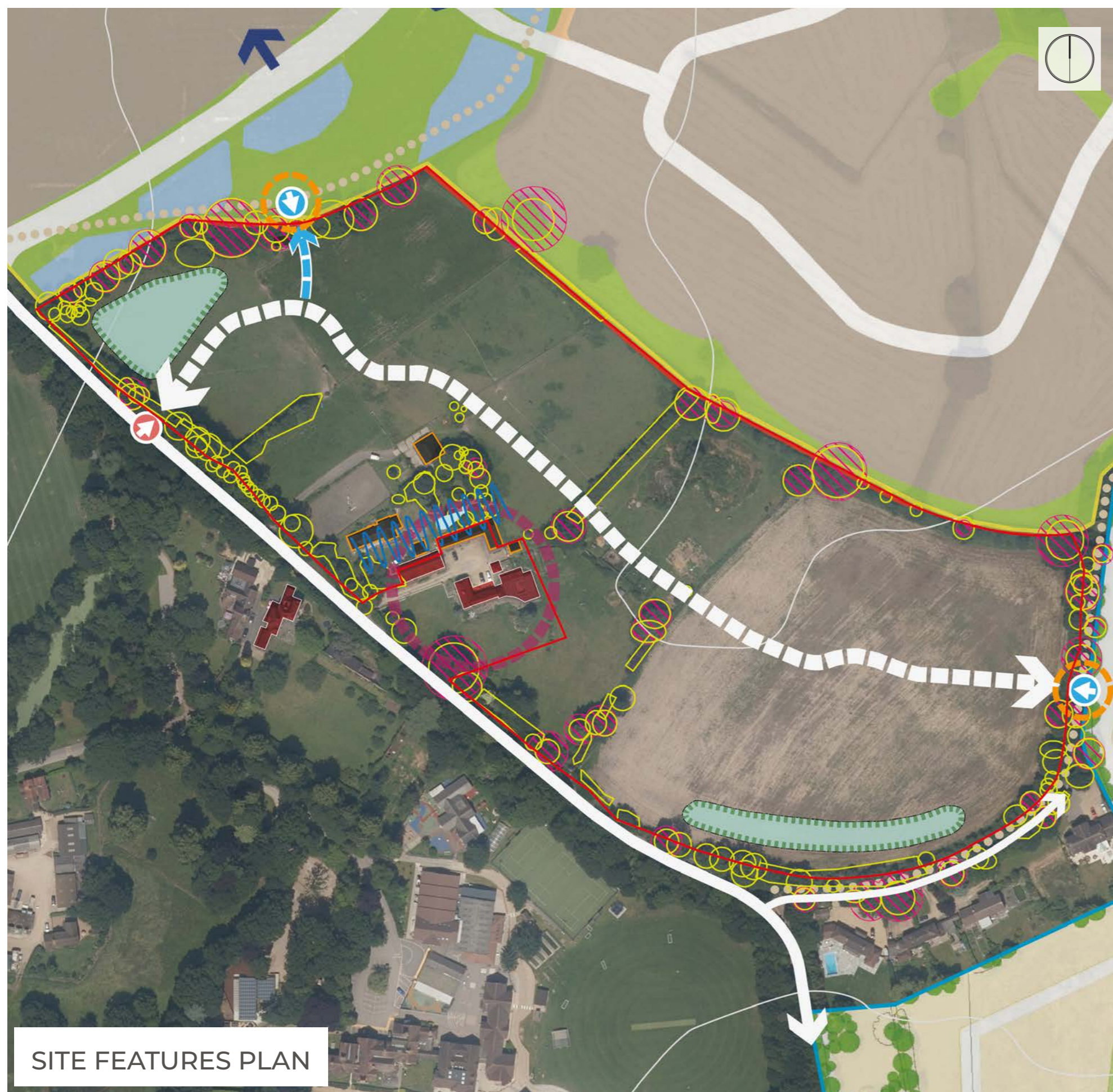
### Where we are now

November 2021	2022 – 2024	May - June 2024	Next steps	Summer 2024
Wokingham Borough Council identified the draft allocation in the Local Plan Update Revised Growth Strategy consultation.	'Planning Performance Agreement', to consider key matters (land use, design, transport, drainage, ecology, etc).	Engaging with the community and seeking feedback on the emerging proposals.	Reviewing feedback, and further developing the emerging design.	Preparing and submitting planning applications.



## Site Considerations

The site covers approximately 7.4 hectares, as illustrated in the accompanying plan. Currently, the site is utilised for agricultural and equestrian purposes and features various landscape elements, including trees and hedges primarily along the perimeters and the central area.



There are no major constraints to development, however, key issues to consider include:

- Several public paths (PRoWs) located near the site:
- Footpath WOKW5 Running along the northern edge,
- A byway open to all traffic along Holme Green Lane to the south-east (WOKW30)
- Pearce's Farm, a farm complex with three Grade II Listed Buildings, located to the west
- The Garden House a Grade II Listed Building located to the south of Easthampstead Road.
- Gently topography from northeast towards south and northwest.
- Existing trees and vegetation located around the edges of the site with some further hedges and trees cutting across the site around the existing farm.

## Pearce's Farm Settings

Pearce's Farm, with its three Grade II Listed Buildings – Pearce's Farmhouse, the Barn, and the Granary – stands as a testament to the region's heritage. As plans for a new development emerge, our approach focuses on seamlessly integrating the farm complex while protecting its setting and enhancing its surroundings.

### Pearce's Farm Complex



The following principles guide our endeavour, placing paramount importance on honouring the farm's legacy while fostering a positive relationship with the forthcoming development.

### Enhancing the setting of the farm complex

Enhancements to the northern setting of the barn removing the 70's style existing bungalow and garage, accompanied by the creation of a fresh open space to reinstating the open surroundings that characterised the original setting. Thoughtful landscaping and strategic planting to reveal the northern elevation while minimising views of the development from the farm complex.



### Positively responding to the setting of the farm complex

The placement of new buildings has been carefully considered to step back, assuming a more subservient scale and massing in comparison to the buildings within Pearce's Farm.

### Emulating historic boundaries

The farm complex garden size has been intentionally reduced to emulate the dimensions of its historical boundaries. Meanwhile, the adjoining area encompassing the farm complex has been maintained as open space, enriched with enhanced planting.





# 9 Design Approach

## The masterplan key design principles focus on:

### Promoting Health & Wellbeing with:

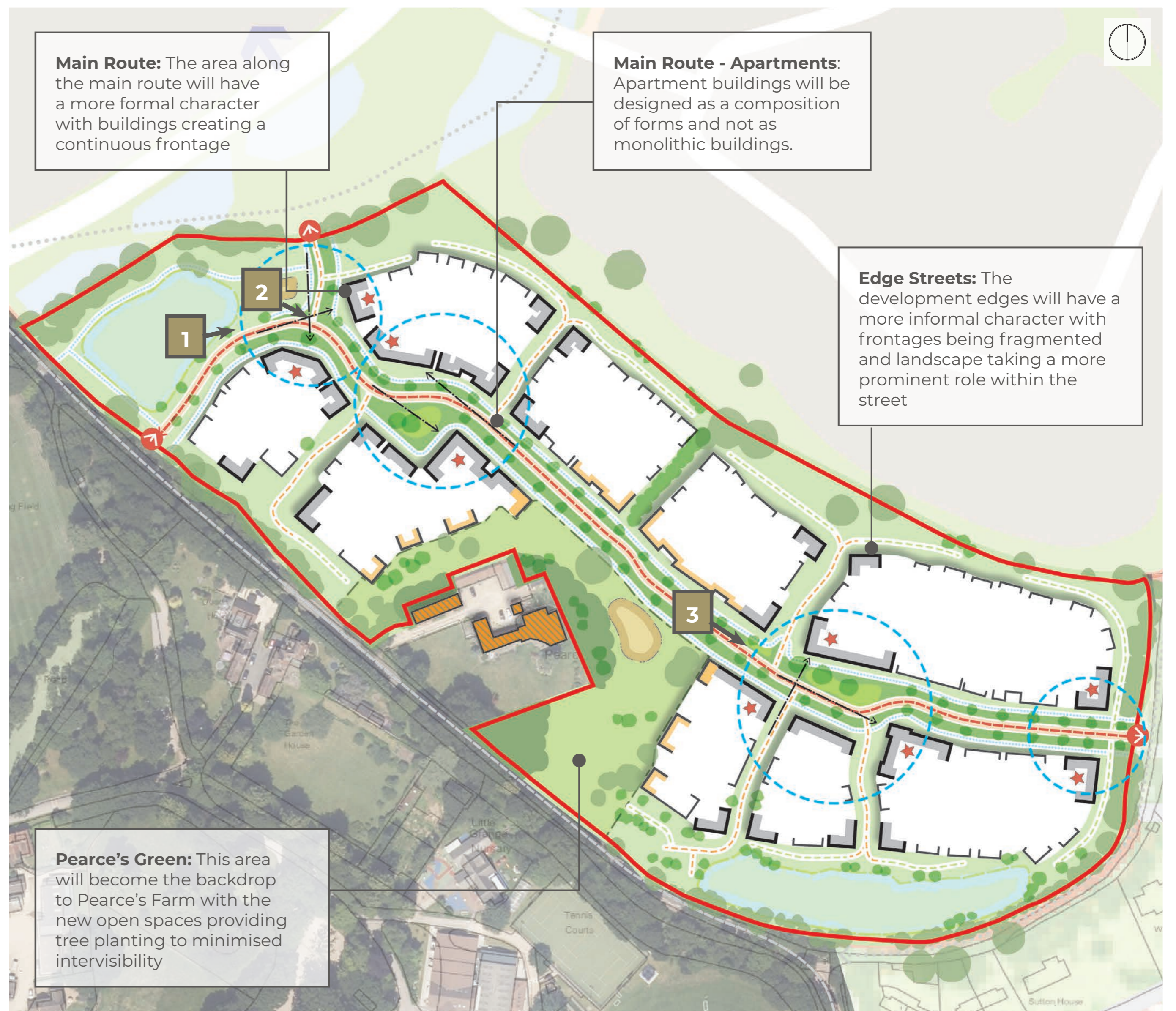
- A robust network of open spaces that retains and enhances existing natural features and provides opportunities for recreation.
- A network of safe and attractive play areas, including a Local Equipment Area for Play (LEAP) and a Local Area of Play (LAP)
- SuDS features as an integral part of open spaces

### Context responsive with:

- A wide range of homes (up to 180 dwellings) including affordable homes to respond to local needs.
- A high quality place with a distinct character that positively responds to its surroundings, with a particular emphasis on integrating positively with the existing Pearce's Farm complex.
- A central green open space with planting to provide screening and a buffer around Pearce's Farm complex.
- A development with a higher density along the main street to create a well defined street and lower density edges that provide transition and natural surveillance to green space areas.

### Promoting walking & cycling with:

- New and enhanced cycle and pedestrian links along the main route and the periphery, connecting with existing PRoW and the wider network and routes of the emerging proposals for South Wokingham SDL to the north and with West of Old Wokingham Road to the east.
- A new bus route, with the ultimate goal of making public and active travel the preferred modes of transportation.

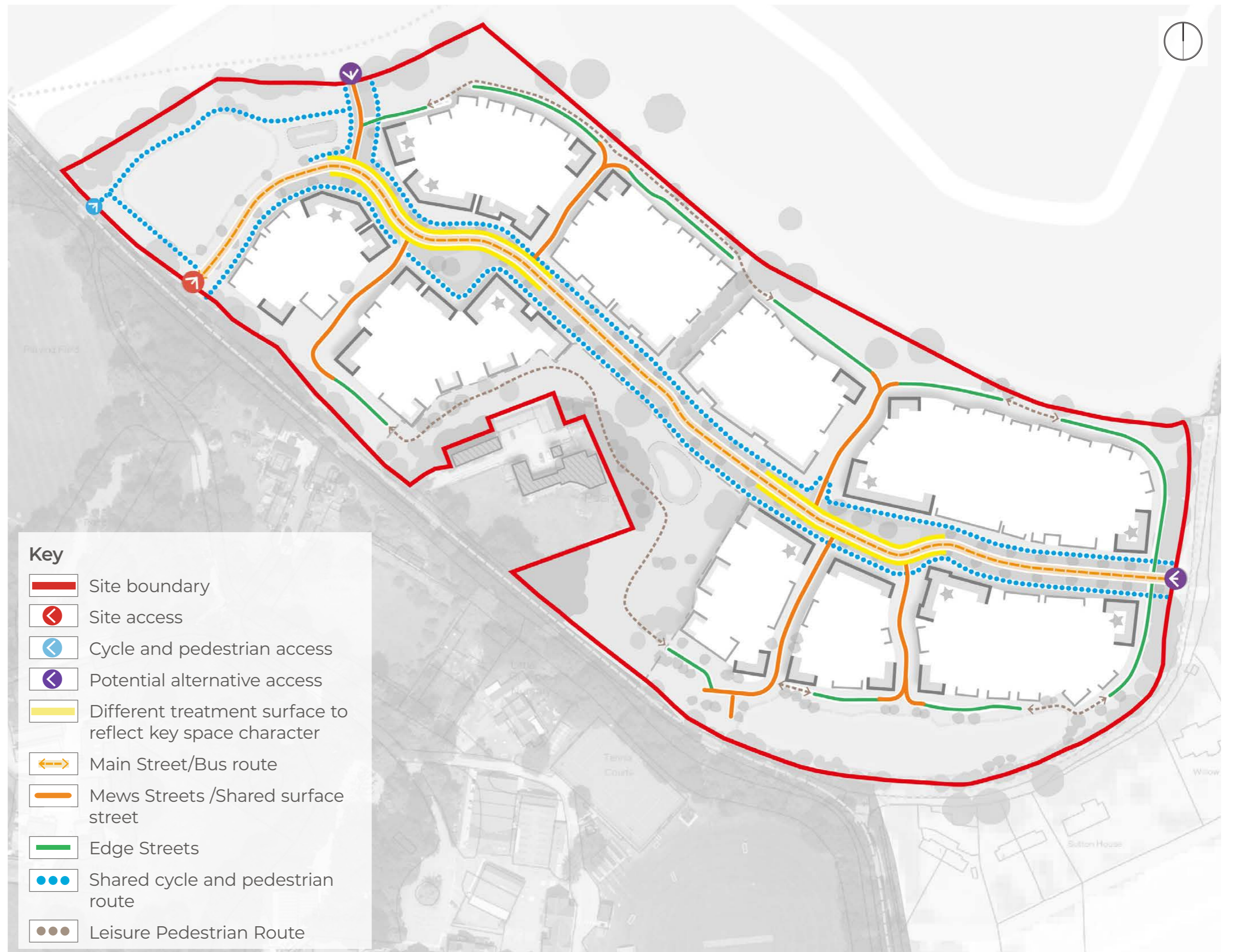




# 10 Access & Movement

The Movement and Street Hierarchy Plan contains key leisure, walking and cycling routes free from vehicular traffic. These routes link with the existing network of routes and the links proposed by the rest of the SDL sites. These routes have been designed to compliment the street character to create a scenic journey through varying streetscapes. For instance, the Main street will have shared pedestrian and cyclists routes located on both sides of the street to avoid the carriageway whilst a more recreational route will be designed through green corridors and edge streets to connect to existing pedestrian paths.

These route will traverse streets of varying character and incidental green spaces in order to add quality of this journey. The street network is designed to establish a clear hierarchy, ensuring each street has its own distinctive character. EV charging points will be provided for parking and all-electric strategy that incorporates Air Source Heat Pumps and Solar PV design will form an integral part of creating a more sustainable design scheme.



## Street Typologies



MAIN STREET : KEY TRANSPORT ROUTE THROUGH THE SITE



MEW STREET : INFORMAL SHARED SURFACE STREETS

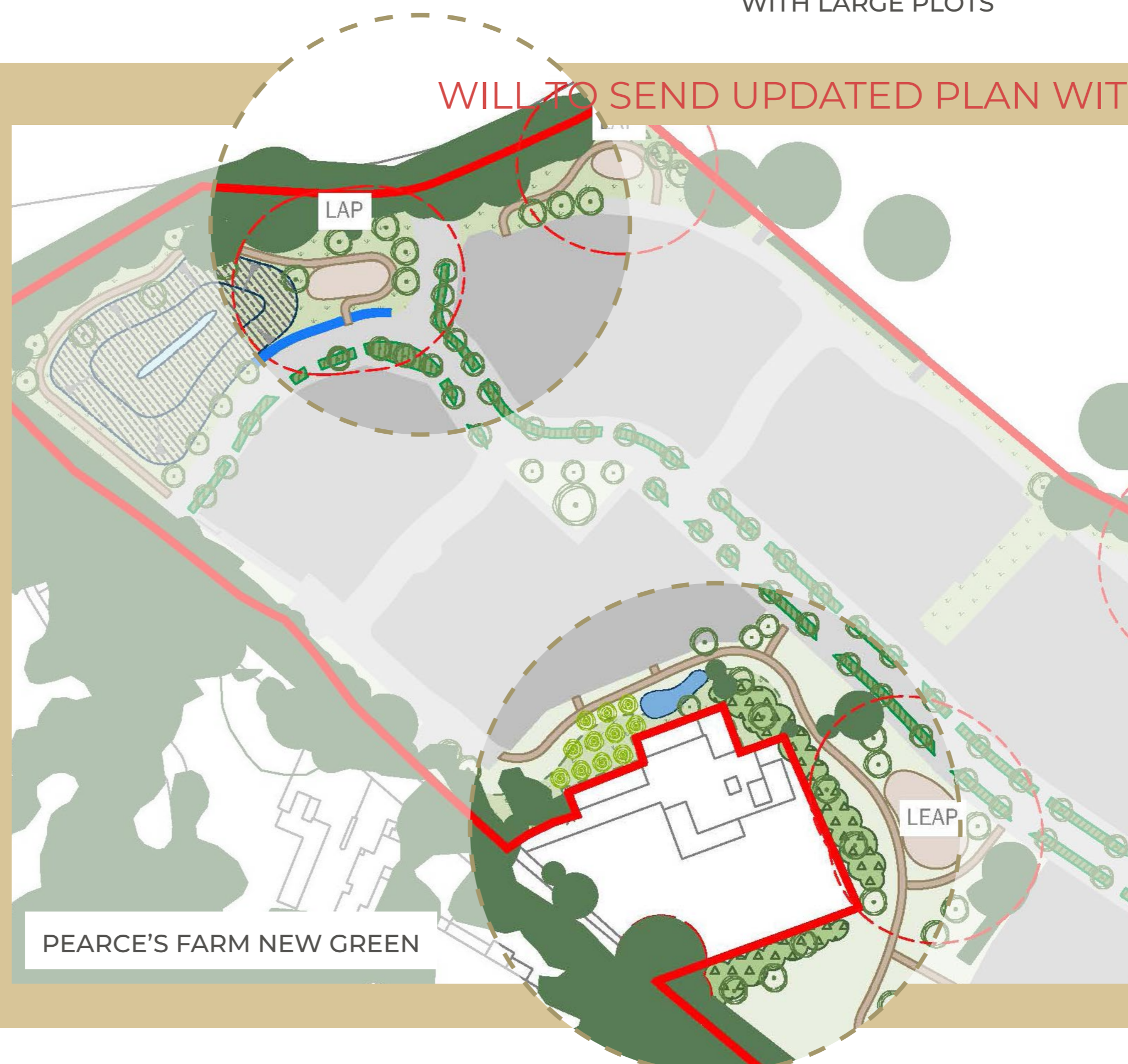


EDGE STREETS: INFORMAL AND GREEN IN CHARACTER WITH LARGE PLOTS

## Open Spaces

This scheme will deliver a network of multifunctional open spaces including:

- Play areas located in key spaces and including a LEAP in a central position within the site and a LAP within the site's northern gateway.
- Pearce's Farm New Green, a central focal point within the development that serves as a vital open space at the heart of the community.
- Green Corridors serve as soft interfaces with neighbouring areas and contribute to the overall aesthetics and ecological balance of the development.
- Incidental Green Spaces along the main route providing opportunities for social interaction.



WILL TO SEND UPDATED PLAN WITHOUT NORTHERN LAPS



# 11 Design Approach



MARKET SQUARE

The northern part of the area proposed for housing development mostly comprises a single very large field. Near to Old Wokingham Road, a small drainage ditch, imperceptible in the landscape, creates a sub-area within it. To the east there is a small area of equestrian character associated with two properties next to the byway.

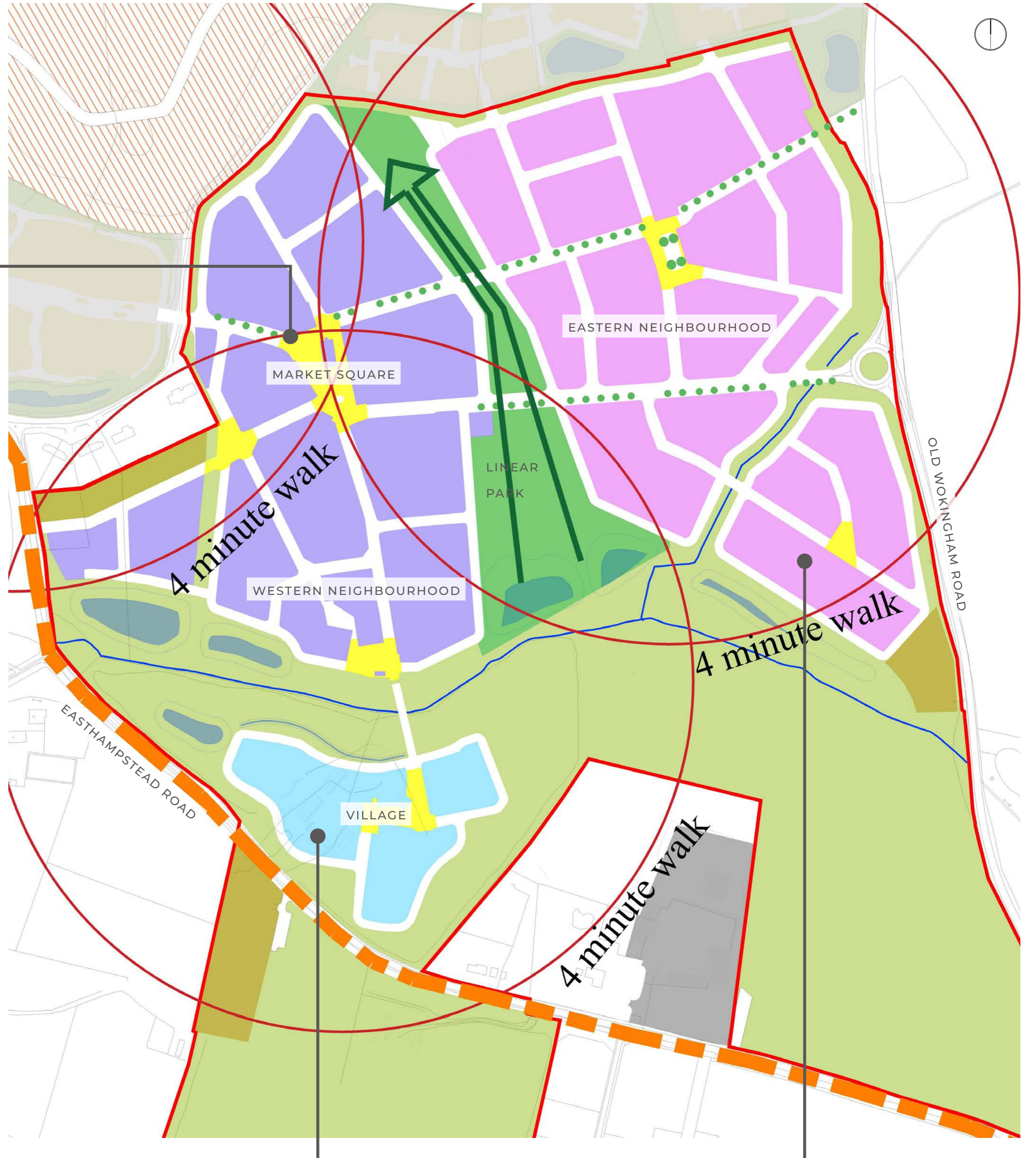
The development proposals divide this large open area into eastern and western neighbourhoods, organised on either side of a linear park which brings green open space into the heart of the development, helping to mediate the transition from an urban environment to a more rural one.

At the base of these neighbourhoods, a further field ditch traverses the site along which a key of the green infrastructure strategy will coalesce, enhancing the watercourse into a more appreciated and valuable landscape and habitat feature.

To the south of the western neighbourhood, Hambridge Farm forms part of the wider Prior's Farm masterplan. Here, several structures have been developed over the last dozen years, creating a previously developed feel. The development proposals here exhibit more intimate, village like character, nestled in greenery with soft and organic edges and a small village green at its centre. It is more rural in character, distinct from the two more urban neighbourhoods to the north.

The main centre, the Market Square, is within four minutes' walk of each of the local neighbourhood centres and provides a more urban feel. It is connected to the eastern square to generate a framework for a traditional pattern of streets.

In the south east of the site and to the south of Easthampstead Road, a large expanse of semi-natural open space for recreation will be landscaped and will enhance habitat value compared with the existing arable use. The proposed use (SANG) secures a long-term green wedge which may be linked to additional SANG that others are promoting.



VILLAGE



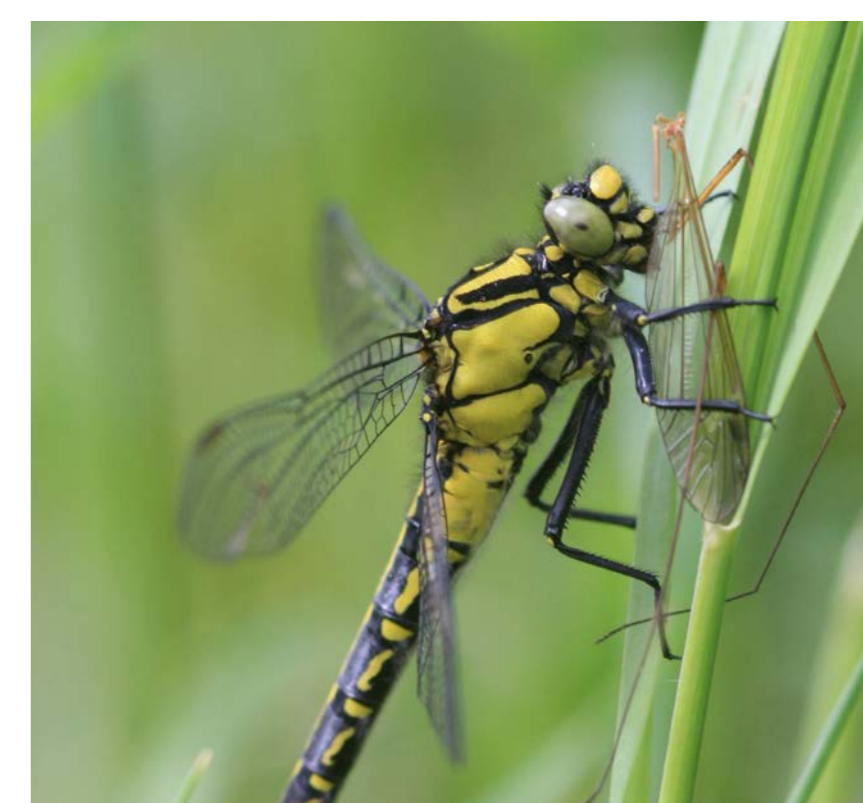
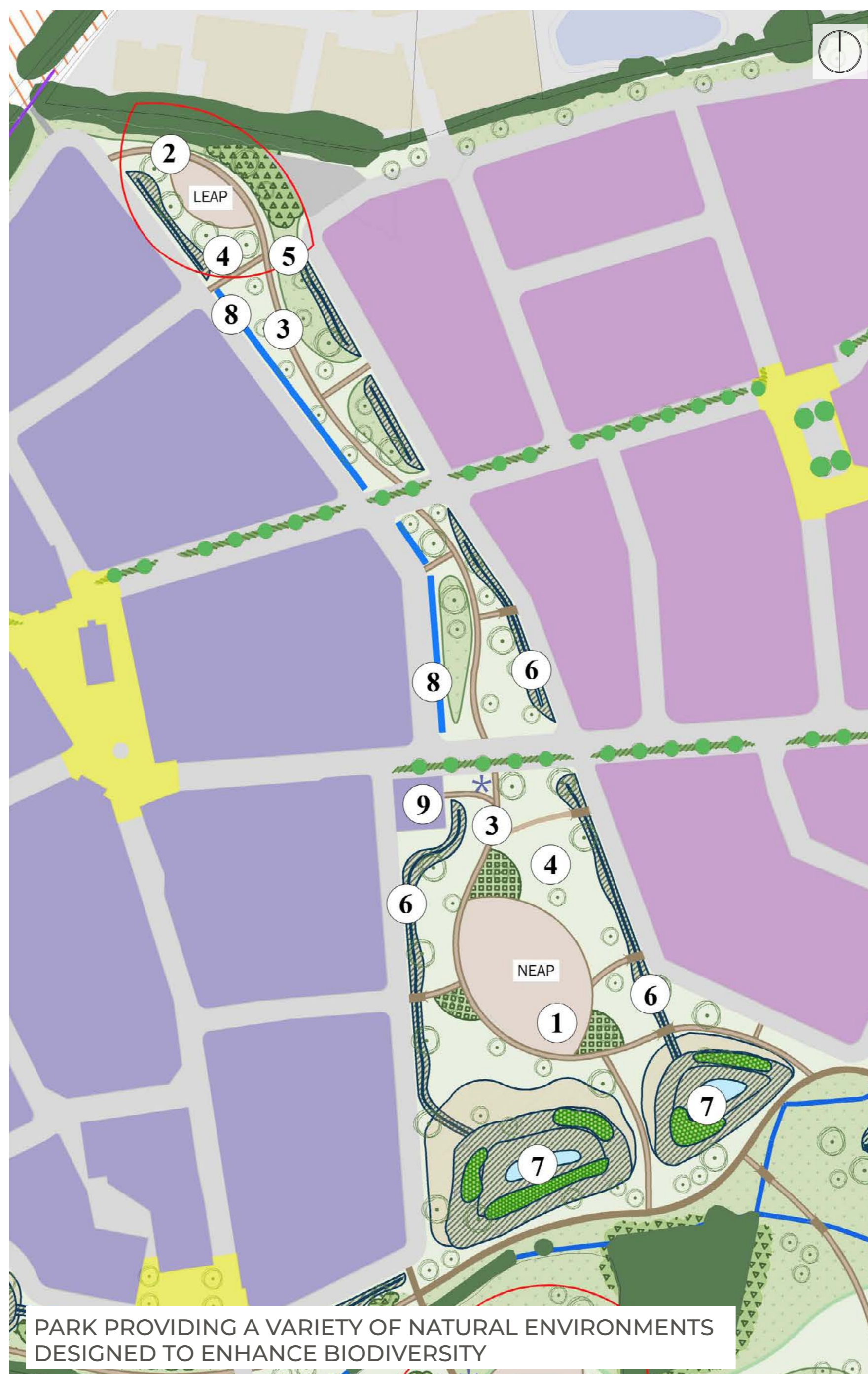
EASTERN SQUARE



## The Linear Park

A 3 hectare park sits at the heart of the new settlement with Eastern and Western neighbourhoods to either side. It provides multiple facilities including:

- 1 NEAP: Large play area to provide play for wide age range 0 to 12+ yrs.
- 2 LEAP: Smaller Play area provide play for age range of 0 to 11 yrs.
- 3 Footpaths: Network of pedestrian footpaths providing safe and attractive routes for residents with bridge links and seating. for resting places.
- 4 Specimen Tree Planting: Wide range of species to punctuate and define grassed areas. Native and non-native species will be selected for resilience to climate change providing seasonal colour and interest.
- 5 Meadow: Areas of informal meadow grass to provide valuable habitats and visual interest.
- 6 Swales: Shallow grassed depressions as part of SuDS provision conveying flows to attenuation features downstream.
- 7 Attenuation Basins: Larger attenuation features collecting surface water run-off before releasing at a slow rate into adjacent brook.
- 8 Filter Drains: Stone filled trenches to edge of carriage-way to provide source control for adjacent high-way run-off.
- 9 Community Building: Community building, potential for hospitality venue overlooking open space with direct access to green space.



GREEN OPEN SPACE IS INTEGRAL TO THE DESIGN OF PRIOR'S FARM

# 13 Design Approach



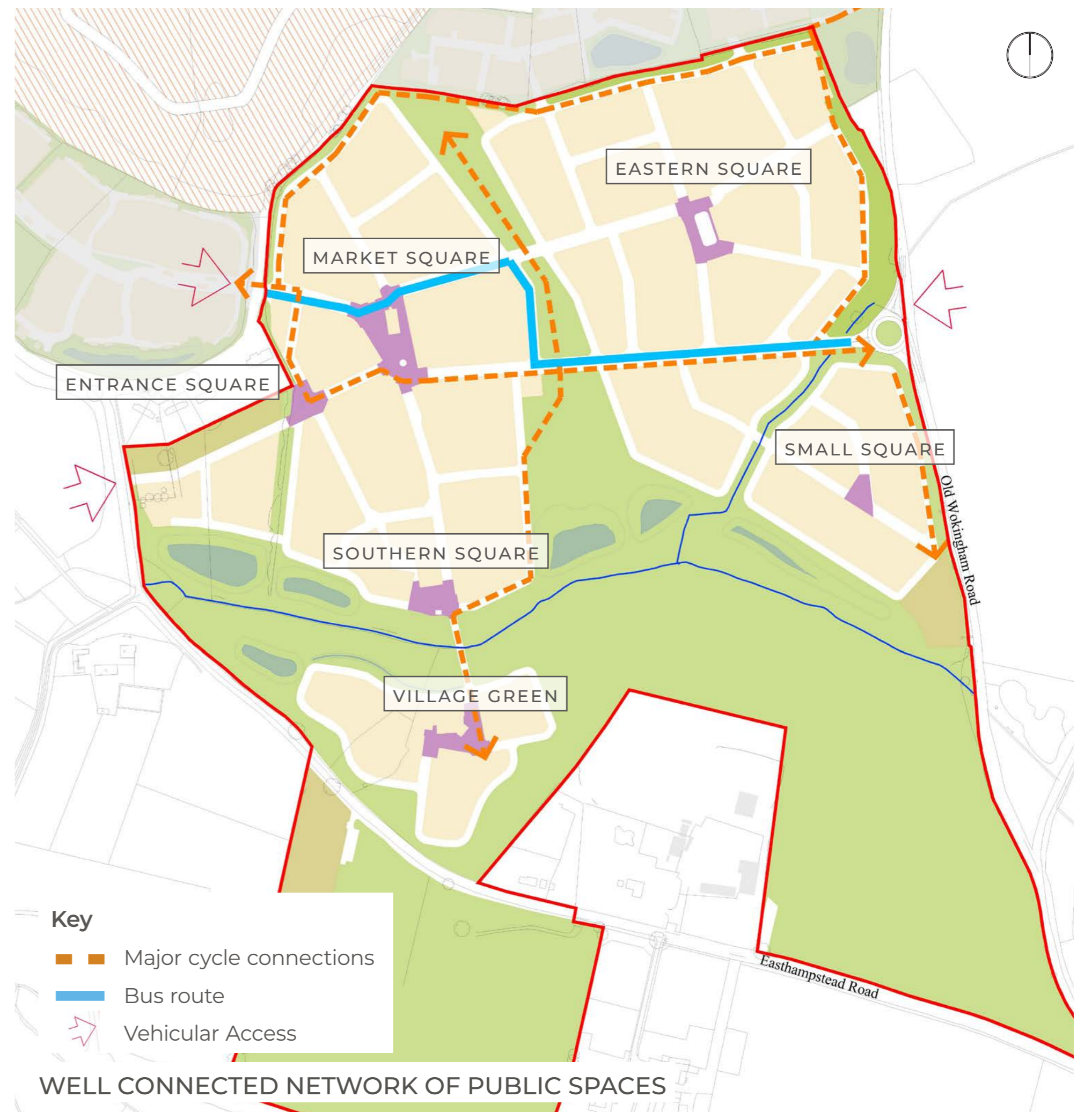
## Public Space

A variety of public squares are envisaged within the development, each serving a different purpose, and having a distinct character and to respond to its location. The Eastern Square, for example, is an enclosed residential green square with railings, tall trees and benches; whilst the Southern Square has a more rural feel, open to the brook and the wetland meadows, overlooking the Village and open countryside to the south.

The Market Square will be the true centre of the community. With a shared surface throughout and no north south traffic, the square could house public events, markets, and small festivals.

At its heart is a community building with covered space for markets at ground floor and a hall above for the community to use. Mixed use buildings have been designated within the square to allow small local businesses like bakeries and cafés to thrive and give focus to the community.

The main road with a bus route runs through the northern end of the Market Square connecting it with the Eastern neighbourhood, Pearce's Farm site, the core SDL and Wokingham centre beyond. A network of cycling routes, streets and walks ensures that it is easy to get around the development and to connect to other proposed off-site active travel routes.

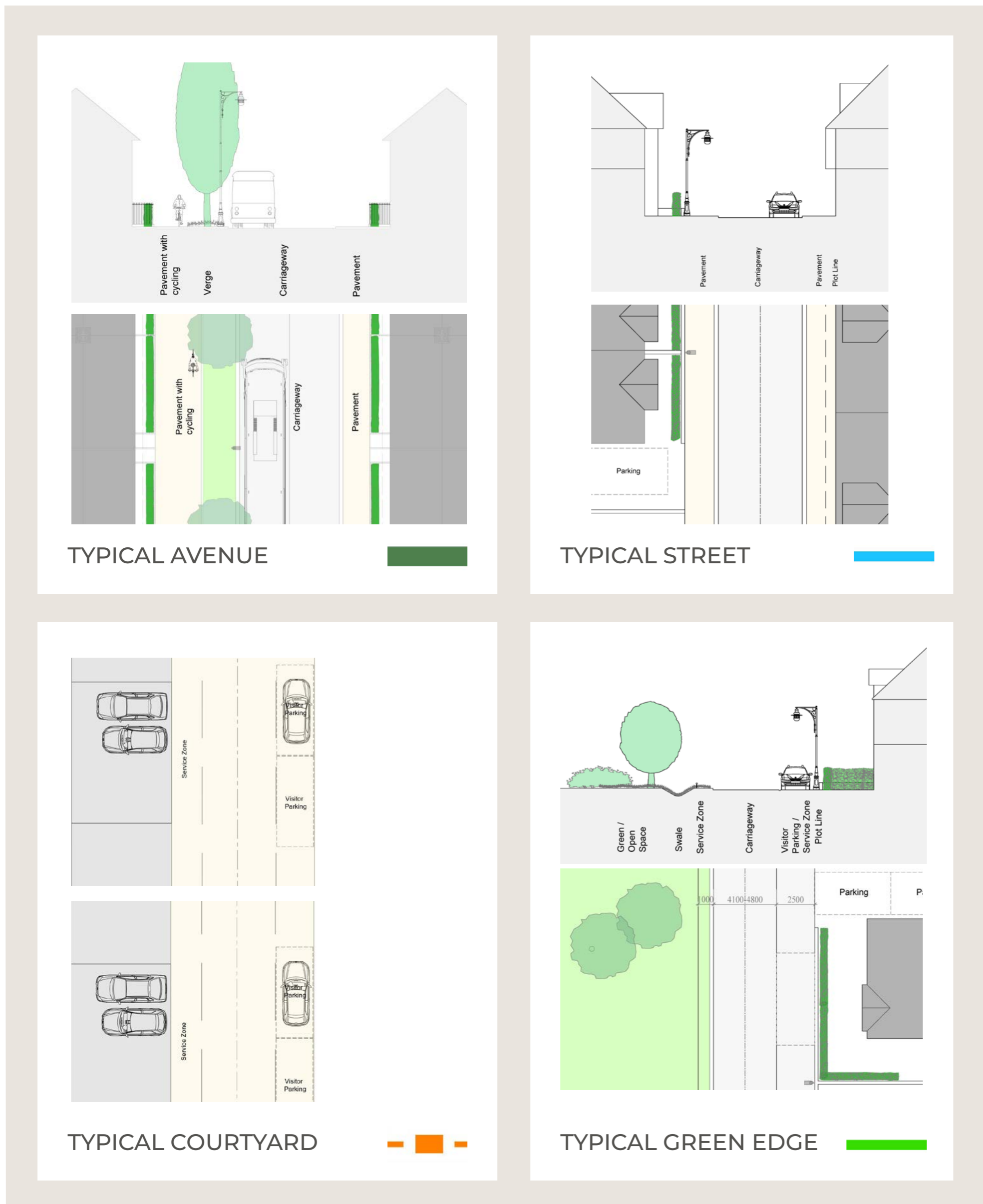


A LIVELY MARKET SQUARE WITH SHOPS AND CAFÉS DESIGNED TO BE A FOCUS FOR COMMUNITY

# 14 Design Approach



HOUSES ALONG THE GREEN EDGE OVERLOOKING THE WATERCOURSE



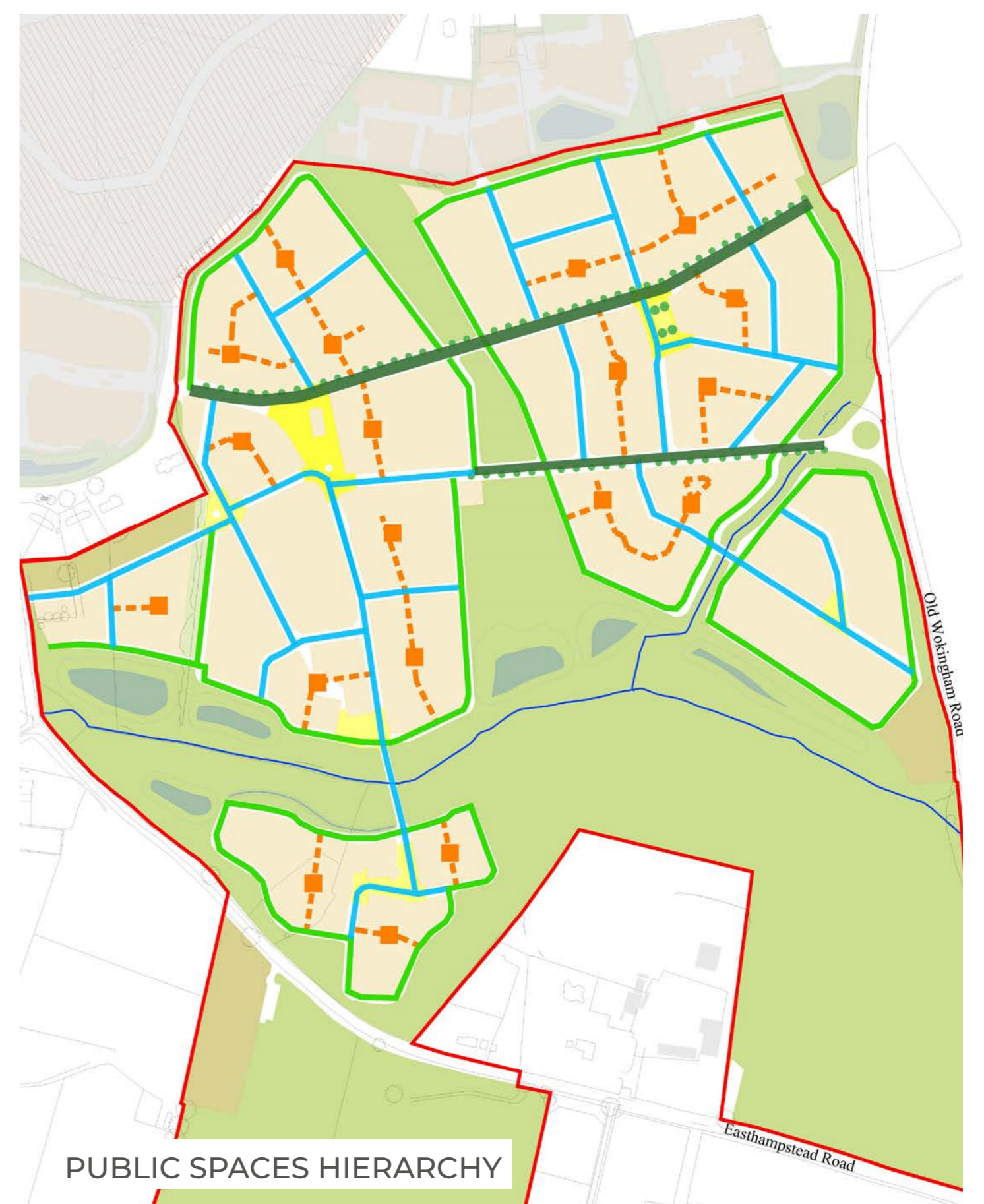
A highly permeable network of streets and squares, avenues and lanes ensure that it is well connected to the surrounding area, allowing people to take a variety of routes. The buildings are used to give a strong sense of enclosure that will define the character and hierarchy of each of the public spaces:

**Avenues** - provide key connections and are envisaged to be highlighted by fastigate trees creating pleasant leafy environment

**Streets** - with buildings on both sides and width set to provide well defined, secure routes for pedestrians while meeting traffic requirements

**Green edges** - have buildings on one side of the road only, to allow everyone to benefit from views over the green open space

**Courtyards** - are the most intimate and flexible and can incorporate a variety of uses including parking.



# 15 Design Approach



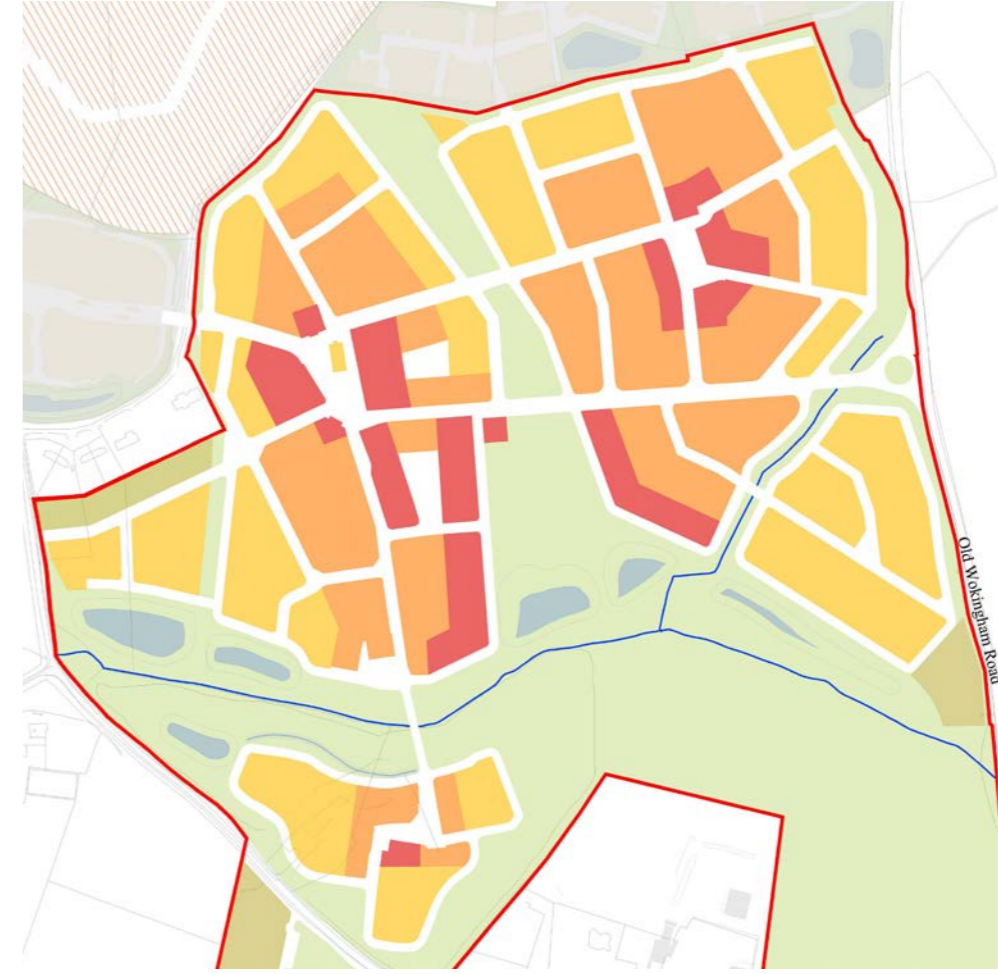
Surveys show that people respond best to architecture that is responsive to its local and historic context in style, scale and choice of materials. The character of Wokingham derives from its historic connections with the silk trade. This has manifested in the architecture and form of the historic town centre and its immediate environs. The illustrative masterplan conveys an approach to the creation of a new part of Wokingham. It also draws on the character of the surrounding area. This ensures that it has an identity connected with the town and that it also sits comfortably as part of the transition into the wider countryside.

The masterplan will accommodate different types of properties including: affordable housing, market housing, larger and smaller properties, houses, apartments and coach houses, and shops. Detailed design can consider working locally or from home.

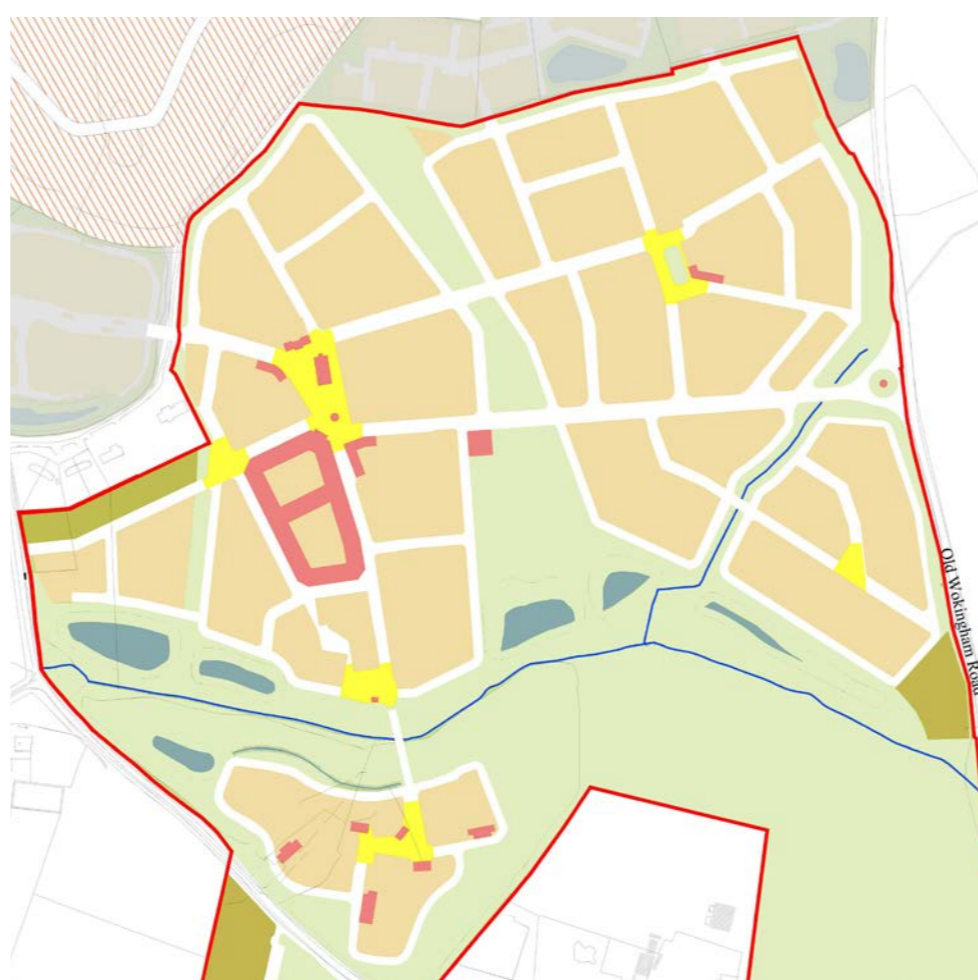
This approach will encourage people to put down roots in the development, fostering a diverse community, in a an attractive environment that meets people needs.



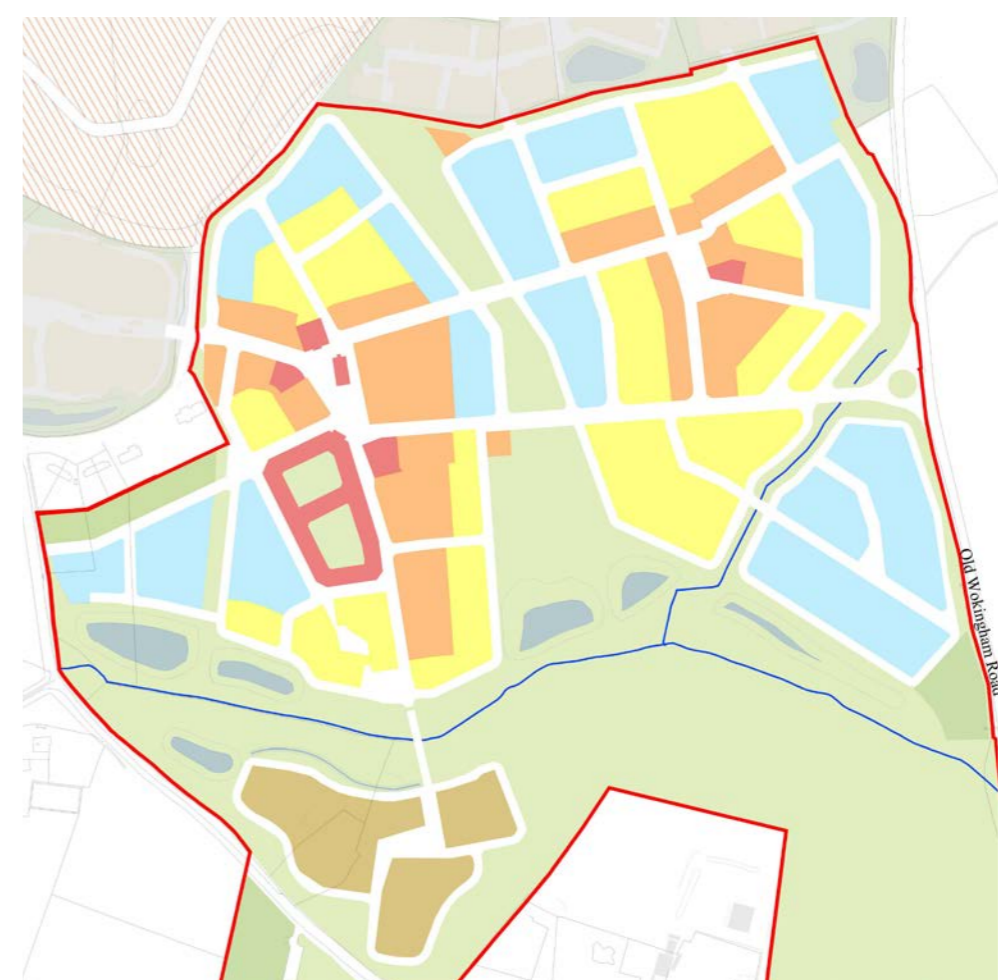
LANDMARK BUILDINGS



BUILDING HEIGHTS



LANDMARK BUILDINGS



CHARACTER ZONES



RESTFUL GREEN SQUARE AT THE CENTRE OF THE EASTERN NEIGHBOURHOOD



# 16 Next Steps

Thank you for taking the time to attend this exhibition.

Do let us know what you think by providing your comments by **xxth May 2024**.

There are several ways in which this can be done:

### Website

If you wish to refer back to this public consultation, you can view these proposals online via the link below. Here, you can also submit your feedback.

[www.swextension.co.uk](http://www.swextension.co.uk)

### Contact Info

**TO BE COMPLETED / PROVIDED**



### What happens next?

Following this exhibition, we will:

1. Co-ordinate all comments received and review these with the Project Team
2. Revise the proposals, as appropriate, following consideration of feedback

It is envisaged that a planning application will be submitted **XXX 2024**. Upon validation of the submission, the Council's Planning Department will notify neighbours and advertise the application in the local press and through on-site notices. If you wish to make comments on the application once it has been submitted, these should be sent direct to the Planning Department at the Council.