



Arborfield Green

BERKSHIRE

Newsletter (Summer 2016)



Crest
NICHOLSON

It's Arborfield Green!

Earlier this year, Crest Nicholson announced the results of a public poll to choose a marketing name for the new community being developed at the former Arborfield Garrison site. You chose "Arborfield Green".

The shortlist of names was drawn from over fifty suggestions that had been submitted by local residents, Parish Councils and other interested groups. Around 9,500 leaflets were circulated locally inviting residents to choose their favourite from the shortlist of five either by postal vote or through a website. Arborfield Green was the runaway winner in the public poll.



Coming soon, Hazebrook Meadows, 14 hectares of new public open space including 2.5 km of dog walking paths. See Page 3.

Can you help?

Crest Nicholson is now looking for names for the new roads that will be built as part of the Arborfield Green development.

Ideally each local neighbourhood will be themed and Crest is inviting local residents to suggest such themes and individual street names, especially names that have a connection with the site's history.

Please send any thoughts and suggestions to Arborfield@curtinandco.com but please note the final say on all new street names rests with Royal Mail after consultation with the Parish Council, and the Local Authority.

"C'mon you Aces!"



Crest Nicholson will be the proud shirt sponsor of Arborfield Aces under 11s football team next season. Founded in 2014 the team practices at Maiden Earley School and is becoming a force to be reckoned in their age group locally.

"It's an honour to receive sponsorship from Crest Nicholson as they are going to be a big part of the future community here in Arborfield and have shown great passion with regard to the responsibilities and mutual benefits in the near future." Said Aces Chairman Barney Jones.

Planning permission for the Nine Mile Ride Extension was approved by Wokingham Borough Council's Planning Committee on 15th March, enabling work to start on the construction of the link between the new secondary school and the A327. The new road will also serve the proposed District Centre in due course.

Works in the Pipeline

Over the course of the next six months works will continue at Arborfield Green, focusing on construction of the access road and utilities upgrades to serve the new Secondary School as well as other parts of the development coming forwards. These works will take place along Princess Marina Drive, Biggs Lane and Sheerlands Road and we will do our best to keep disruption to a minimum but should you have any queries or issues please do raise these with us via the usual point of contact at Arborfield@curtinandco.com

Construction of the first new homes at Watermans View, formerly known as Parcel 01, off Biggs Lane is progressing well with the first completions expected in early Autumn this year. We are pleased to confirm that the adjacent parkland, Hazebrook Meadows (see opposite page) will open to the public around the same time.

In addition, Wokingham Borough Council is consulting on the recently submitted detailed planning applications for Parcels A-G and T.



View along the northern edge of Parcel T

Preserving History

Later in the year Crest Nicholson will be consulting on the Development Brief for the new District Centre and the area around the listed Moat House. Development Briefs are part of the formal planning process and are required under the outline planning permission.



Understandably, there has also been considerable interest in the future of the stables which are a scheduled ancient monument located in the 'Village Green' character area. Over the next year, Crest Nicholson will be protecting and repairing these wonderful buildings whilst liaising with Historic England, the council and a number of other local stakeholders on their refurbishment. We will be formally consulting on the future use of the stables at the appropriate time, but in the meantime we would like to hear any suggestions or ideas you may have for the new use of these important historic buildings. Any suggestions or ideas for their future use should be sent to: Arborfield@curtinandco.com.

Hazebrook Meadows

• 14 Hectare Park • 2.5 km dog walking paths

A brand new country park known as Hazebrook Meadows is due to open this autumn at Arborfield Green, which includes a wealth of conservation and ecological improvements which are now nearing completion.



Hazebrook Meadows will not only provide a wonderland of new habitat for flora and fauna but an exciting parkland for children to explore, as well as footpaths totalling 2.5km for dog walkers or those just wishing to enjoy the open air.

Information and interpretation boards will help visitors to identify the orchids and wild flowers as well as the Red Kites, Owls and Kestrels for whom special nesting boxes have been provided. With several ponds in the park, frogs, newts and toads will be seen in spring with slow worms, relocated from other parts of Arborfield Green, abundant in the summer.

We are conscious that areas of the site previously used for dog walking have not been available for local residents, which has caused frustrations. We hope that the provision of this extensive parkland at such an early stage in the development of Arborfield Green is welcomed by both new and existing residents, and is enjoyed by all.



Experience a Whole New Way of Living at Arborfield Green

Exclusive two bedroom apartments, available now with Help to Buy!







Following our successful opening weekend at our selling agents, Haslams estate agents, we are pleased to announce that our two bedroom apartments are now available with Help to Buy.

Your first step on the property ladder can sometimes feel like a giant leap, but the Help to Buy scheme can make your move much more affordable. The government backed initiative allows you to purchase a new home with just a 5% deposit.

Nestled within the Berkshire countryside, these apartments would make the ideal first home, ready to move into this Autumn. Surrounded by mature parkland and lying just four miles* away from the centre of Wokingham and with the added benefit of nearby connections into London, Arborfield Green is the perfect combination of town and country living.

Mary Timlin, Sales and Marketing Director at Crest Nicholson Regeneration said; "It's really pleasing to see that the high levels of early interest have persisted and that now we are able to welcome new homeowners to this exciting burgeoning community. Given the interest we have seen in the opening weekend alone; we would encourage interested parties to act quickly to avoid disappointment".

Each home offers stylish interiors, open plan layouts and contemporary exteriors, which fit perfectly into the surrounding area.

-  Beautiful country park
-  Cycle paths, bridleways and footpaths
-  Future primary and secondary schools
-  Excellent road & rail connections

2 bedroom apartments priced from £295,000
Just £236,000 with Help to Buy**

Houses also available from £485,000

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