

Argrove HEATH

Online Presentation on
Wednesday 28 January 2026

Berkeley
Designed for life

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01

Introduction

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Our Presentation

Thank you for taking the time to listen and engage with us.

We would like to present:

- 01 An Introduction to Berkeley and our Application
- 02 Our Understanding of the Site
The Site and Surroundings
Key Considerations
- 03 Our Proposals: Scheme Evolution
- 04 Our Proposals: Landscape Character
- 05 Our Proposals: Architectural Character
- 06 The Benefits of Our Proposals

Our Experience

We deliver high-quality homes
and places for everyone to enjoy.



Abbey Barn Park

- 600 new homes, including 220 affordable homes.
- 18 ha of new Public Open Space
- £6.5million contribution to infrastructure and services
- Partnership with Chiltern Rangers to deliver new community facility on site



Woodhurst Park

- 788 new homes
- 65 acres of new Public Open Space
- Delivery of a 65-bed extra care facility.
- Berkeley delivered Warfield Primary School, a two-form entry primary school serving over 400 children and 20 nursery spaces for the local community.



Winterbrook Meadows

- 502 new homes, including 201 affordable homes
- 16% Net Biodiversity Gain
- £12.7 million infrastructure investment
- In addition to the areas of informal land formal open space Winterbrook Meadows delivers community gardens to be used by residents, the wider community and local wildlife groups.

You Said... We Listened...

We listened and updated our proposals to suit.



Detail

We are submitting a hybrid application with detailed proposals of the Country Park and 131 new high-quality homes.



Homes

We have reduced the overall maximum number of homes on the site from 400 to 300.



Greenspace

Our proposals open up the equivalent of 20 football pitches of green space to the public.



Wildlife

Our Country Park will help reduce footfall within Castle Bottom Nature Reserve to protect and enhance local wildlife.

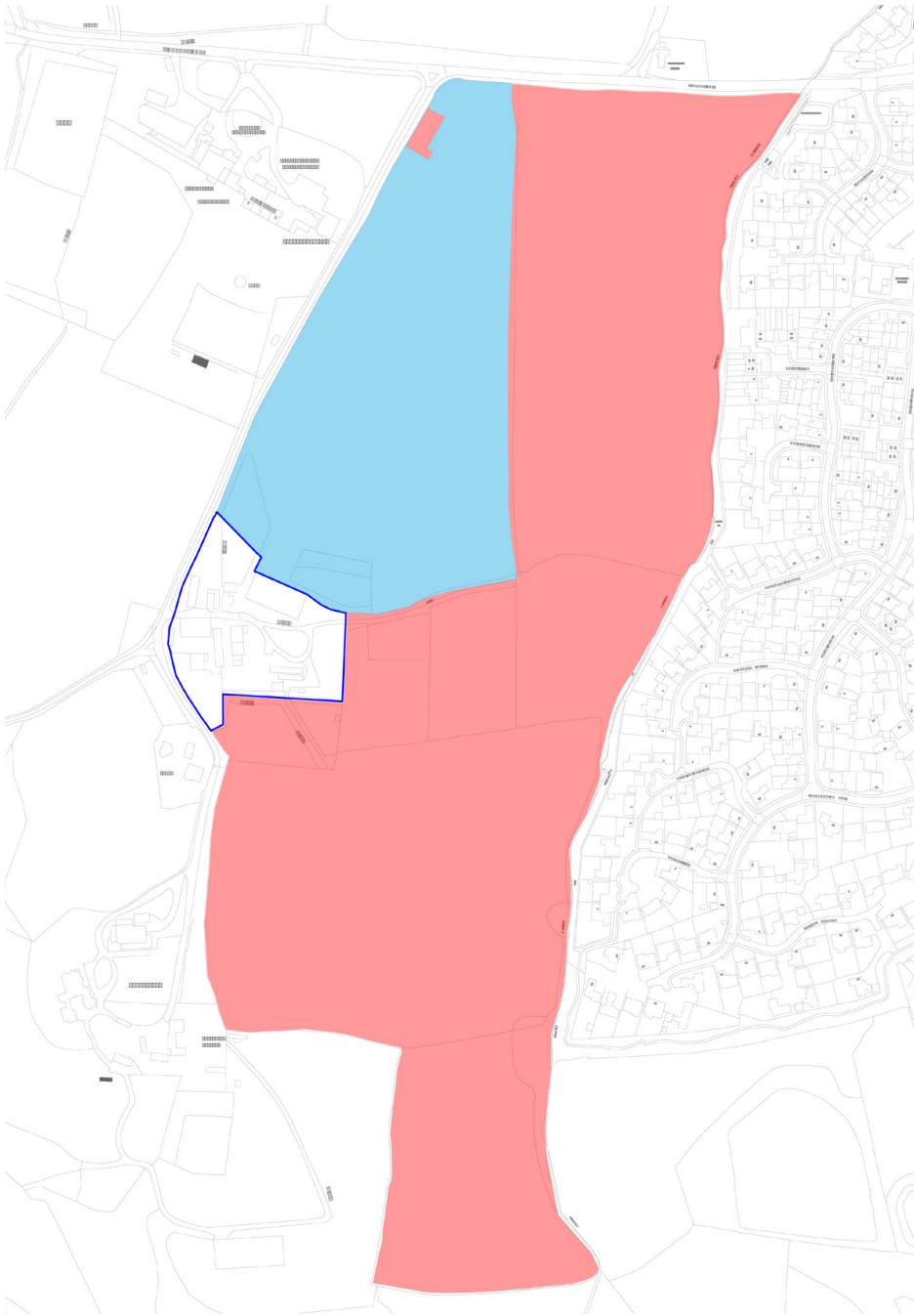


Flooding

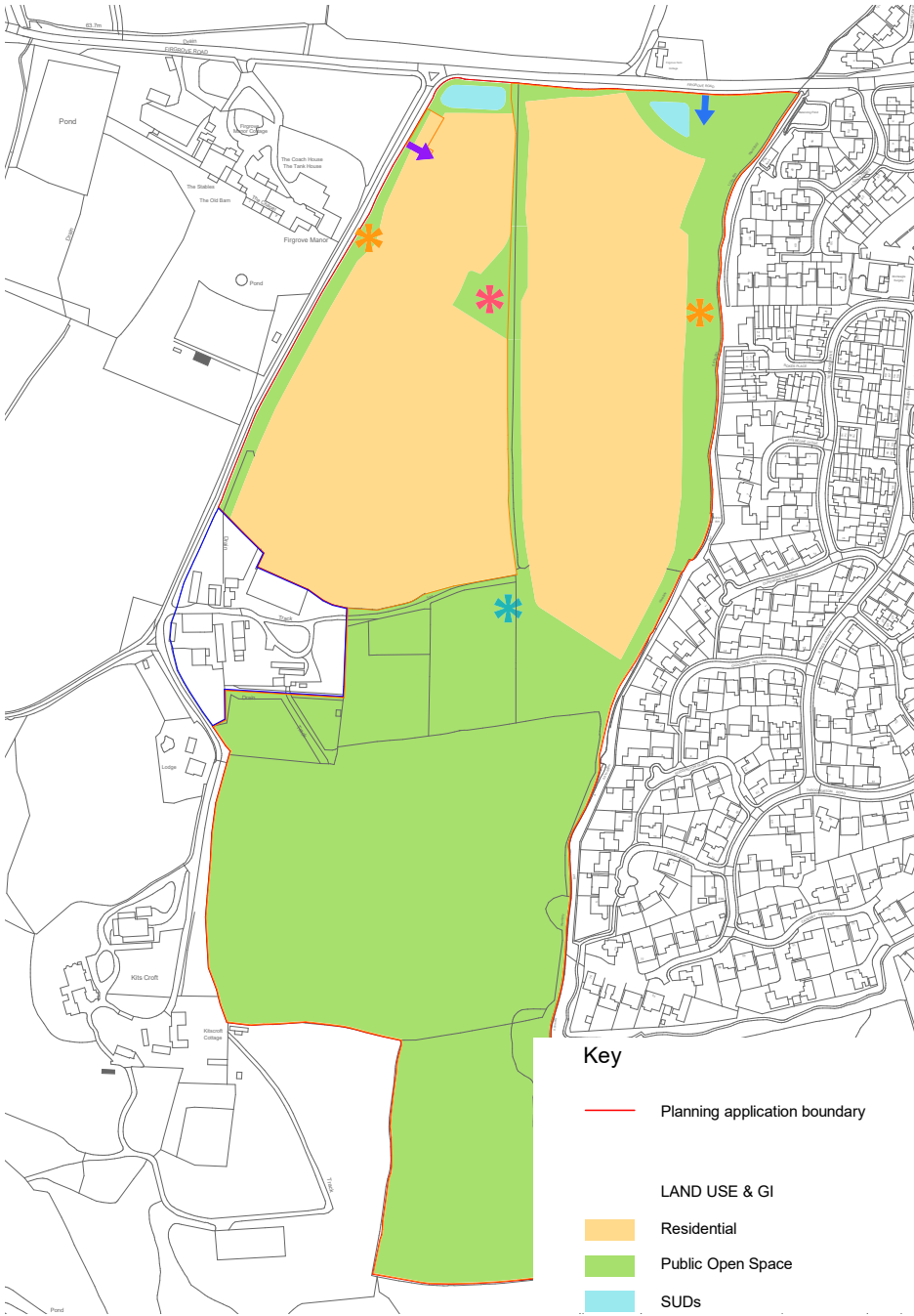
We have revised our drainage strategy to ensure no greater risk to the surrounding area than the current situation.

We Want to Give Certainty

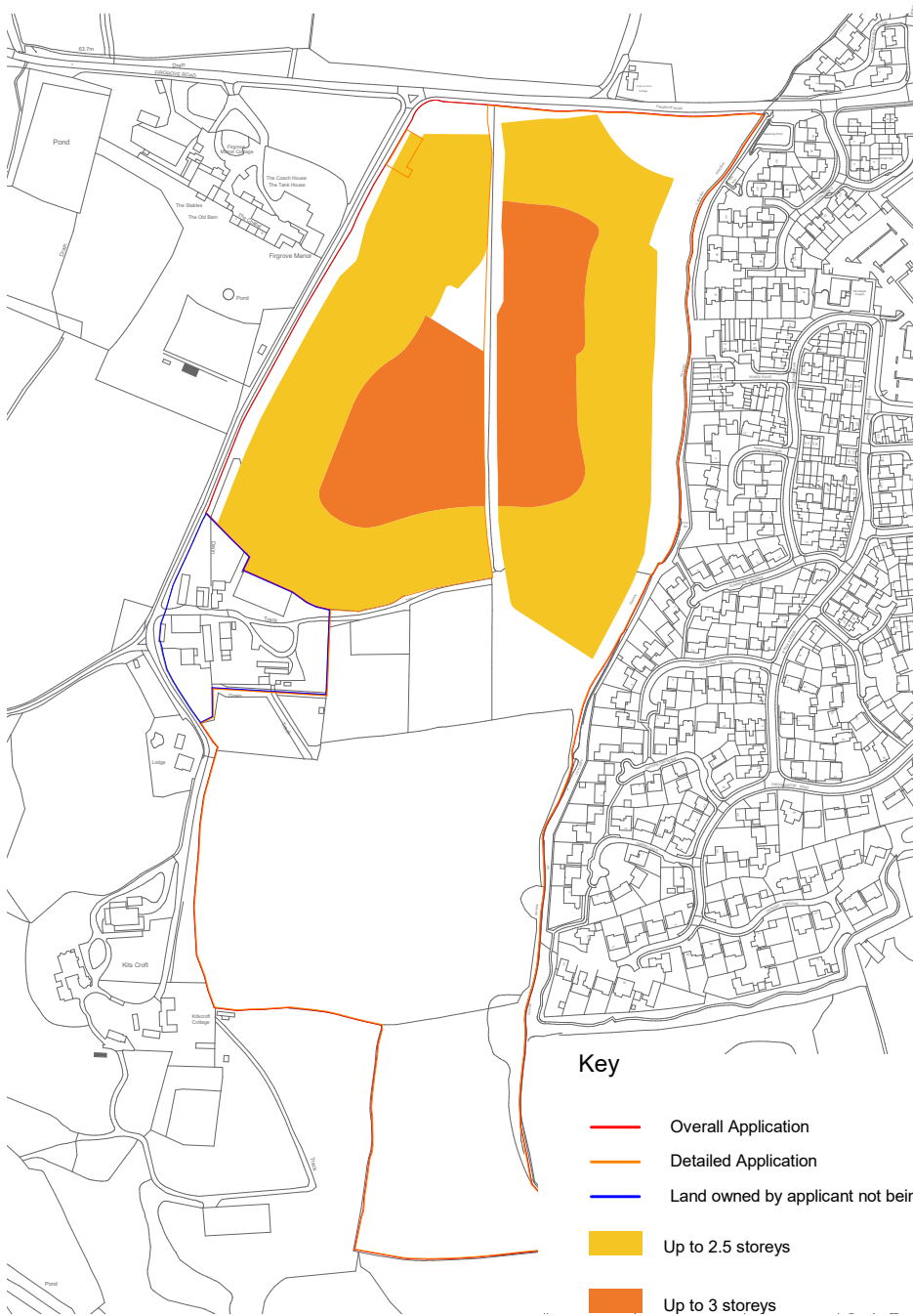
We want to give certainty to the quality of our scheme, to you and other stakeholders, through the submission of a hybrid planning application.



Extent of the Detailed (pink) and Outline (blue) Application



Land Use Parameters



Height Parameters

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02

The Site

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The Site Location

The site is located to the west of Yateley within the parish of Eversley.

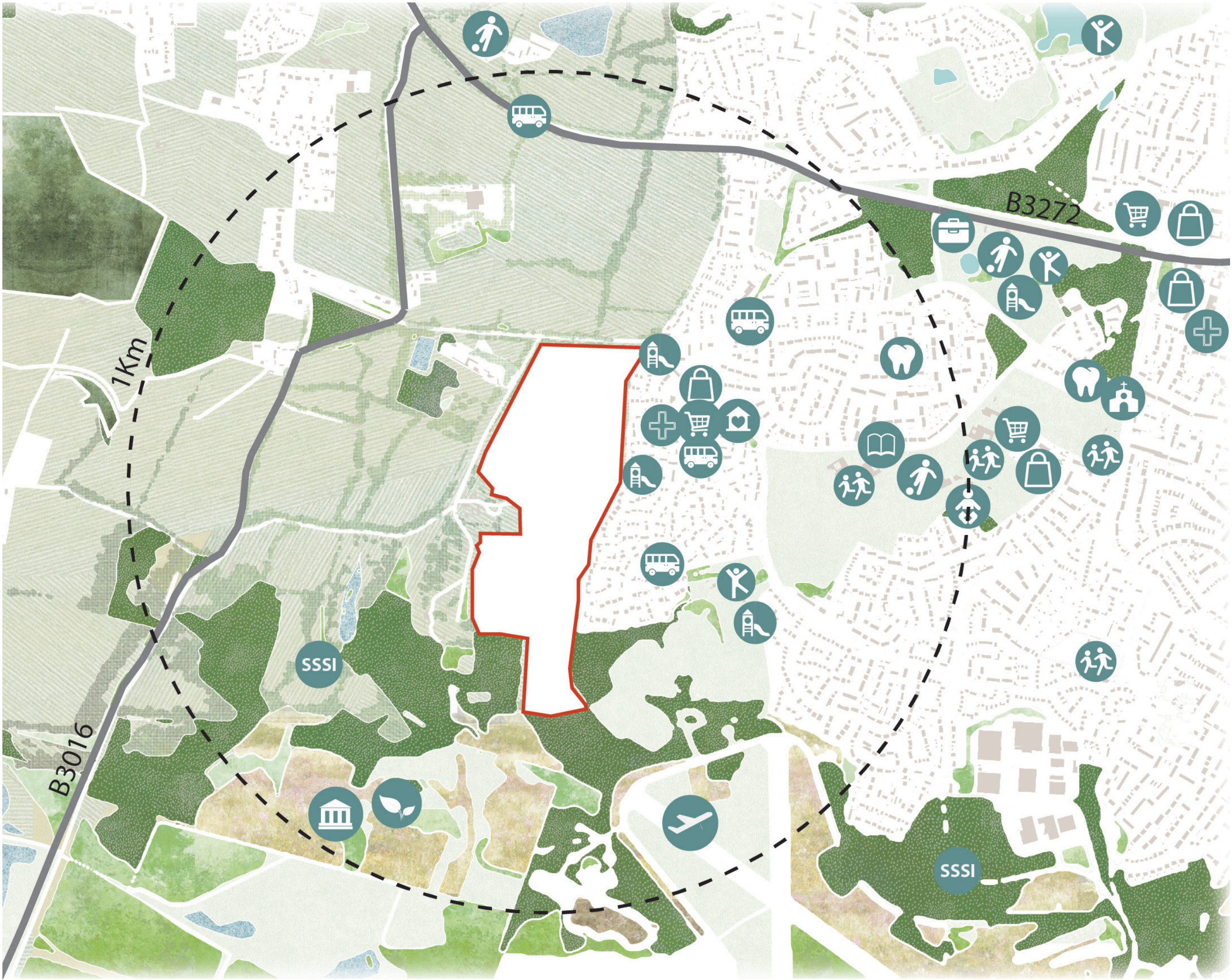


The Site

Local Facilities

The site is in a sustainable location, within easy walking distance of a broad range of facilities.

- Key
- Dentist
 - Parks/ recreation
 - School
 - Retail
 - Nursery
 - Church
 - Sports clubs
 - Airport
 - Nearby bus stop
 - Town council
 - Doctor
 - Community centre
 - SSSI
 - Play area
 - Monument
 - Library
 - Supermarket
 - Local nature reserve

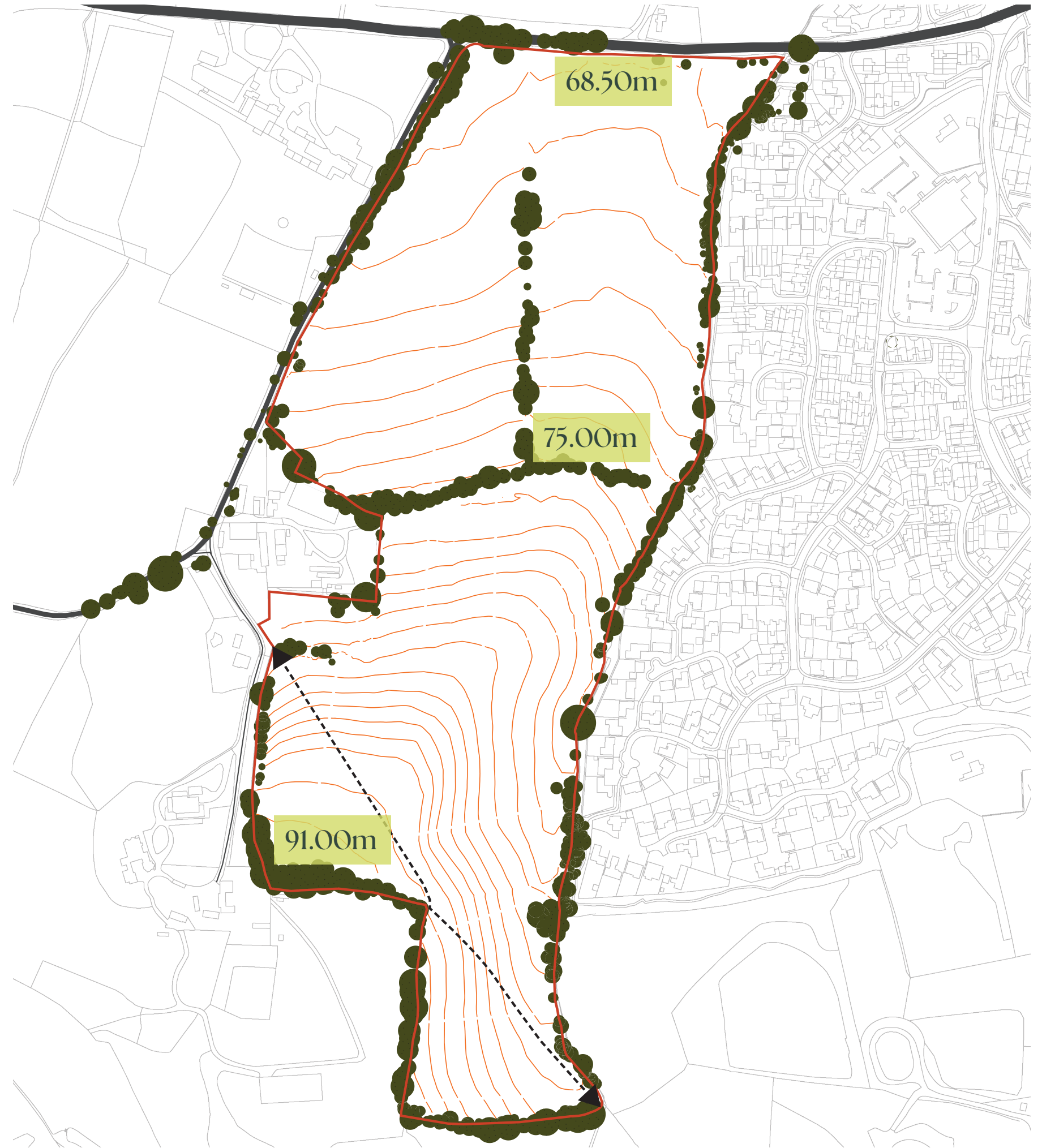


Key Considerations

Levels

From the north, along Firgrove Road, through to the central part of the site, levels gently rise from around 68.5m AOD to 75.0m AOD.

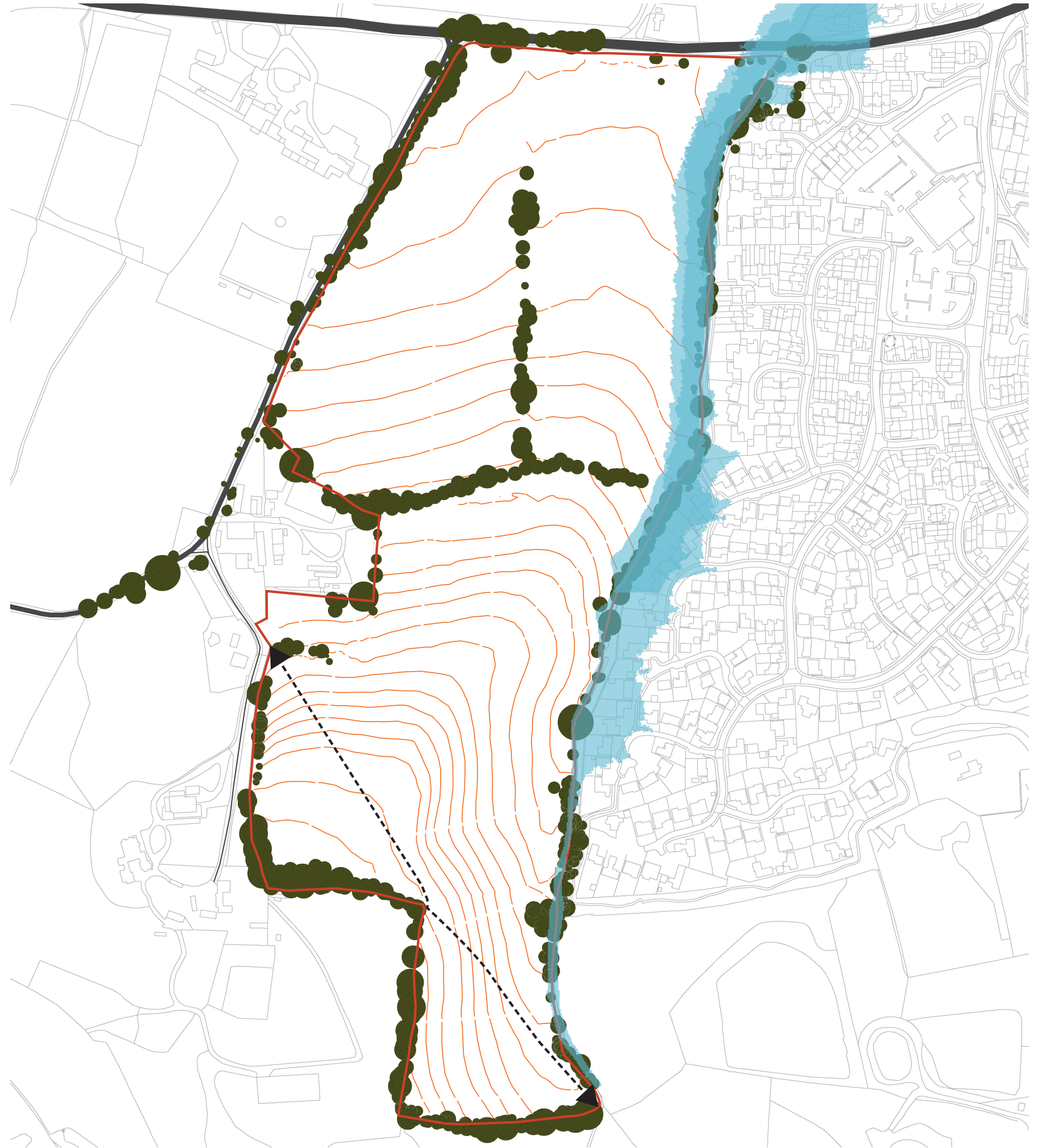
In the southern half of the site, levels continue to rise to around 91.0m AOD.



Key Considerations Flooding

Along the eastern edge of the development the land immediately adjacent to the existing ditch sits within flood zones 2 & 3.

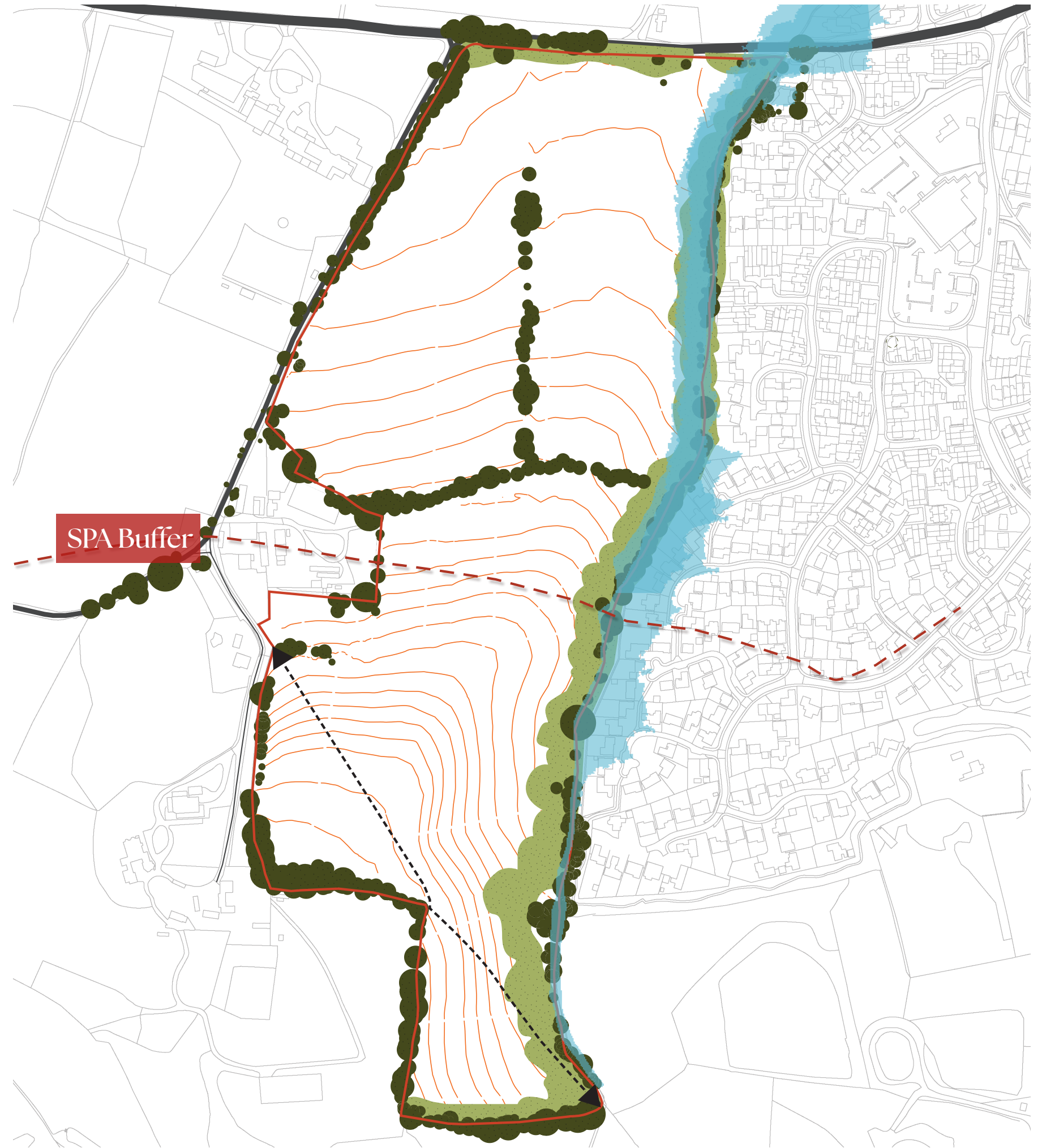
Area within Flood Zone



Key Considerations Landscape

In addition to the existing landscape assets being retained, the bottom half of the site sits within the Thames Basin Heath SPA 400m Buffer.

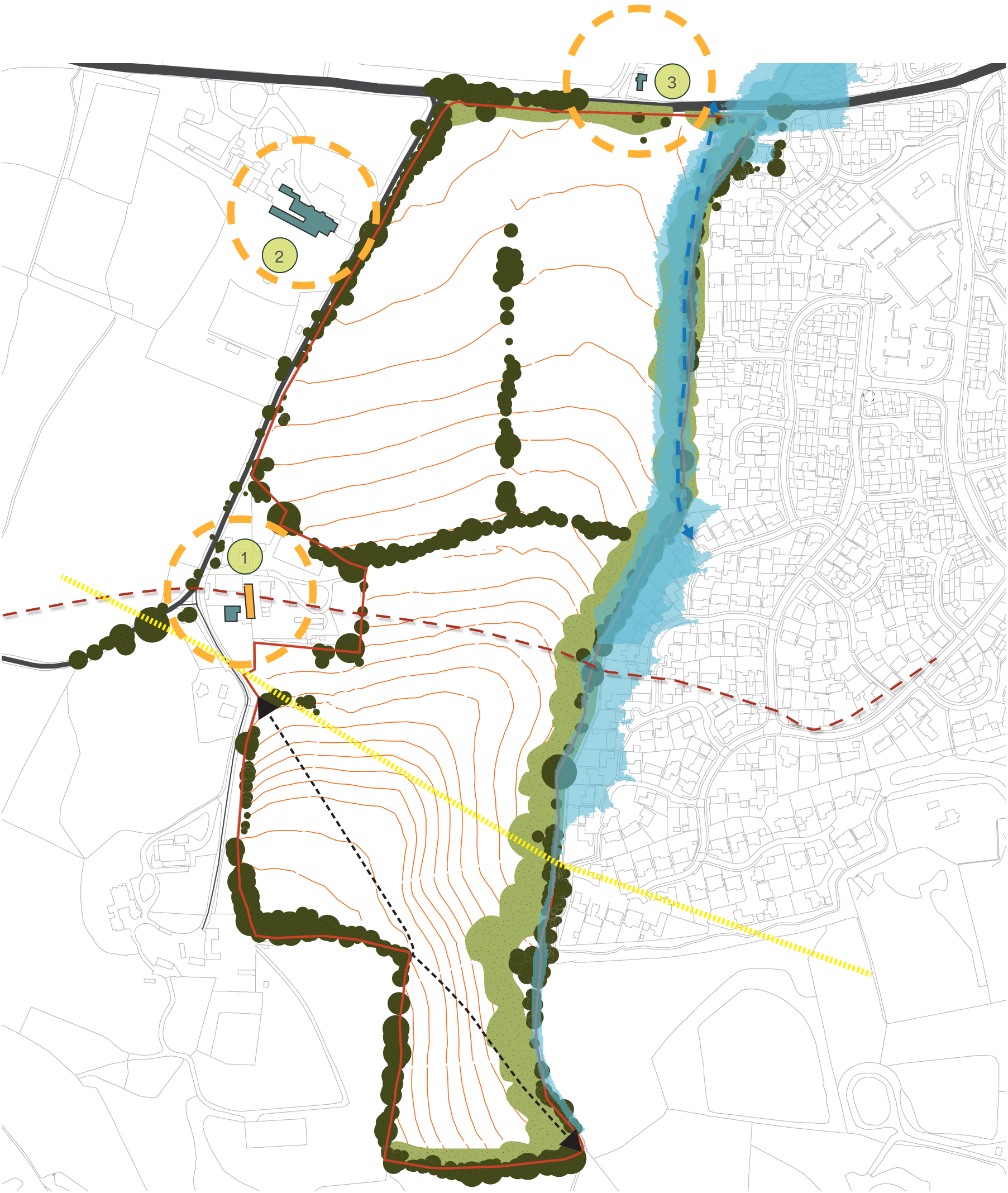
SPA 400m Buffer



Key Considerations Heritage

Our proposals are respectful of, and take cues from, the neighbouring heritage assets.

- Firgrove Farm House 1
- Firgrove Manor 2
- Firgrove Cottage 3



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Our Proposals: Design Evolution

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Our Proposals Previous Masterplan

Over the last year we have continually evolved our proposals to reflect comments raised by stakeholders. This has included pre-application meetings with Hart DC, alongside webinars and presentations to key stakeholders and the public.

On 6 January we presented to Eversley Parish Council, noting that the scheme was in the process of being updated to deliver further improvements. This was the scheme presented at that meeting.

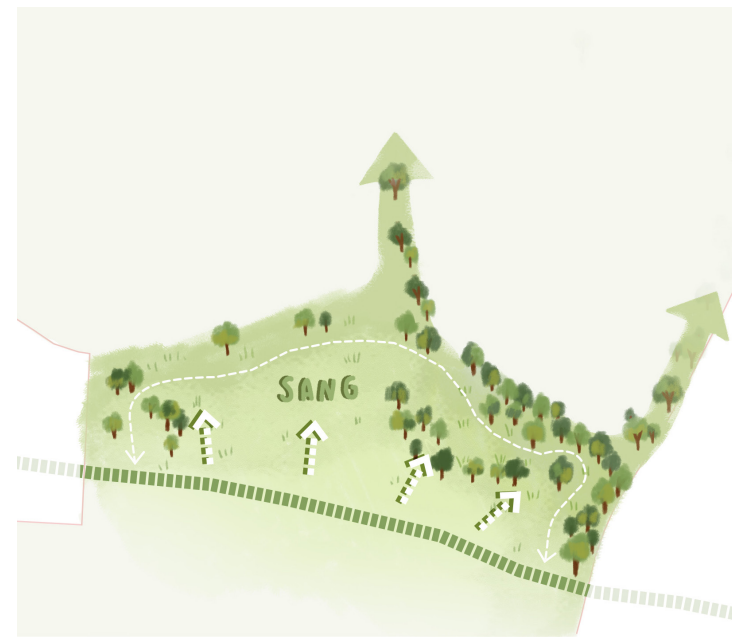


Our Proposals Scheme Evolution

Working with, and listening to, residents and key stakeholders, we have evolved our proposals to provide fewer homes in addition to the following key changes:



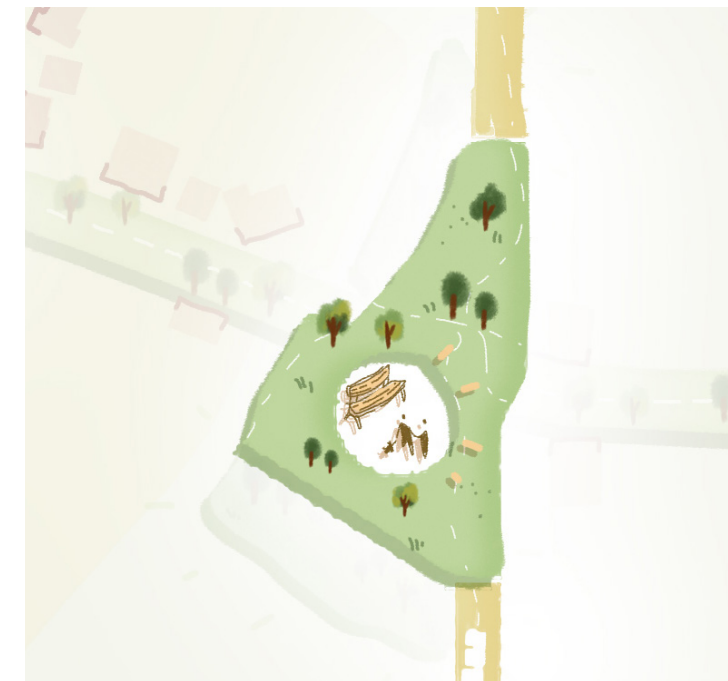
Greater Respect to
Heritage Assets



A Larger
Country Park



Improved Landscape
Connections



A Revised Play and
Open Space Strategy



Detailed Design Inspired
by Local Vernacular

Our Proposals Creating Identity

We propose a scheme which responds and reflect the inherent character and assets.



01
Respect & Protect
Heritage



02
Create a Distinct,
Landscaped Arrival



03
Enhance Landscape
Connections to
Reinforce Biodiversity



04
Deliver Homes Which
Maximise Connectivity
to Landscape



05
Create a Safe, Legible
Network to Encourage
Active Travel

Our Proposals

Phase 1 Design Principles

01

Creating a sense of arrival

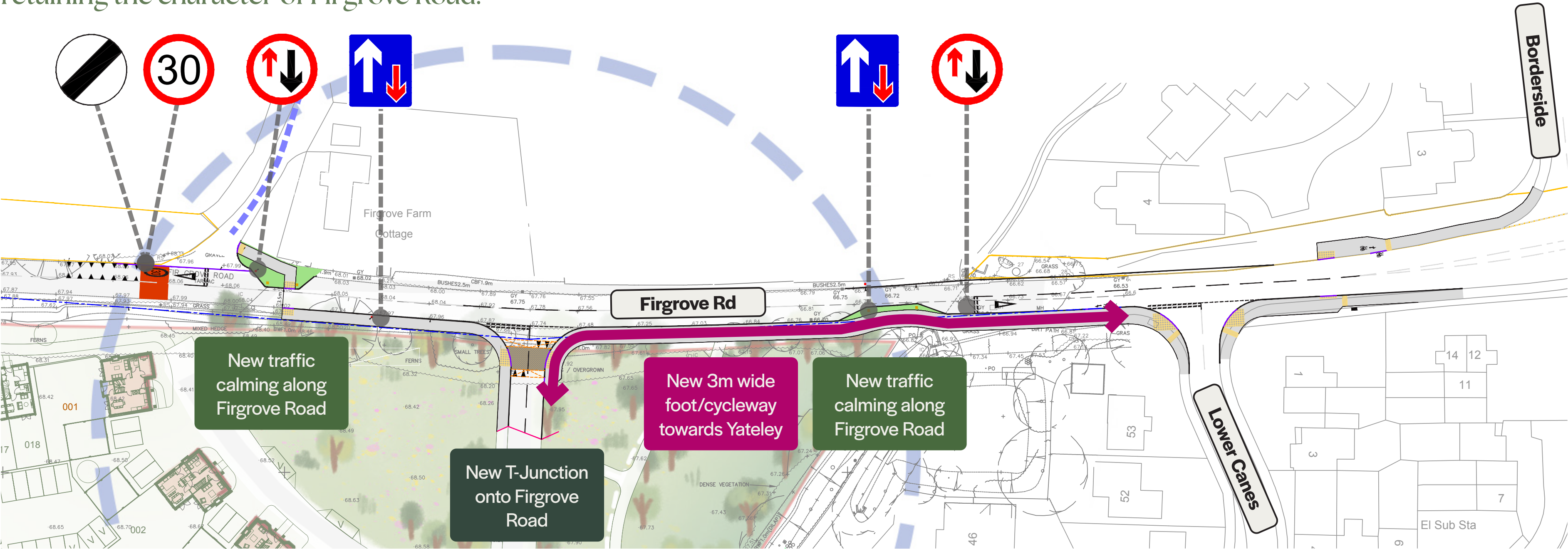
A clear gateway, created through a crescent of homes which frame a generous green arrival space to establish an immediate sense of place.



Our Proposals

Phase 1 Design Principles

The previously proposed roundabout has been replaced with a T-junction with foot/cycleway, providing sustainable access to Yateley and retaining the character of Firgrove Road.



Our Proposals

Phase 1 Design Principles

02

Establishing the Village Street

A clearly legible primary street loops through the development, lined with generous planting to create a coherent spine to the scheme.



Our Proposals

Phase 1 Design Principles

03

Creating street character and interest

Introducing greens and 'pinwheels' to create intimacy within the street, echoing the character of surrounding villages.



Our Proposals

Phase 1 Design Principles

04

Developing the Woodland Edge

A generous and sensitive landscape buffer provides valuable green infrastructure for new and existing residents.



Our Proposals

Phase 1 Design Principles

05

Developing the Hedge Frontage

Following the alignment of the existing hedgerows, new homes sensitively front onto green spaces which integrate nature and amenity.



Our Proposals

Phase 1 Design Principles

06

Creating an interface to the Country Park

Larger homes provide a more organic character and lower density as they sensitively transition towards the Country Park to the south.



Our Proposals Revised Masterplan

Working with, and listening to, residents and key stakeholders, we have evolved our proposals into this revised masterplan.

Key

- 1. Site Entrance
- 2. SUDs
- 3. Pinwheel
- 4. Future Connections
- 5. Pumping Station
- 6. Apartment Building
- 7. Route Through Land-
scape
- 8. Woodland Edge
- 9. Hedge Frontage
- 10. Arrival Set Piece
- 11. Village Street
- 12. SANG
- 13. Hedge Screening



Our Proposals Movement Network

The proposals consist of a loop road which is accessed off Firgrove Road with a secondary connection to Kits Croft for emergency access only.

T-Junction to Firgrove Road

1

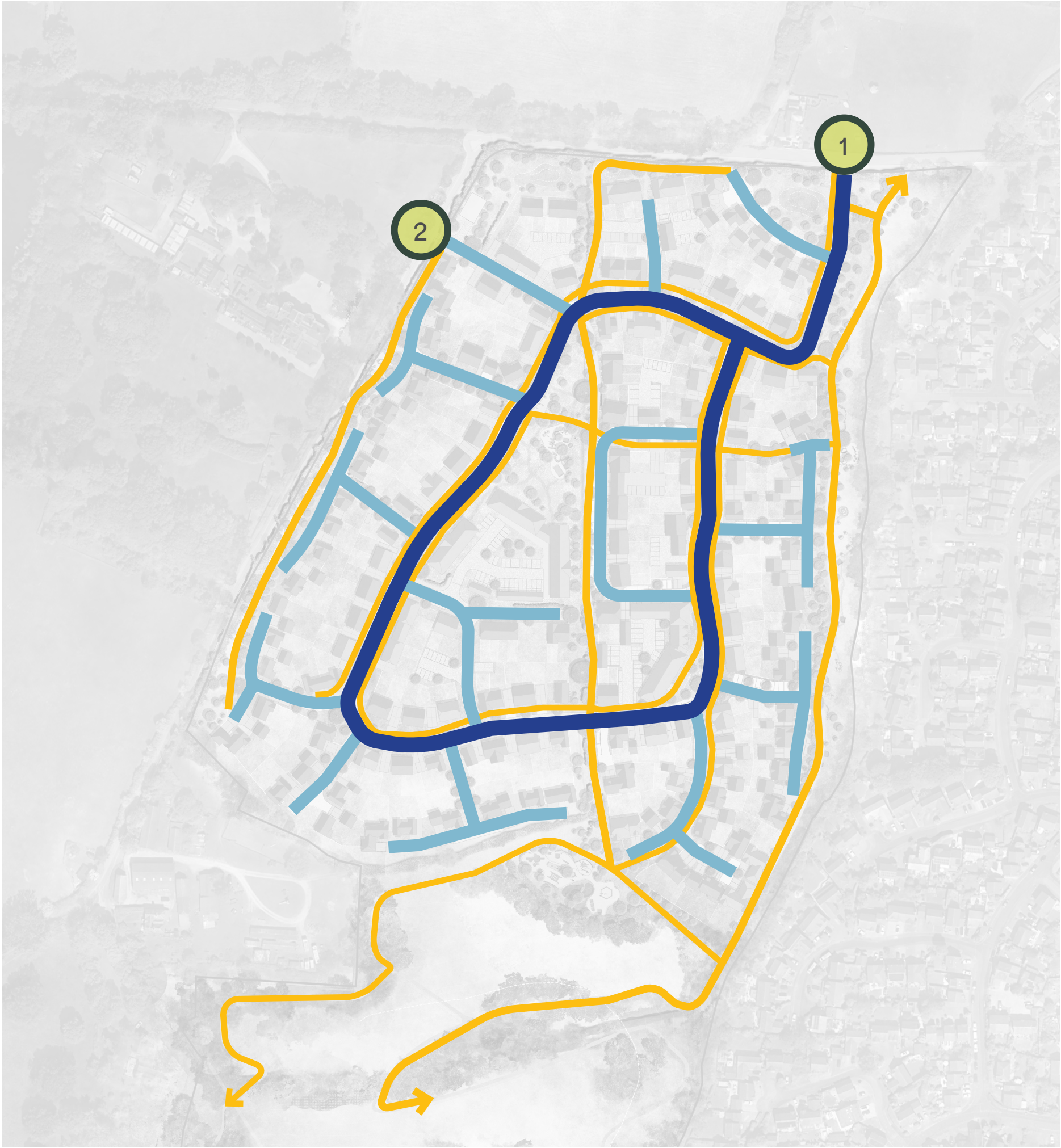
Emergency Access to Kits Croft

2

Village Avenue (Loop Road)

Home Zones

Leisure Footpaths



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04

Our Proposals: Landscape Character

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Landscape Character Character Areas



Landscape Character

Character Areas

The overall scheme character is set around a series of interconnected landscape spaces.

- Alder Green
- Woodland Edge
- Firgrove Green
- Ecological Corridors
- Oak Green
- Pinwheels



Landscape Character Play Strategy

Our play strategy provides opportunities for play throughout the development.

Informal Play

Local Play Area (LAP)

Local Park (LEAP)

Equipped Park (NEAP)



Rooted in its
Place



Imagination &
Learning



Inclusive &
Accessible



Landscape Character Play Strategy

Formal play areas are integrated into the scheme,
linked through key landscape corridors.

01 Informal Play

A series of nature-inspired
play trails providing an
engaging walking experience
for younger children.



Landscape Character Play Strategy

Formal play areas are integrated into the scheme,
linked through key landscape corridors.

02 Local Play Area (LAP)

Aimed at 4-6 year old
children, these play spaces
are designed for short-stay
imaginative play.



Landscape Character Play Strategy

Formal play areas are integrated into the scheme,
linked through key landscape corridors.

03 Local Park (LEAP)

Also aimed at 4-8 year old
children, the increased size
and introduction of play
equipment provides space
for interactive play.



Landscape Character Play Strategy

Formal play areas are integrated into the scheme,
linked through key landscape corridors.

04 Equipped Park (NEAP)

Designed for 8-14 year old
children, this larger play
area provides bigger play
equipment to encourage
interactive play for older
children.



Landscape Character Sustainable Drainage

Surface water will be managed on-site through a combination of landscape features.

Swales



Rain Gardens



Green Verges



Permeable Paving



Attenuation Basins



Landscape Character Country Park

Our proposals include a
new Country Park.

10Ha

Country park
open to the local
community

20

Equivalent
number of
football pitches



Landscape Character Country Park

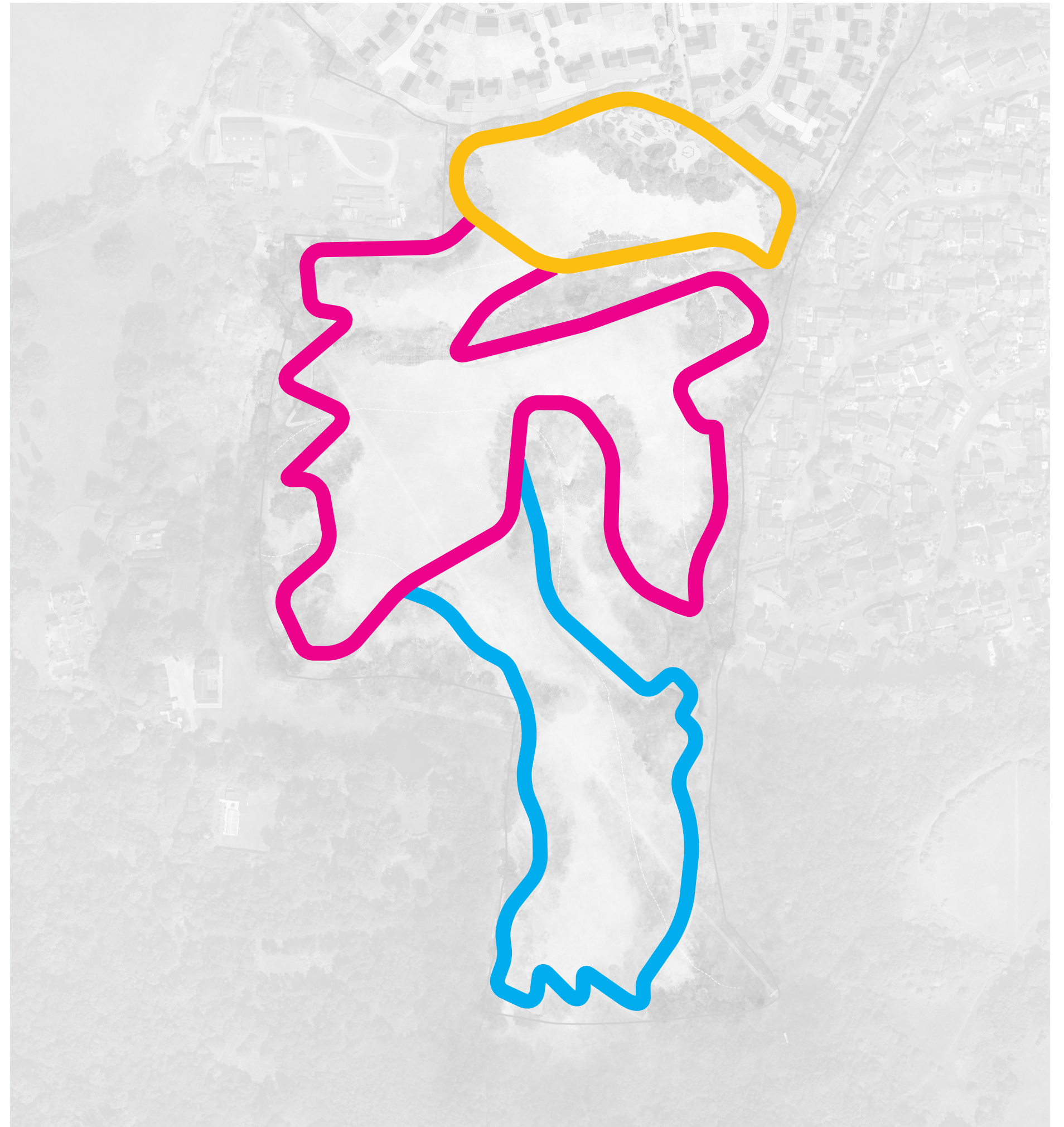
Our country park opens up the landscape to the public with a series of linked trails.

73%

Larger than
Natural England
requirements

2.3km

Walking loop
made up of
smaller trails



Landscape Character Country Park Examples



Hareshill
Fleet



Sunningdale Park
Ascot



Woodhurst Park
Warfield

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Our Proposals: Architectural Character

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Architectural Character Our Masterplan



Architectural Character Character Areas

We have created a series of complementary character areas, inspired by the local area.

Formal Arrival

Hedge Frontage

Village Street

Woodland Edge

Alder Green

Firgrove Green

Ecological Corridors

Oak Green

Pinwheels

Woodland Edge



Architectural Character Formal Arrival

Inspired by the Georgian character of Firgrove Manor a semi-formal arrival space will mark the entrance to the neighbourhood.



Woodhurst Park
Warfield



Winterbrook Meadows
Wallingford



Abbey Barn Park
High Wycombe





Architectural Character Hedge Frontage

A well-enclosed frontage with varied housetypes and rich, textural materials. Extent of vehicle access is balanced to create an active, visually engaging streetscape that balances higher density with a softened, landscape-led edge.



Woodhurst Park
Warfield



Winterbrook Meadows
Wallingford



Abbey Barn Park
High Wycombe



Architectural Character Village Street

The village streets will blend elements of the semi-formal arrival space with more rural village influences of compact sweeping streets punctuated by pockets of greenspace and marker buildings.



Eldridge Park
Wokingham



Woodhurst Park
Warfield



Abbey Barn Park
High Wycombe





Architectural Character Woodland Edge

The Woodland Edge combines an informal, landscape-facing layout with a rustic architectural palette, using varied brickwork, traditional detailing, and larger detached or semi-detached homes.



Eldridge Park
Wokingham



Abbey Barn Park
High Wycombe



Taplow Riverside
Taplow





Our Proposals

Quantum and Mix of Homes

Within an Outline of up to 300 homes, we will deliver 131 homes within Phase 1 with a range of 1-bedroom apartments through to 5-bedroom houses.

- 1- and 2-bedroom Apartment
- 2-bedroom House
- 3-bedroom House
- 4-bedroom House
- 5-bedroom House



Our Proposals Building Heights

Building heights have been carefully considered to respond to the surrounding area.

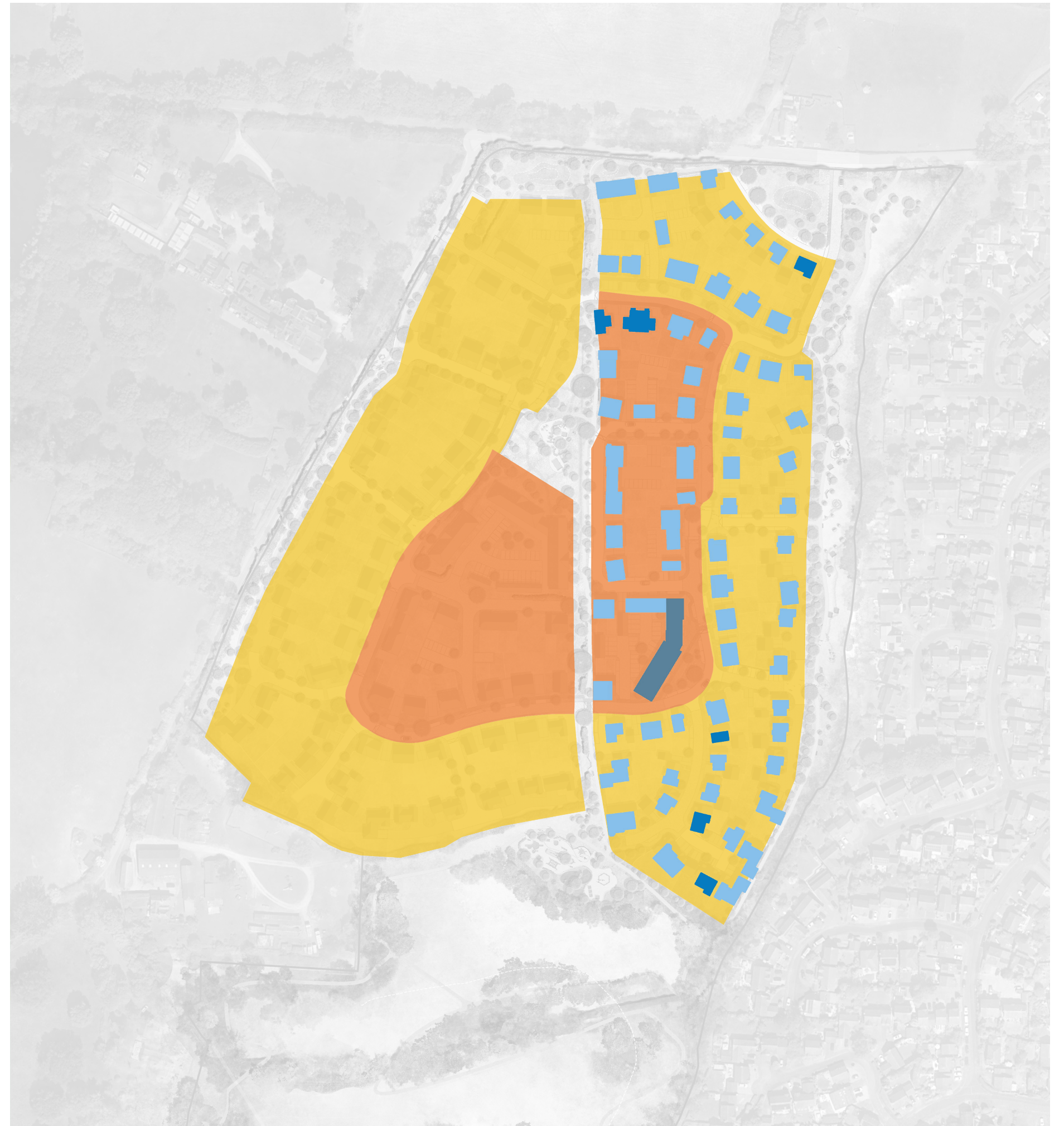
Up to 2.5 Storey (Outline / Parameter Plan)

Up to 3 Storey (Outline / Parameter Plan)

2 Storey (Phase 1 Detail)

2.5 Storey (Phase 1 Detail)

3 Storey (Phase 1 Detail)



Our Proposals Delivering a Sustainable Community

Our development will aim to reduce its impact on climate change.



Nature

We will protect and enhance biodiversity with a Biodiversity Net Gain of at least 10% through on- and off-site measures.



Living

We will encourage sustainable living through building a sustainable community. We set up and encourage the long-term stewardship of community activities to bring people together.



Fabric-First

Our homes will be energy efficient through increased insulation and air-tightness alongside the provision of renewable technologies such as air-source and solar PV.



Waste

In addition to recycling facilities for new homes, we aim to minimise waste from construction with 98% of non-hazardous waste being reused or recycled by 2030.



Water

We use water-efficient measures such as dual-flush WCs, flow regulators and efficient appliances in addition to site-wide sustainable drainage features.

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Scheme Benefits

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Our Commitment to Deliver Real Benefits

This is a unique opportunity to unlock the site and ensure delivery of these many benefits.

New High-Quality Homes



Uniquely designed homes reflecting the architectural vernacular of the area.



Helping housing need and contributing to the shortfall in the District. Whilst delivering 40% affordable homes.



300 high-quality bespoke homes ranging from 1-bed apartments to 5-bed homes.

A Place for Nature to Thrive



Delivering over 60% of open space including a beautiful new country park.



Providing a 10% biodiversity net gain alongside enhanced habitat creation throughout the site.



A long term view ensuring that the stewardship plays an active role in the wider community.

Contributions to the Local Economy



£106 contributions to enhance the local infrastructure and support to key community groups.



5% of our workforce in 'earn and learn' roles including education, continued training and apprenticeships.



Creation new jobs throughout the construction phase in the local area.

A Low Carbon Development



Implementing features like air-source heat pumps to help with a reduction in our carbon emissions.



Reduction of water consumption by 20 litres per person per day compared to the guidance under Regulations.



Inclusion of solar panels promoting and encouraging the use of renewable energy sources.

Improved Sustainable Travel



Provision of foot/cycleways throughout alongside enhanced pedestrian routes on Firgrove Road.



Car charging facilities and secure cycle storage for each home.



Creation of new pathways through the designated country park for all to use and enjoy.



Thank You

firgroveheath@berkeleygroup.co.uk

firgroveheath.co.uk

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