

Berkeley Homes

Welcome to our exhibition which showcases our proposals for the development at Bell Farm, Wokingham.

Berkeley Homes is a proud member of the Berkeley Group. Our business is based on creating beautiful, successful places across London and the South of England.

We work closely with key stakeholders to tackle the shortage of good quality homes and we make a lasting contribution to the landscape and the communities we help create.

We build places characterised by the quality of their design, public realm, transport and access to jobs and facilities – all the things we know people look for in somewhere to live.

Our team has a wealth of experience sensitively developing sites within this area, providing much needed homes and practical improvements to the local infrastructure.

We invest in the social, economic and environmental fabric of the places where we work, helping to support thriving communities.

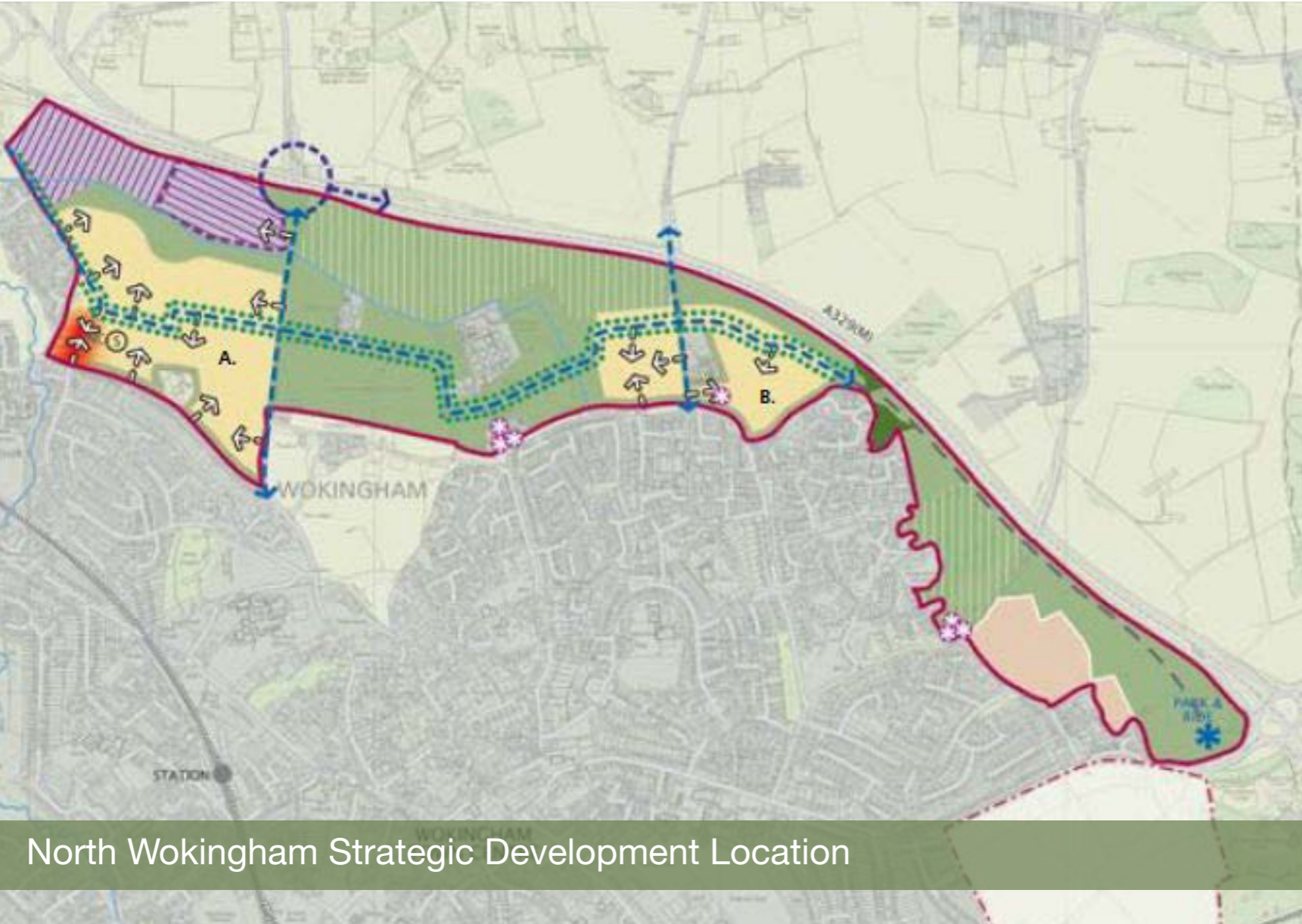


Bell Farm, Wokingham

The land at Bell Farm extends to approximately 37 acres and is located to the north of Wokingham town centre.

Planning Background

Bell Farm sits within the North Wokingham Strategic Development Location (NWSDL). The NWSDL is allocated to deliver housing as well as associated infrastructure, notably Suitable Alternative Natural Greenspace (SANG) and appropriate highway improvements, including the North Wokingham Distributor Road (NWDR). A section of the NWDR will run along Bell Foundry Lane, from which access is gained into Bell Farm.



North Wokingham Strategic Development Location



Site & Surrounding Area

Site Constraints & Opportunities

- KEY:
- Site boundary
 - A329 bypass
 - NWDR route
 - Existing site access
 - Ashridge stream
 - Existing flood plain
 - Proposed flood plain
 - Existing footbridge crossing
 - Falls of the land
 - TPO trees
 - Existing hedge to be retained
 - Existing farm-buildings and house location
 - Proposed site access



Existing Farm Buildings



Existing House



Constraints & Opportunities Plan

Our Proposals

Our Vision

To create a high quality, sensitively designed development of 128 new homes, with large areas of public open space, including a country park with access to Ashridge Stream, ponds and future wooded areas.



Proposed Site Layout

Character Areas

We propose to open up large areas of the site, creating new public open spaces served by pedestrian and cycle links. A large proportion of the existing private land will be transformed into new open space available to the public.



- KEY:
- Existing Road
 - New Footpaths and Roads
 - New Footway/ Cycleway
 - Proposed SANG Footpaths and Boardwalks
 - Informal Play Spaces
- 1 Bell Foundry Lane & Green Links
2 Ashridge Stream
3 The Glades
4 The Ponds
5 The Meadows

1

Bell Foundry Lane

The existing mature trees and hedgerows to the south of Bell Foundry Lane on Cantley Park will remain.

The road is to be widened with a new hedge and trees planted on the Bell Farm side of Bell Foundry Lane. This will produce a tree lined road and footpath/cycleway.

Green Links

The new housing incorporates various north south movement corridors and green links from Bell Foundry Lane to Ashridge Stream and the country park beyond. Street trees appropriate to the street scene will lead visitors to the public realm areas.

2

Ashridge Stream

The existing Ashridge stream will be improved to enhance its biodiversity and amenity value as the interface between the country park and the development area.

- Ashridge stream will be a meandering watercourse with waterside planting;
- Occasional healthy mature oak trees will be retained;
- Timber viewing platforms and bridges;
- New homes will front onto the Stream.

3

The Glades

The north western corner of the site provides the opportunity to introduce new planting to create a future woodland area, wildflower glade, and enhancement to existing boundary hedgerows. This will provide long term enhancement in views from the elevated Twyford Road approaching Wokingham from the north.

- Informal footpaths will meander through the extended future woodland and sunny open glades;
- New informal seating areas will be provided;
- Exploratory play and education features at key nodes;
- New wildlife features within sheltered new woodland areas.

4

The Ponds

The northern central section of the country park will utilise the gently sloping landscape to an environment for exploratory play whilst adding a range of new habitats to the previous arable landscape.

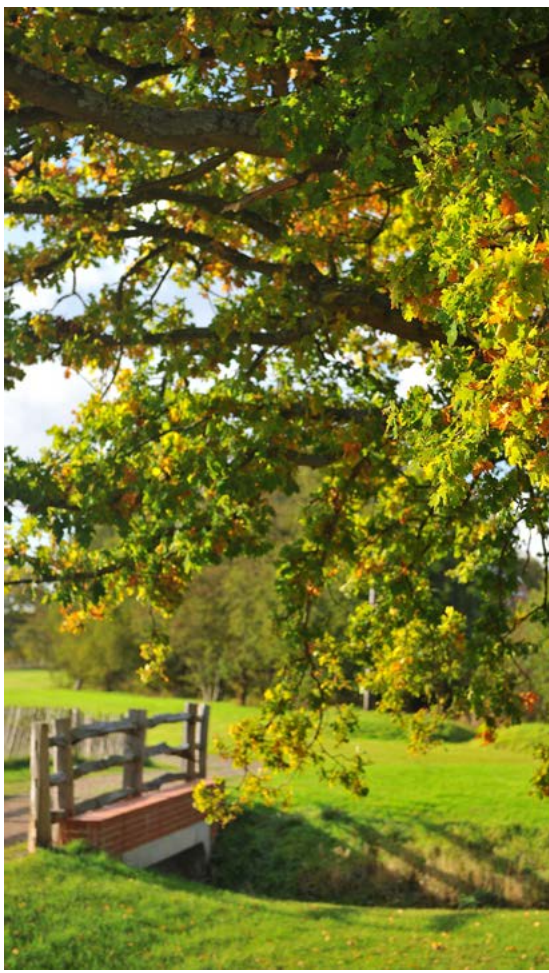
- Existing mature hedgerows retained;
- Existing mature oak trees with informal seating beneath;
- Informal footpaths meandering through the meadow grass areas;
- Timber boardwalks, decking and bridges;
- Occasional permanently wet ponds will attract wildlife and enhance the biodiversity value of the site.

5

The Meadows

The north eastern corner of the Site provides the opportunity for a playful natural landscape within easy access of the new development. Feature elements such as natural play mounds, timber play structures and seasonal wildflower displays will provide an enjoyable space for new residents with a strong community feel.

- Seasonal wildflower meadows with potential for community planting schemes to enhance sense of ownership and identity;
- A feature mound, play slopes and exploratory trails;
- Occasional areas of new woodland planting.



Architectural Character

Local Character

Wokingham town centre has a rich architectural character with a variety of building styles and ages. Buildings such as the police station and the town hall demonstrate highly decorative historic styles.

The areas on the edge of the town, closer to the site, comprise predominantly more recent domestic properties dating from the 20th century.

Much of the surrounding area immediate to the site is subject to new development and so the local character will be evolving with a mixture of styles.

The Edwardian and Arts and Crafts character of many of the properties in Wokingham provide the basis for the design references for this development. Cantley House, located in Cantley Park, is a fine example of this architectural style.

Local Detail and Materials

Local buildings generally have a restrained palette of materials including red brick and clay roof tiles. Materials such as grey brick, tile hanging, render and occasional timber framing are also typical of the local area.

Gables, bays, dormers and porches are a characteristic of the area and we seek to reference these in our designs.

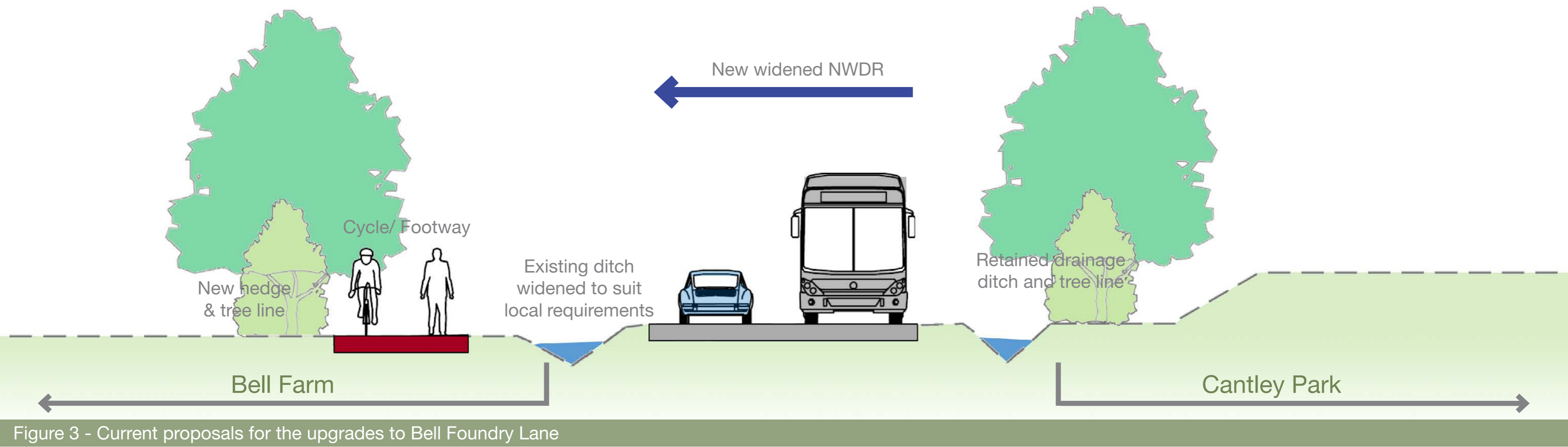
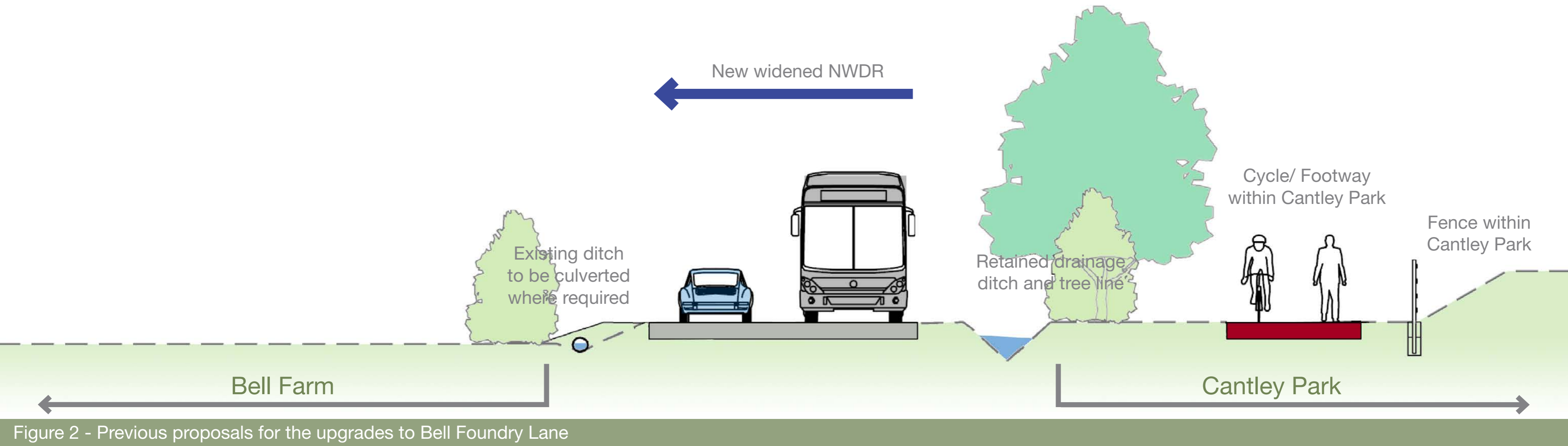
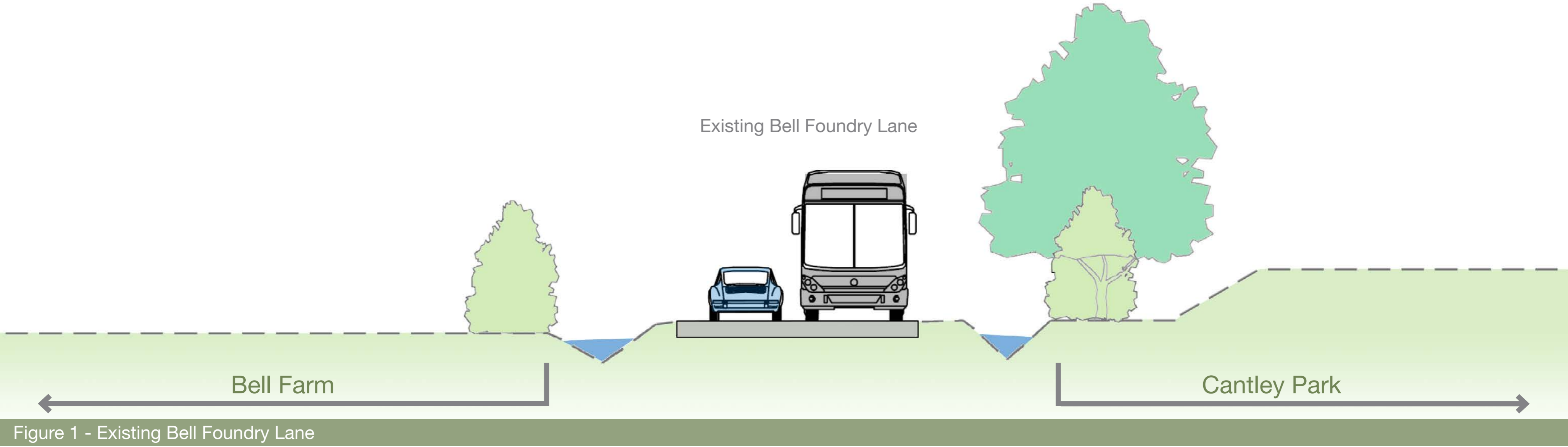


Bell Foundry Lane

With development coming forward on Bell Farm, Berkeley Homes will work with the council to enable a better design for this section of the NWDR.

Land at Bell Farm will be reserved to allow the proposed footpath/cycleway originally planned to be within Cantley Park to be introduced on land at Bell Farm. This will allow for the retention of all of the trees along the Cantley Park boundary, as well as removing the need for the footpath/cycleway to be within Cantley Park, as previously proposed.

Figure 1 shows the existing Bell Foundry Lane.
Figure 2 shows the previous potential proposals for the NWDR.
Figure 3 shows the current proposed design.



Benefits of Our Development

The sensitive development of this site offers many benefits to local residents and the wider community.



A view of existing Berkeley Homes development in Sussex

There are a number of benefits that can be realised with the development of the site:

Open Space

Over 22 acres of publically accessible open space in the form of a country park. The country park will include:

- country walk of over 2km;
- boardwalks and viewing areas;
- informal play areas;
- new ponds;
- meadow areas;
- enhanced wildlife and biodiversity.

Highways

- Improvement to the design of the Bell Foundry Lane section of the NWDR;
- Provision of land to facilitate the improved NWDR design;
- Footpath/cycleway to link in with the remainder of the NWDR.

High Quality Housing

- A sensitively designed development responding to characteristics of the local area;
- Individual bespoke designed family homes;
- Provision of affordable housing within the Borough;
- An opportunity to provide a planned development which will assist in meeting WBC’s future housing land supply.

Community Infrastructure Levy (CIL)

New developments are required to contribute to the provision of infrastructure and refurbishment of existing provision to support the additional new development on both local and strategic infrastructure. These CIL receipts of c. £3 million could contribute towards the following within the Borough:

- Construction of the NWDR;
- Other transport improvements;
- Education;
- Green Infrastructure including allotments, outdoor sports/ play facilities;
- Community/Social Infrastructure including libraries and community centres;
- Public services including health centres.

Thank You and Next Steps...

Berkeley Homes hopes that you have found this presentation of our proposed development informative and we thank you for taking the time to attend this exhibition.



We would be grateful if you could fill out the questionnaire forms provided based on what you have seen here today.

This helps us to continually improve our developments and keep you informed about our progress.

It is our intention to continue working on the application with the view to making a full detailed planning submission later this month.

Should you have any further questions regarding our proposals please speak to one of the project team here today or alternatively call 01753 784400 and ask for a member of the Land team.

