



Wokingham Borough Local Development Framework

**Draft Options for the
Managing Development Delivery DPD -
Enhancing the borough's environment
and character through exceptional
development**

June 2011

Foreword

I am delighted to launch this first consultation document as an important step on the way to adoption of our second main Development Plan Document enshrining our Borough's planning policies through to 2026.

A Development Plan Document (DPD) is the strongest form of local plan involving a stringent series of consultations ending with an Examination in Public, sometime in 2012. That Inspector's report is not binding on the council, but we would be at risk to disregard it. We hope to issue a full draft of the document for consultation later this year.

We adopted the first DPD, our Core Strategy (or local Plan) in January 2010. This document has already enabled us to defend against inappropriate development. But, on residents behalf, we also want to encourage better and more sustainable development by putting more emphasis on 'character' and 'design'. This will be part of the thrust of this MDD DPD.

In addition we need to review policies carried through from the Wokingham District Local Plan (2001-2006), and look how we review settlement boundaries in the light of future development programmes in our four major Strategic Development Locations (SDL's). Finally we need to look how best to select the remaining smaller developments agreed within the Core Strategy.

This first consultation is about how we approach forming these new policies and I hope we get plenty of feedback to inform the actual drafting of our policies. We will then hold various consultation exercises and workshops to refine these policies before they are submitted to a formal Examination in Public, in the same way as the Core Strategy – this gives everyone an opportunity for their comments to be considered by an independent Planning Inspector.

I look forward to the progress of this document as it will further promote good design and strengthen our hand to keep the good characteristics of our borough and better to resist inappropriate development.

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Wokingham Borough Council
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1.40	Sonning Development Limit and LDF Sites
1.41	Spencers Wood Development Limit and LDF Sites

Map No.	Information illustrated
1.42	Swallowfield Development Limit and LDF Sites
1.43	Three Mile Cross Development Limit and LDF Sites
1.44	Twyford Development Limit and LDF Sites
1.45	Wargrave Development Limit and LDF Sites
1.46	Winnersh Development Limit and LDF Sites
1.47	Wokingham Development Limit and LDF Sites
1.48	Woodley Development Limit and LDF Sites
c) Transport & Opportunities	
1.49	Arborfield Cross Development Limit Transport & Opportunities
1.50	Arborfield Garrison Development Limit Transport & Opportunities
1.51	Barkham Hill Development Limit Transport & Opportunities
1.52	Charvil Development Limit Transport & Opportunities
1.53	Earley Development Limit Transport & Opportunities
1.54	Finchampstead North Development Limit Transport & Opportunities
1.55	Finchampstead Village Development Limit Transport & Opportunities
1.56	Green Park Development Limit Transport & Opportunities
1.57	Hurst Development Limit Transport & Opportunities
1.58	Pinewood Development Limit Transport & Opportunities
1.59	Riseley Development Limit Transport & Opportunities
1.60	Ruscombe Development Limit Transport & Opportunities
1.61	Shinfield (North of M4) Development Limit Transport & Opportunities
1.62	Shinfield Development Limit Transport & Opportunities
1.63	Sindlesham Development Limit Transport & Opportunities
1.64	Sonning Development Limit Transport & Opportunities
1.65	Spencers Wood Development Limit Transport & Opportunities
1.66	Swallowfield Development Limit Transport & Opportunities
1.67	Three Mile Cross Development Limit Transport & Opportunities
1.68	Twyford Development Limit Transport & Opportunities
1.69	Wargrave Development Limit Transport & Opportunities
1.70	Winnersh Development Limit Transport & Opportunities
1.71	Wokingham Development Limit Transport & Opportunities
1.72	Woodley Development Limit Transport & Opportunities
d) WDLP allocated sites for residential development	
1.73	Easthampstead Road car park, Wokingham WDLP Allocated Site
1.74	Former GMU Depot, Watmore Lane, Winnersh WDLP Allocated Site
1.75	Hatch Farm Dairies, Chatsworth Avenue, Winnersh WDLP Allocated Site
1.76	Junction of Hatch Ride/Old Wokingham Road, Crowthorne WDLP Allocated Site
1.77	Old Gravel Pitts, School Green, Shinfield WDLP Allocated Site
1.78	Poplar Lane, Winnersh WDLP Allocated Site
1.79	Sandford Farm, Woodley WDLP Allocated Site
e) other issues for sites	
1.80	Catchment of Rooks Nest Wood SANG
1.81	Consultation zones around AWE Aldermaston & Burghfield
Changes to Development Limits	
2.1	Arborfield Cross Development Location
2.2	Arborfield Garrison Development Location
2.3	Barkham Hill Development Location

Map No.	Information illustrated
2.4	Charvil Development Location
2.5	Earley Development Location
2.6	Finchampstead North Development Location
2.7	Finchampstead Village Development Location
2.8	Green Park Development Location
2.9	Hurst Development Location
2.10	Pinewood Development Location
2.11	Riseley Development Location
2.12	Ruscombe Development Location
2.13	Shinfield (North of M4) Development Location
2.14	Shinfield Development Location
2.15	Sindlesham Development Location
2.16	Sonning Development Location
2.17	Spencers Wood Development Location
2.18	Swallowfield Development Location
2.19	Three Mile Cross Development Location
2.20	Twyford Development Location
2.21	Wargrave Development Location
2.22	Winnersh Development Location
2.23	Wokingham Development Location
2.24	Woodley Development Location
Settlement separation	
3.1	Arborfield Garrison SDL Settlement Separation Boundary
3.2	North Wokingham SDL Settlement Separation Boundary
3.3	South of M4 SDL Settlement Separation Boundary
3.4	South Wokingham SDL Settlement Separation Boundary
Green Infrastructure	
4.1	Green Infrastructure North
4.2	Green Infrastructure South East
4.3	Green Infrastructure South West
Employment	
a) Core Employment Areas	
5.1	Green Park Core Employment Area
5.2	Headley Rd East Woodley Airfield Core Employment Area
5.3	Hogwood Industrial Estate Core Employment Area
5.4	Molly Millars Core Employment Area
5.5	Ruscombe Core Employment Area
5.6	Thames Valley and Suttons Core Employment Areas
5.7	Toutley Industrial Estate Core Employment Area
5.8	Winnersh Triangle Core Employment Area
b) Science & Innovation Park	
5.9	Science and Innovation Park, Cutbush Lane, Shinfield
c) Bad Neighbour uses	
5.10	Hogwood Farm Bad Neighbour Site
5.11	Molly Millar Bad Neighbour Site
5.12	Ruscombe Works Bad Neighbour Site
5.13	Toutley Works and Depot Bad Neighbour Site
5.14	Kentwood Farm Bad Neighbour Sites

Map No.	Information illustrated
d) Sites for Business and Industrial uses	
5.15	Grovelands Avenue Business and Industrial Use site
5.16	Kentwood Farm Business and Industrial Use site
5.17	Rear of 612 Reading Road Business and Industrial Use site
Retail	
a) Sites for mixed use	
6.1	Earley District Centre Site for Mixed use
6.2	The Manor, Brookers Hill, Shinfield Site for Mixed Use
6.3	Wokingham Station Site for Mixed use
b) Town or District Centres	
6.4	Lower Earley District Centre
6.5	Shinfield Road District Centre, Shinfield North (with Reading Borough)
6.6	Twyford Village Centre
6.7	Winnersh District Centre
6.8	Wokingham Town Centre
6.9	Woodley Town Centre
c) Local centres	
6.10	Ashridge Road Centre, Wokingham
6.11	Bean Oak Road Centre, Wokingham
6.12	Beech Hill/Basingstoke Road, Spencers Wood
6.13	Dukes Ride (Crowthorne Station), Crowthorne (with Bracknell Forest)
6.14	Emmbrook Road Centre, Wokingham
6.15	California Crossroads, Finchampstead North
6.16	Greenwood Road, Pinewood (Crowthorne)
6.17	Loddon Vale, Earley
6.18	Maiden Place, Earley
6.19	Rances Lane, Wokingham
6.20	School Green, Shinfield
6.21	Shepherds Hill, Woodley
6.22	Silverdale Road, Earley
6.23	Basingstoke Rd, Three Mile Cross
6.24	High Street, Wargrave
6.25	Woosehill Centre, Wokingham
6.26	Woosehill Lane, Wokingham
Design and the Historic Environment	
7.1	Design and Historic Environment North
7.2	Design and Historic Environment South East
7.3	Design and Historic Environment South West
Green Belt	
8.1	Green Belt
8.2	Star Brick & Tile Works, Knowl Hill – Major Developed Site
Landscape	
9.1	Landscape Designations North
9.2	Landscape Designations South East
9.3	Landscape Designations South West

Map No.	Information illustrated
10.1	Transport Safeguarded land and Protected Road/Railway Lines

Executive Summary

The Borough's adopted Core Strategy sets out the vision to deliver development within the borough until 2026. Central to this vision is the delivery of four Strategic Development Locations (SDL's) (at Arborfield Garrison, South of the M4, North Wokingham and South Wokingham) that will provide most of the Borough's housing requirements and associated infrastructure and community facilities. The Core Strategy also includes the policy framework for development in the borough.

The Managing Development Delivery Development Plan Document (MDD DPD) once adopted will further implement the Core Strategy vision by having policies which seek to ensure that development proposals reflect the character of an area.

Once adopted the objectives of the MDD DPD will be to:

- Protect the character of the Borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment;
- Ensure good design which is in keeping with the area
- Maintain the distinct and separate identity of the Borough's settlements through confirming development limits and settlement separation areas
- Protect the most important areas for biodiversity, landscape and heritage from development;
- Limit development in those areas at most risk of flooding and pollution;
- Deliver affordable housing that meets identified local needs
- Deliver sustainable development by providing an acceptable balance of housing (in locations outside of the SDL's) and employment;
- Promote sustainable use and disposal of resources while mitigating and adapting to climate change;
- Promote a transport system that enables access to services by a variety of modes and increasing the use of non-car based transport;
- Support the renaissance of Wokingham and other centres;
- Amplify the high level policies of the Core Strategy into appropriate detailed development management policies
- Replace saved policies in the Wokingham District Local Plan;

Before the Council produces the MDD DPD it needs to consult on a range of options and alternatives for what it should include, and that is what this document – the ‘*Draft Options for the Managing Development Delivery (MDD) Development Plan Document (DPD)*’ - aims to do.

The Draft Options for the MDD DPD consists of four chapters:

Chapter 1: Introduction and how to comment

Chapter 2: Approach to allocating housing sites and other residential accommodation.

This section considers how the Borough can provide for the remaining housing and other residential accommodation that needs to be delivered outside of the four Strategic Development Locations (SDLs) which were allocated in the Core Strategy for the Borough.

Chapter 3: Development Limits and Settlement Separation

This chapter considers how the Council seeks to set the Development Limits (settlement boundaries) around the Borough’s identified settlements and within the Strategic Development Locations (SDLs).

Chapter 4: Borough Wide Development Management Policies

This chapter considers what Development Management Policies are required to help residents, landowners and developers in making planning applications and for the Borough Council as Local Planning Authority to take decisions on applications submitted.

Within each chapter there are issues for which the Council is suggesting an option and alternative. Each issue is explained (context) and for each issue there is information on the relevant Core Strategy link, which saved WDLP policy is to be replaced (if relevant), other Local Policy Guidance/ Strategy hooks, the relevant national policy and whether a boundary is to be set. Maps showing the boundaries associated with the draft Options which are bound separately. The Council is also asking if there are any other alternatives it could consider. Some issues are accompanied by maps.

In putting forward these options the Council has had regard to the views of the community through earlier consultations, the Core Strategy and national policy.

The Council has also undertaken a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of Draft Options and Alternatives for the Managing Development Delivery Development Plan Document and a Habitat Regulations Assessment of Draft Options for the Managing Development Delivery Development Plan Document

The Council hopes to receive views from people of all ages, all parts of the Borough and from those who have different interests e.g. the young, residents, and businesses. The comments that you provide through this consultation will help develop and shape the MDD DPD and therefore where and how development occurs within the Borough.

Consultation on the MDD DPD will take place from 15th June to midnight on 27 July 2011.

MDD DPD

Chapter 1:

Introduction and How to Comment

Draft Options for the Wokingham Borough Managing Development Delivery Development Plan Document (DPD)

Chapter 1: Introduction and how to Comment

- 1.1 The Wokingham Borough Core Strategy (adopted 29 January 2010)¹ sets out the strategic planning policy framework for development in the Borough from 2006 to 2026. Its vision is to deliver the development necessary to sustain the area's economic growth and ensure the needs of all groups have been met. Central to this vision is the delivery of four Strategic Development Locations (SDL's) (at Arborfield Garrison, South of the M4, North Wokingham and South Wokingham) that will provide most of the Borough's housing requirements and associated infrastructure and community facilities.
- 1.2 The Managing Development Delivery Development Plan Document (MDD DPD) will further implement the Core Strategy vision by seeking to ensure that development proposals respect the character and build upon the attractiveness and features of the area. The document will also be in line with the Council's vision and identified priorities and will draw upon other strategies produced by the Borough Council (e.g Economic Development Strategy, Sustainable Environment Strategy and the Local Transport Plan 3). The structure of the document is explained later in this chapter and a glossary of key terms is included at the end of the document.
- 1.3 In order to produce the MDD DPD we first need to consult on a range of options and alternatives for what it should include, and that is what this document – the '*Draft Options for the Managing Development Delivery (MDD) Development Plan Document (DPD)*' - aims to do. Consultation on the MDD DPD will take place from 15th June to midnight on 27 July 2011.
- 1.4 The MDD DPD, once adopted, will do a number of things:
- i) Allocate sites to achieve the requirement of 1,000 dwellings for the period to the year 2026 (outside of the Strategic Development Locations) to ensure that the overall housing requirements as set in the Core Strategy (policy CP17) are met.
 - ii) Include policies for non-allocated sites in line with the vision and policy of the Core Strategy and other Council strategies.
 - iii) May allocate sites, in line with Core Strategy Policy, for:
 - Gypsy and Traveller and Travelling Showpeople (if this requirement is not met by other means);
 - Community facilities including burial grounds and open space associated with development.
 - Commercial development including retail and the Science and Innovation Park.
 - iv) Have regard to the need for residential accommodation for vulnerable groups (e.g older people's accommodation).

¹ <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/ldf/new-ldf-core-strategy/>

- v) In addition, it will amplify the high level policies of the Core Strategy into appropriate detailed development management policies which will also replace saved policies in the Wokingham District Local Plan. It will include policies on:
- Residential uses (e.g. house mix, internal space standards and criteria for speculative and non-allocated sites);
 - Sustainable Development and Climate Change;
 - Green infrastructure (e.g. outdoor play and recreational use, new public open space in developments and burial grounds);
 - Economy (employment, retail and tourism);
 - Character and heritage assets including listed buildings and conservation areas;
 - Green Belt;
 - Landscape (e.g. Special Landscape Areas and Sites of Urban Landscape Value);
 - Transport and movement (e.g. Rights of Way and strategic transport network).
- vi) It will set the boundaries for such things as Development Limits (Settlement Boundaries); Settlement Separation; Green Belt; Town, District and Village Centres; Green Routes; Special Landscape Areas and Sites of Urban Landscape Value.

Managing Development Delivery DPD Objectives

- 1.5 The MDD DPD needs to achieve the following objectives. These establish its key policy directions and provide a framework for the development of appropriate indicators and targets for monitoring purposes. The objectives of the MDD DPD are as follows:

Once adopted the objectives of the MDD DPD will be to:

- Protect the character of the Borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment;
- Ensure good design which is in keeping with the area
- Maintain the distinct and separate identity of the Borough's settlements through confirming development limits and settlement separation areas
- Protect the most important areas for biodiversity, landscape and heritage from development;
- Limit development in those areas at most risk of flooding and pollution;
- Deliver affordable housing that meets identified local needs
- Deliver sustainable development by providing an acceptable balance of housing (in locations outside of the SDL's) and employment;

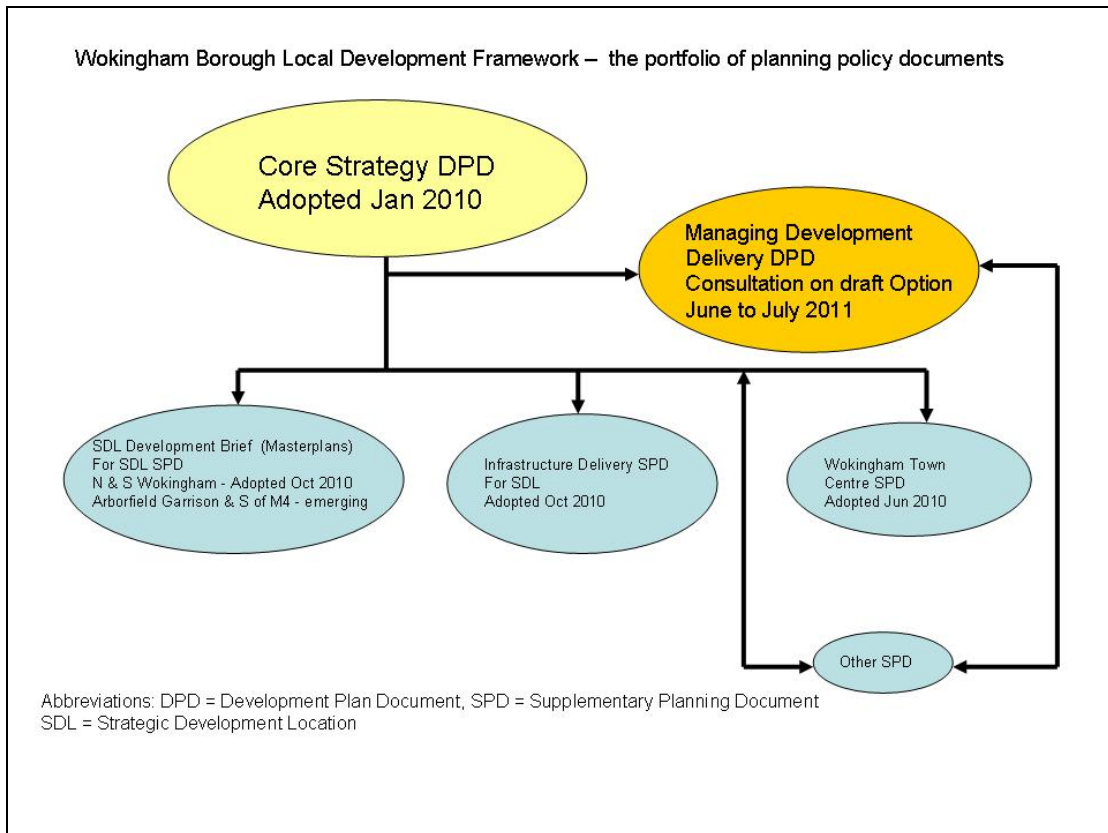
- Promote sustainable use and disposal of resources while mitigating and adapting to climate change;
- Promote a transport system that enables access to services by a variety of modes and increasing the use of non-car based transport;
- Support the renaissance of Wokingham and other centres;
- Amplify the high level policies of the Core Strategy into appropriate detailed development management policies
- Replace saved policies in the Wokingham District Local Plan;

Planning Framework

1.6 The planning framework for Wokingham Borough is provided by the Local Development Framework (LDF) which is a portfolio of planning policy documents including DPD's and Supplementary Planning Documents (SPD's).

1.7 The MDD DPD and SPD's must conform to the Core Strategy as illustrated in Figure 1.1:

Figure 1.1: Wokingham Borough LDF



1.8 In addition to the Core Strategy and MDD DPD, further more detailed guidance is to be provided through a series of SPD's some of which are already in place:

- guidance on the growth and renaissance of Wokingham Town Centre is provided in the adopted Wokingham Town Centre Masterplan SPD (June 2010)
 - guidance on the following will be included in an updated Borough Design Guide:
 - Residential design
 - Householder extensions
 - Highway design
 - Parking standards
 - Shopfronts and adverts
 - Internal space standards
 - guidance on the Core Strategy SDL's is included within the adopted and emerging Masterplans SPDs for each of the four SDL areas.
 - Guidance on planning obligations will be included within a Planning Obligations SPD or a Community Infrastructure Levy (CIL). The Community Infrastructure Levy is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local communities and neighbourhoods want. The Community Infrastructure Levy Regulations 2010 came into force in April 2010. Amendments were made to the Regulations in April 2011. A CIL charging schedule will need to be in place by 2014.
- 1.9 The MDD DPD must also be consistent with national planning policy, expressed through Planning Policy Statements (or Planning Policy Guidance Notes). The Council will also have regard to changing national planning policy.
- 1.10 Whilst the MDD DPD must currently accord with the approach of the South East Plan (the Regional Plan), the Government has announced its intention to revoke the South East Plan² and has produced a white paper '*Local Growth; realising every place's potential*'. In this it indicates that the planning system has three main functions:
- to give people the opportunity to shape the look and feel of their communities
 - to provide sufficient housing land to meet demand, and
 - to support economic development
- 1.11 Wokingham Borough is within the Thames Valley Berkshire Local Enterprise Partnership (LEP). The LEP will provide the strategic leadership in the wider sub regional area to set out local economic priorities

First stage in the production of MDD DPD

- 1.12 The first stage in the production of the MDD DPD is the '*Draft Options for the Managing Development Delivery (MDD) Development Plan Document (DPD)*'. The options are based on evidence from the adopted Core Strategy, other Council strategies/ policies and views from local communities.
- 1.13 Appendix 7 of the Draft SHLAA (April 2011) which accompanies this document lists those sites that have been suggested for development in the MDD DPD. Maps within the draft SHLAA show the location of these sites.

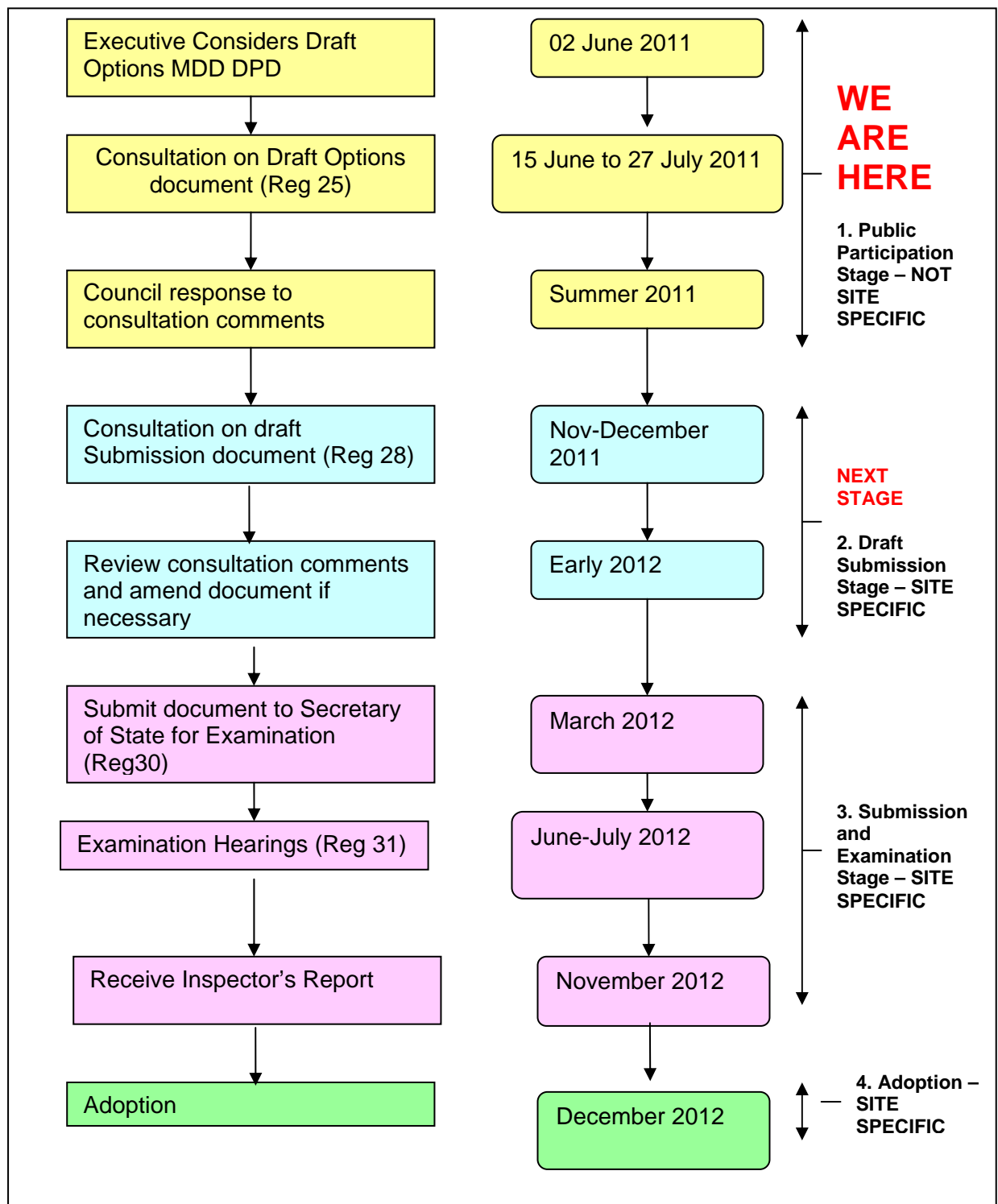
² The revocation is likely to occur once the Localism Bill become law.

This draft Options MDD DPD does not identify which sites the Council may allocate for development as this will be decided following the outcome of this consultation. The MDD DPD can only consider sites (and their suggested use) which have been put forward to the Council (listed in the draft SHLAA (April 2011). New sites can be put forward to the Council through this consultation. However, submitting your site does not mean that it will be allocated.

Remaining stages of the MDD DPD

- 1.14 Figure 1.2 below explains the various stages the Council will need to go through to produce the final MDD DPD. The second stage will be the Draft Submission Document which will be when the Council indicates those sites and policies it wants to see implemented. Figure 1.2 reflects the approved Local Development Scheme. This is a rolling three-year project plan detailing every Development Plan Document that the Council intends to produce and is required by the Planning and Compulsory Purchase Act 2004. The approved Local Development Scheme covers the period from 1 July 2011 to 30 June 2014.

Figure 1.2: Stages of the Managing Development Delivery DPD (subject to change)



Previous Consultation

1.15 The Council has previously (October 2006) consulted on initial options on site allocations and potential boundaries for development limits and the Green

Belt as it was originally intending to prepare a Site Allocations DPD. This has now been combined with the Development Management DPD into this one document, the MDD DPD. The responses received at the time and the output of workshops³ held will be used to inform the preparation of this MDD DPD.

Structure of the document

1.16 The MDD DPD consists of four chapters:

- **Chapter 1: Introduction and how to comment**
- **Chapter 2: Approach to allocating housing sites and other residential accommodation**

1.17 This section considers how the Borough can provide for the remaining housing and other residential accommodation that needs to be delivered outside of the four Strategic Development Locations (SDLs) which were allocated in the Core Strategy for the Borough.

1.18 The Council on 21st October 2010 considered⁴ whether it should review the housing targets within the Core Strategy. The authority concluded that the targets within the Core Strategy (Policy CP17) requiring the delivery of 13,230 dwellings between 2006 and 2026 was appropriate.

- **Chapter 3: Development Limits and Settlement Separation**

1.19 This chapter considers how the Council seeks to set the Development Limits (settlement boundaries) around the Borough's identified settlements and within the Strategic Development Locations (SDLs). Within development limits there is a presumption in favour of development whereas in areas of countryside (outside of development limits) there is a presumption against development. It will also indicate how the areas of Settlement Separation shown on the Core Strategy Key Diagram will be set.

- **Chapter 4: Borough Wide Development Management Policies**

1.20 This chapter considers what Development Management Policies are required to help residents, landowners and developers in making planning applications and for the Borough Council as Local Planning Authority to take decisions on applications submitted. Development Management policies in the MDD DPD will enhance policies in the Core Strategy and replace those remaining saved policies from the WDLP. In some cases it will also be necessary to set boundaries of areas to which specific policies will apply. These are in addition to the Development Limit Boundaries and Areas of Settlement Separation Boundaries which are discussed in Chapter 3 of this options consultation.

1.21 Within each chapter there are issues for which the Council is suggesting an **option and alternative**. Each issue is explained (context) and for each issue there is information on the relevant Core Strategy link, which saved WDLP policy is to be replaced (if relevant), other Local Policy Guidance/Strategy hooks, the relevant national policy and whether a boundary is to be set. Some

³ Workshops were held at Charvil on 16th October 2006 and Shinfield on 25th October 2006.

⁴ Including independent and objective evidence commissioned from consultants – available at: <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/housing/>

issues also have maps which are shown in an accompanying document. The Council is also asking if there are any other alternatives it could consider.

Supporting documents

1.22 There are a number of background documents which accompany the draft Options for the MDD DPD and these form part of this consultation. The Council will welcome views on any of the supporting documents (in addition to the main document). These documents are available on the Council's website and also on the consultation CD. A hard copy is also available to view at the Council's offices at Shute End. These documents include:

Sustainability Appraisal

- Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of Draft Options and Alternatives for the Managing Development Delivery Development Plan Document.
- Sustainability Appraisals for all sites suggested outside of the SDL's

Habitats Regulations

- Habitat Regulations Assessment of Draft Options for the Managing Development Delivery Development Plan Document

Housing sites

- Draft Strategic Housing Land Availability Assessment (SHLAA) – draft assessment of suggested sites (April 2011).
- LPS14 Report of SHLAA workshop (2008)
- LPS10(b) Report of Consultation on the Site Allocations DPD Consultation Initial Issues and Options List of Sites
- Draft Affordable Housing Supplementary Planning Document

Development Limits boundaries (Settlement Boundaries) and Settlement Separation

- LPS10(a) Report of Consultation on the Sites Allocations DPD Consultation Issues and Options Green Gaps and Wedges, Green Belt and Development Limits
- LPS1(e) Reviewing Settlement Boundaries of the Wokingham District Local Plan.
- SDL Masterplan SPD's.

1.23 There are other background documents and these are referred to at the appropriate part of the draft Options MDD DPD.

How to comment

1.24 The Council will welcome views on each issue and the suggested options and alternatives and on the boundaries to which policy designations should apply.

1.25 The Council hopes to receive views from people of all ages, all parts of the Borough and from those who have different interests e.g. the young,

residents, and businesses. The comments that you provide through this consultation will help develop and shape the MDD DPD and therefore where and how development occurs within the Borough.

Questions

- 1.26 Throughout each Chapter of this document the Council is asking questions on the options put forward. The Council welcomes any alternative options which you think may be more suitable. Chapters 2, 3 and 4 have a number of maps to show potential boundaries and potential changes to existing Local Plan boundaries. These maps allow you to zoom in to see more detail. The Council welcomes any views on boundaries shown.
- 1.27 All the questions asked in the draft Options MDD DPD can be found within the accompanying response form. **You do not have to answer every question if you do not wish.** If you have a comment which does not fit to a specific question or a comment on the background papers the response form has a section for additional comments.
- 1.28 There are also some general questions applicable to the draft Options MDD DPD as a whole and that you may wish to respond to.

General Questions

Q1. Do you agree with the MDD DPD objectives (these are listed in paragraph 1.5 of this document)? Yes or no. If no, please explain why and suggest amendments.

Q2. Are there any types of development (refer to paragraph 1.4) that are not adequately covered by the draft Options for the MDD DPD?

Q3. Do you have any comments on the sites submitted (see Appendix 7 of the Draft SHLAA (April 2011)) to the Council for consideration in the MDD DPD? If yes, please provide further information: Site reference number (e.g. 1AR101) and site address.

Q4. Do you agree with the Sustainability Appraisals (see document titled Sustainability Appraisal (including Strategic Environmental Assessment) of the sites submitted to the Council for potential allocation through the Managing Development Delivery DPD? Yes or no? If no, please provide further information: Site reference number (e.g. 1AR101) and site address.

Q5. Are there any sites that you wish to suggest to the Council? If yes, please complete a Pro Forma and provide a map of the site. The site should be available (for development within the plan period), suitable and achievable. The Pro Forma and further guidance can be found on the consultation CD Council's website at:

<http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/local-development-framework/managingdevelopmentdelivery/promoting-your-site/>

Q6. The Government has indicated its intention to revoke the South East Plan⁵. If revoked, the Council may review if there is a need to carry any of South East Plan policies forward into the Development Plan. Are there any policies of the South East Plan which you think should be included in the MDD DPD? Yes or no? If yes, please provide further information

Q7. Do you have any comments on the supporting and background documents? Yes or no? If yes, please provide further information

Submission of comments

1.29 The consultation on the draft Options for the MDD DPD runs from **15 June to midnight on 27 July 2011**.

1.30 The Council's preferred method for receiving comments is via the online form which will be available on the Council's website during the consultation at www.wokingham.gov.uk/draftoptionsmdd/. This form can also be downloaded. If you prefer to send in your comments via email or post these can be sent to:

Email

Mdd@wokingham.gov.uk

Post:

Land Use and Transport Team
Policy and Partnerships
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

1.31 If you require any further information on the draft Options for the MDD DPD please contact the Land Use and Transport Team on tel: 0118 974 6478 or email: Mdd@wokingham.gov.uk.

1.32 Data Protection Notice: Personal information provided to the Council during this consultation will be used by Wokingham Borough Council (and its agents) in connection with its statutory land use and transportation planning functions. It will not be used for any other purposes. In providing contact details, the authority will assume that you wish to be kept informed of the Council's progress of the Local Development Framework. This means that you are likely to receive letters at key stages of the process from the Council from time to time until at least the end of 2012 (the estimated date for adoption). You will be able to opt out from this information service at any time. If you would like to receive future notification regarding the Local Development Framework electronically, please ensure you have supplied an email address. It is important that you inform the Land Use and Transport Team of any changes in your email address, telephone number or postal address so that the Council can keep you up to date with its progress on the Local Development Framework.

⁵ The South East Plan can be viewed at:

<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

Legal compliance

- 1.33 In producing the draft options for the Managing Development Delivery Development Plan Document (Public Participation version), the Council must assess whether the document is compatible with the relevant legal requirements associated with plans of the authority. This includes the Planning and Compulsory Purchase Act 2004 (as amended), the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) (the LDF Regulations), the Environmental Assessment of Plans and Programmes Regulations (2004) (the SEA Regulations) and the Conservation of Habitats and Spaces Regulations 2010 (the Habitats Regulations), the Human Rights Act, compliance with Directives of the European Commission and subsequent UK Regulations and ensuring that no segment of the Borough's community is unfairly penalised through the eventual implementation of the Development Plan Document. Since the authority is not agreeing the submission version of the DPD at this time, there is no need to formally consider the implications of this version of the document through the Human Rights Act or an Equality Impact Assessment. This is because this version of the document does not detail how the authority will consider planning applications. The accompanying documents indicate how the MDD DPD complies with the relevant requirements. Paragraphs 2.4.11 to 2.4.15 of this document provide further information on Sustainability Appraisal/ Strategic Environmental Assessment and Appropriate Assessment.
- 1.34 The consultation is carried out under:
- Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004 [the LDF Regulations] (as amended);
 - Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 [the SEA Regulations]; and
 - Regulations 61 and 102 of The Conservation of Species and Habitats Regulations 2010 [the Habitat Regulations].

Implementation

- 1.35 In drafting policies and proposals in the MDD DPD, there will be full consultation with local residents, interested parties and with town and parish council's. Once adopted by the Council, planning applications will need to demonstrate how the proposal accords with the approaches of both the Core Strategy and the MDD DPD. Once adopted, the Council will monitor the effectiveness of the MDD DPD approach in achieving the overall objectives for the plan as detailed in paragraph 1.5.
- 1.36 The consultation on the draft Options MDD DPD is in line with the adopted Wokingham Borough Council Statement of Community Involvement (SCI). The SCI is a document required by the Planning and Compulsory Purchase Act 2004. It sets out the Council's strategy for involving the community in the preparation and development of DPDs and SPDs. In addition to the MDD DPD draft options the Council is consulting on an update to the SCI. This update is required to take account of amendments in legislation, which have changed the statutory consultation requirements that must be undertaken in conjunction with the preparation of Development Plan Documents.

MDD DPD

Chapter 2:

Approach to allocating housing sites

Chapter 2: Approach to allocating housing sites and other residential accommodation

2.0.1 This section considers how the Borough can provide for the remaining housing that needs to be delivered outside of the four Strategic Development Locations (SDLs) which were identified in the Core Strategy for the Borough.

2.0.2 The Council on 21st October 2010 considered whether it should review the housing targets within the Core Strategy. The authority concluded that the targets within the Core Strategy (Policy CP17) requiring the delivery of 13,230 dwellings between 2006 and 2026 was appropriate. The Council commissioned consultants to undertake an independent and objective evidence-based assessment 'Housing Options Advice (October 2010) to consider evidence of housing need and demand based upon the most up-to-date evidence⁶.

2.0.3 In considering how the remaining housing requirement is provided this Chapter will look at the following issues:

1. Approach to allocating dwelling numbers required - **How many dwellings does the MDD DPD need to allocate to achieve the Core Strategy target?**
2. Dwelling distribution split between major, modest and limited development locations across the Borough - **How should the sites be split between the settlements across the Borough?**
3. Size of dwelling sites to be allocated - **What variety of site sizes should be allocated across the Borough?**
4. Criteria for selecting dwelling sites for allocation - **What criteria should be used to select dwelling sites for allocation?**
5. Wokingham District Local Plan Allocated Housing Sites to be carried forward into MDD DPD
6. Approach to determining planning applications on non-allocated dwelling sites
7. Approach to avoiding impacts of development (primarily residential) upon the Thames Basin Heaths Special Protection Area
8. Approach to development within the vicinity of the Atomic Weapons Establishment (Aldermaston and Burghfield sites – both within West Berkshire District)

⁶ Wokingham Borough Housing Options Advice October 2010 – GL Hearn can be viewed at: <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/housing/>

9. Approach to allocating Gypsies and Travellers and Travelling Showpeople (GTTS) pitches/ plots and approach to determining planning applications on non-allocated GTTS pitches/ plots.
10. Residential accommodation for vulnerable groups, in particular for dementia units and extra care housing

Issue

- 2.0.4 A variety of housing is required to meet the needs of current and future residents of the Borough. In considering where this housing should go there is a need to have regard to the vision laid down in the Core Strategy of protecting the key features of the Borough's landscape and environment whilst ensuring residents have good access to services. Regard needs to be given to a location's sustainability (which includes the levels of services and facilities) as set out in Core Strategy Policy CP9. This classifies the Borough's town's or village's into three categories; major, modest or limited development locations.
- 2.0.5 Identifying sufficient sites to meet the housing requirements of the Core Strategy will achieve the vision, of protecting the Borough's character, since the Core Strategy anticipates minimal if any development on non-allocated sites.
- 2.0.6 Once sites are identified a developer/ land owner will however still have to submit a planning application to the authority, and this will follow normal planning application procedures and will be assessed against the Development Plan as a whole.
- 2.0.7 There are also other types of residential accommodation which the MDD DPD may need to allocate sites for. Other types of accommodation include sites for Gypsies & Travellers and Travelling Showpeople and housing for vulnerable groups, including dementia units and extra care housing.
- 2.0.8 To determine which sites will be identified the Council has set out a list of criteria (see Table 2.4) to assess sites against.
- 2.0.9 The Council through this consultation is seeking views as to which criteria should be used in selecting sites, which of the towns and villages in the Borough should be taking these dwellings and how many they should take.

Sites suggested to the Council for consideration in the MDD DPD

- 2.0.10 Since 2004, sites have been suggested by developers, land owners and their agents to the Council for consideration in the MDD DPD. This is part of a statutory process required by Government that aims to have all the potential sites identified at an early stage so that a full public debate can take place on whether in fact they are suitable for development.
- 2.0.11 In early 2010, the authority contacted site promoters to confirm that their site was still available, suitable and achievable for development following adoption of the Core Strategy (an example of the letter can be found in Appendix 5 of the SHLAA – suggested sites). Those sites that were confirmed as no longer

being available or where no response was received from the site promoter will not be considered for allocation in the MDD DPD – unless they are reconfirmed during the consultation period on the draft Options for the MDD DPD.

- 2.0.12 Accompanying the letter to all sites promoters was a site guidance note on the ‘implications following the adoption of the Wokingham Borough Core Strategy for suggested sites for development’ – see appendix 6 of the SHLAA – suggested sites. The authority asked whether site promoters wanted to revise the proposal for their site so that it had regard to the adopted Core Strategy. This included the implications arising from the changes in the classification of the borough’s towns and villages through Policy CP9 and the approach to affordable housing (Policy CP5)⁷.
- 2.0.13 Appendix 7 of the Draft SHLAA (April 2011) which accompanies this document provides details on all confirmed sites (outside of SDL boundaries) submitted to the Council (Maps of each site are included within the SHLAA). Sites are listed in parish and town order and are not ranked in any order of preference. The description of the proposed development is that suggested by the developer, landowner or agent. Putting forward a site for consideration by the Council does not imply that they will be allocated for development.
- 2.0.14 Appendix 7 of the Draft SHLAA also provides details on all sites (outside of the SDL boundaries) that were confirmed as no longer being available or where no response was received from the site promoter following the 2010 letter.

Context

- 2.0.15 National Planning Policy Statement 3 (Housing) sets out the national planning policy framework for delivering the Government’s housing objectives. It requires Local Planning Authorities to set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development.
- 2.0.16 The adopted Wokingham Borough Core Strategy sets out the vision for how the Borough will develop in the period to 2026. The key message from the community was that development should be concentrated in a few locations. This would enable the character of the existing residential areas to be protected. The adopted Core Strategy indicates that the approach to residential development in the Borough is to concentrate the majority in four Strategic Development Locations to enable the character of the existing residential areas to be protected and the resulting communities to be high quality and infrastructure rich.
- 2.0.17 The Council’s Core Strategy has demonstrated that there is sufficient suitable, available and achievable land in the Borough to deliver the housing requirement set out in the Core Strategy over the period to 2026, supported by necessary infrastructure and in accordance with the principles of sustainable development. This has been tested and confirmed by an independent planning inspector at the Public Examination in Spring 2009.

⁷ The thresholds for affordable housing in policy CP5 assume that development is viable with the following assumptions - All dwellings built to both Code Level 4 of the Code for Sustainable Homes and “Lifetime Homes” standard.

2.0.18 Policy CP17 (Housing Delivery) indicates that provision will be made for the development of at least 13,230 dwellings. The majority of these dwellings (10,000) will be delivered by four Strategic Development Locations:

- Policy CP18 – Arborfield Garrison SDL (3,500 dwellings)
- Policy CP19 – South of the M4 SDL (2,500 dwellings)
- Policy CP20 – North Wokingham SDL (1,500 dwellings)
- Policy CP21 – South Wokingham SDL (2,500 dwellings)

2.0.19 The authority is developing Masterplan Supplementary Planning Documents (SPD) for these SDL's, along with an overarching Infrastructure Delivery and Contributions SPD.

2.0.20 Core Strategy Policy CP17 also indicates that 1,000 dwellings are to be delivered outside of the SDL's on sites in and adjoining the Borough's towns and villages between 2008 and 2026. The MDD DPD needs to identify sites to ensure 1,000 dwellings are delivered and sites for 500 dwellings in reserve allocations for development post 2026 which could be released earlier if there was a need to maintain supply. Sites for these dwellings will be identified having regard to the vision for the Borough, relative sustainability of the location and other criteria as agreed following the outcome of this consultation.

2.0.21 Core Strategy Policy CP17 indicates that the Council will therefore phase and manage the release of housing sites to ensure both the overall targets of the Core Strategy are met together with maintaining a supply of housing land. The MDD DPD will phase and manage the release of allocated sites to ensure the overall targets for the Plan period are met.

2.0.22 Policy CP9 identifies which towns and villages in the Borough are within major, modest or limited development locations. Policy CP17 indicates the amount of housing to be delivered in from each type of development location and the maximum size of sites in modest and limited locations.

Strategic Housing Land Availability Assessment

2.0.23 The authority in line with Planning Policy Statement 3 (PPS3) (paragraph 54) has produced a Strategic Housing Land Availability Assessment (SHLAA) which fulfils the three requirements listed:

- i) Identify sites with potential for housing;
- ii) Assess their housing potential; and
- iii) Assess when they are likely to be developed

2.0.24 Although all suggested sites for development are examined as part of the SHLAA, only those sites that conform with planning policy will be assessed as being 'available', 'suitable' and 'achievable'. The SHLAA is a background paper for the MDD DPD consultation.

Previous Consultation: Site Allocations DPD Initial Issues and Options

- 2.0.25 The Council was going to produce a Site Allocations DPD and a Development Management DPD but has decided to combine these into a comprehensive single document - the MDD DPD.
- 2.0.26 During August and October 2006 the Council consulted on the Site Allocations Development Plan Document (DPD) Initial Issues and Options. The Council received 3,040 responses to the Consultation, of which 2,600 were in the form of a standard letter from 6 Residents Associations in Wokingham town regarding development around Wokingham which was subsequently confirmed as the North and South Wokingham SDL's through the adopted Core Strategy. As part of this consultation, the Council released information about the sites put forward to it for development in the period to 2026. Since this consultation further sites have been suggested to the authority.
- 2.0.27 Some of the sites consulted upon in the Site Allocations DPD are within the SDL allocated through the Core Strategy, and therefore are not considered further through the MDD DPD. Also released were:
- List of sites suggested to the Council as having potential for development before 2026 and the initial sustainability appraisal of the sites; and
 - background information on potential development limits (settlement boundaries).
- 2.0.28 The consultation emphasised that appraisal of the sites did not mean that the site would be included in the next stage of the preparation of the Sites Allocation DPD.
- 2.0.29 Two workshops were held in October 2006 at Charvil and Shinfield. Invitees to the workshops included environmental groups, minority groups, police, local resident associations, landowners, developers and agents.
- 2.0.30 Local Plan Survey (LPS) 10 (Summary of Responses to the Site Allocations DPD Consultation Initial Issues and Options – December 2006) highlights the key responses to the consultation. It also gives a list of new sites which have come forward as a result of this consultation. The Council produced two further Statements of Consultation:
- LPS10(a): Statement of Consultation to the Site Allocations DPD Consultation Initial Issues and Options on the List of Sites
 - LPS10(b): Statement of Consultation to the Site Allocations DPD Consultation Initial Issues and Options on Green Gaps and Wedges, Green Belt and Development Limits

2.1 ISSUE 1: APPROACH TO ALLOCATING DWELLING NUMBERS REQUIRED

2.1.1 This section looks at how many dwellings the MDD DPD needs to allocate to achieve the Core Strategy target.

Issue 1

2.1.2 Core Strategy Policy CP17 requires 1,000 dwellings to be identified to ensure the housing requirement to the year 2026 is met.

2.1.3 The figures in Policy CP17 regarding housing delivery from sites to be identified through the MDD DPD relate to schemes which are to occur between 1 April 2008 and 31 March 2026.

2.1.4 Between 1 April 2008 and 31 March 2011, planning permission has either been granted or the authority has resolved to approve schemes on sites that were not included in the baseline figures for housing land supply in the Core Strategy.

2.1.5 Therefore these permissions could be discounted from the 1,000 dwelling target to achieve the requirements of Policy CP17. The MDD DPD also has to identify sites for at least 500 dwellings in reserve allocations for development post 2026 which be released earlier if there was a need to maintain supply.

Context

Housing sites already committed

2.1.6 Planning permission for 552 net additional dwellings has been granted on sites since 1 April 2008 to 31 March 2011 (see Appendix 2 for information on the planning permissions). 511 of these net dwellings are within major, modest and limited development locations. 41 of these net additional dwellings are outside of the development locations. The authority will continue monitoring planning permissions so that when it agrees the draft Submission MDD DPD it will contain the most up-to-date information on the net additional dwellings that have been granted on sites since 1 April 2008 and the MDD DPD will identify sites to meet the remaining requirement.

2.1.7 The MDD DPD will also need to identify sites for 500 dwellings in reserve which can be delivered before 2026 if the need arises. Housing sites already committed will not count towards the 500 dwellings in reserve.

2.1.8 The dwellings will be distributed between the three categories of major, modest and limited development locations. The sites will be within the boundaries of the development limits to be set through the MDD DPD. Section 2.2 considers how dwellings could be distributed between the settlements within each category.

Wokingham Town Centre

- 2.1.9 The rejuvenation and improvement of Wokingham Town Centre will mean that it can better meet the needs to residents and prevent decline associated with loss of expenditure following expansion in nearby larger centres (Core Strategy paragraph 4.68). It will also help meet the strategic priorities of the Wokingham Borough Economic Development Strategy (2010-2013).
- 2.1.10 Core Strategy paragraph 4.68 indicates that further information on how the proposals in Wokingham Town Centre will contribute towards Policy CP14 will be set out in the MDD DPD and the Wokingham Town Centre Masterplan SPD (adopted June 2010)⁸.
- 2.1.11 Core Strategy Policy CP14 criterion 4.b) on the Growth and Renaissance of Wokingham Town Centre states that proposals should ensure development cumulatively provides and maintains housing. The provision of housing as part of the proposals for the town centre will help ensure the delivery of the growth and renaissance of Wokingham Town Centre and will reflect Core Strategy Policy CP14.
- 2.1.12 Any residential development as part of the rejuvenation of Wokingham Town Centre will require appropriate avoidance measures to address impacts upon the Thames Basin Heaths Special Protection Area (TBH SPA) as explained in Section 2.7.

Issue 1: Approach to allocating dwelling numbers required – Suggested Option

Our approach is:

To take account of permissions approved between 1 April 2008 up to the time the authority agrees the draft Submission MDD DPD to ensure the authority achieves the 1,000 dwellings requirement of Core Strategy Policy CP17.

Housing delivery from those sites assessed against criteria for site selection and considered suitable for development will be monitored to ensure the housing requirement is achieved. Once the housing requirement is achieved, those sites still to deliver will be then assessed against the policy on non-allocated sites.

Sufficient land for 500 dwellings in reserve will also need to be allocated for development post 2026 which could be released earlier if there was a need to maintain supply.

We consider that this can be achieved by:

- Taking account of the net additional dwellings that have been granted on sites since 1 April 2008 up to the time the authority agrees the draft Submission MDD DPD.
- The SHLAA which indicates that there is sufficient land which is available, suitable and achievable to achieve the requirements of Policy CP17.

Issue 1: Approach to allocating dwelling numbers required – Alternative Option

To not take account of permissions approved between April 2008 up to the time the

⁸ Wokingham Town Centre Masterplan SPD can be viewed at:
<http://www.wokingham.gov.uk/planningcontrol/planning/masterplanning/wokingham-town-centre-redevelopment-update/>

authority agrees the draft Submission MDD DPD and to allocate sufficient land for 1,000 dwellings.

Housing delivery from those sites assessed against criteria for site selection and considered suitable for development will be monitored to ensure the housing requirement is achieved. Once the housing requirement is achieved those sites still to deliver will be then assessed against the policy on non-allocated sites.

Sufficient land for 500 dwellings in reserve will also need to be allocated for development post 2026 which could be released earlier if there was a need to maintain supply.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP9 (Scale and location of development proposals); CP14 (Growth and Renaissance of Wokingham Town Centre); CP17 (Housing delivery)
	Paragraphs 4.68, 4.82

Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3	Housing
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Q. Do you agree the authority should take account of permissions approved between April 2008 and the date of Submission to ensure the authority achieves the 1,000 dwellings requirement of Core Strategy Policy CP17? Yes or No. Please provide any comments that you may have.

2.2 ISSUE 2: DWELLING DISTRIBUTION SPLIT BETWEEN MAJOR, MODEST AND LIMITED DEVELOPMENT LOCATIONS ACROSS THE BOROUGH

2.2.1 This section considers how the housing numbers required should be distributed across the Borough’s settlements.

Issue 2

2.2.2 The Core Strategy (Policy CP17) identifies how the sites identified to meet the housing requirement could be distributed between major, modest and limited development locations. The Core Strategy (at paragraph 4.79) does however provide flexibility to alter the distribution stated in Policy CP17 through the MDD DPD. It is also necessary to consider how the reserve housing sites should be distributed around the Borough and the size of the sites.

Context

2.2.3 The Core Strategy divides each of the Borough’s settlements into one of three categories (Core Strategy Policy CP9 and paragraph 4.52) of major, modest and limited development locations on the basis of sustainability:

- A) **Major development locations:** those with the greatest range of facilities and services which also allow residents the greatest choice in modes to access them. It is within the development limits of these settlements where major development (including urban extensions within these limits) would be acceptable;
- B) **Modest development locations:** are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas e.g. Bracknell, Crowthorne and Reading. It is within the development limits of these settlements where modest development would be acceptable;
- C) **Limited development locations:** those containing a basic range of services and facilities and are physically and socially cohesive. Within the development limits of these settlements, limited development would be acceptable.

2.2.4 Policy CP17 indicates how the housing requirement could be distributed between the three categories. **Table 2.1** below shows the distribution:

Table 2.1: Policy CP17 distribution of the 1,000 dwellings

Settlement categories	Policy CP17 split of 1,000 dwellings	Percentage equivalent (%)
Major Development Locations	550	55
Modest Development Locations	350	35
Minor Development Locations	100	10

- 2.2.5 Core Strategy paragraph 4.80 states that further guidance on the acceptable scale of development by settlement will be provided in the Managing Development Delivery DPD having regard to the approach of this policy, the vision for the Borough and the availability and deliverability of housing land.
- 2.2.6 Table 2.2 below details the towns or villages within each category, the distribution of the 1,000 dwellings between these categories, the number of approvals in each category between 1 April 2008 and March 2011 and the residual requirement to achieve Policy CP17.
- 2.2.7 The Government's SHLAA Guidance (paragraphs 8 and 25) recognises that the recent pattern of development could be relevant in looking at the future strategy.
- 2.2.8 In the Core Strategy, table 4.3 summarises the information in Appendix 3 on the distribution of dwelling completions between 2001 and 2008. The split between major, modest and limited location is based upon the share of completions achieved in these categories in 2001-2008 (Core Strategy paragraph 4.79). Core Strategy paragraph 4.82 indicates that the Council would consider the scope for extension to major development locations before assessing ones for modest development locations and finally limited development locations.
- 2.2.9 Taking the percentage distribution between the 3 categories (Major – 55%; Modest – 35%; Limited – 10%) and the residual target required to achieve Policy CP17. Table 2.2 therefore illustrates a potential re-distribution of the residual target in line with the original percentage split. The authority could distribute reserve sites in the same distribution as the housing requirement set out in Core Strategy Policy CP17.
- 2.2.10 Paragraph 4.53 of the Core Strategy indicates that a number of modest development locations will be re-classified as major development locations between 2008 and 2026⁹. Since the timetable for the improvements detailed in this paragraph has not been agreed with the authority, the Council through the MDD DPD envisages that any sites allocated in settlements scheduled for re-classification will be included in the modest category.

Table 2.2 – Distribution of the 1,000 dwellings between the 3 categories

Development Location category	Settlements	CP17 requirement	New approvals Apr 08 – Mar 11	Residual requirement to achieve policy CP17	Re-distributed target based upon table 2.1 % split
Major	Earley, Green Park, Shinfield (N of M4), Twyford, Winnersh, Wokingham and Woodley	550	429	122	269
Modest	Arborfield Garrison,	350	53	297	171

⁹ These are Arborfield Garrison, Shinfield, Spencers Wood and Three Mile Cross.

Development Location category	Settlements	CP17 requirement	New approvals Apr 08 – Mar 11	Residual requirement to achieve policy CP17	Re-distributed target based upon table 2.1 % split
	Pinewood (Crowthorne), Finchampstead North, Ruscombe, Shinfield, Spencers Wood, Three Mile Cross and Wargrave				
Limited	Arborfield Cross, Barkham Hill, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.	100	30	70	49
Total		1,000	511	489	489

Table 2.3 – Distribution of the 500 reserve dwellings between the 3 categories

Development Location category	Settlements	Reserve Housing Distribution
Major	Earley, Green Park, Shinfield (N of M4), Twyford, Winnersh, Wokingham and Woodley	275
Modest	Arborfield Garrison, Pinewood (Crowthorne), Finchampstead North, Ruscombe, Shinfield, Spencers Wood, Three Mile Cross and Wargrave	175
Limited	Arborfield Cross, Barkham Hill, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.	50
Total		500

Issue 2: Dwelling distribution split between major, modest and limited development locations across the Borough – Suggested Option

Our approach is:

To continue with the distribution split between major, modest and limited development locations indicated in Core Strategy Policy CP17 to achieve the housing requirement.

Distribute reserve sites in the same percentage split as the housing requirement required under Core Strategy Policy CP17 (see Table 2.3 above).

We consider that this can be achieved by:

- Taking account of the net additional dwellings that have been granted on sites since 1 April 2008.

Issue 2: Dwelling distribution split between major, modest and limited development locations across the Borough – Alternative Option
Use the flexibility within Core Strategy paragraph 4.79 and 4.82 to vary the distribution split between major, modest and limited development locations (including for reserve sites) indicated in Core Strategy Policy CP17.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP9 (Scale and location of development proposals); CP17 (Housing delivery). Paragraph 4.79 and 4.82.
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3	Housing
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2.3 ISSUE 3: SIZE OF DWELLING SITES TO BE ALLOCATED

- 2.3.1 So far, this chapter has discussed:
- How many dwellings the MDD DPD needs to allocate.
 - How the dwellings should be distributed across the Borough’s settlements.

2.3.2 The next issue looks at what variety of site sizes should be allocated across the Borough.

Issue 3

2.3.3 The authority must allocate sites to achieve the requirement of Core Strategy Policy CP17 but the sites must also reflect other policy objectives and the Core Strategy vision. The Core Strategy (at Policy CP17) stipulates maximum site sizes for certain categories of development locations in the Borough, to which the MDD DPD must accord.

2.3.4 The MDD DPD must also consider the site sizes for reserve allocations.

Context

2.3.5 Core Strategy Policy CP17 indicates that individual sites in modest and limited development locations cannot exceed 100 and 25 dwellings respectively. There is no maximum site size in major development locations.

2.3.6 PPS3 (paragraph 10) highlights the importance of delivering high quality housing in suitable locations to meet household needs in both urban and rural areas. It continues at paragraph 38 to recognise that villages as well as towns may need housing in order to sustain local services and facilities in addition to provide homes close to people’s work. This is consistent with paragraph 3.12

of the Core Strategy vision. In order to achieve homes in every settlement, this would imply numerous smaller sites rather than a few large ones.

- 2.3.7 The introduction of the 5 dwellings or 0.16 ha site area thresholds, through Core Strategy Policy CP5 for the provision of affordable housing enables the delivery of homes to meet need, particularly in limited development locations (Core Strategy paragraph 4.32). The affordable housing threshold enables the authority to consider allocating numerous sites for at least 5 dwellings in order to achieve the vision and targets of the Core Strategy.

Reserve Housing Sites

- 2.3.8 Reserve sites could be released before 2026 if there was a need to maintain a supply. Reserve sites should be able to be released and developed within around 2-3 years to ensure they make a useful contribution towards maintaining a housing land supply.
- 2.3.9 Taking account of the comments from the SHLAA workshop¹⁰, the Council would expect reserve sites accommodating no more than 50 dwellings (25 in limited development locations). Such sites could be released and developed within around 2-3 years.

Issue 3: Size of dwelling sites to be allocated – Suggested Option
<p>Our approach is:</p> <p>Sites to be identified to achieve the housing requirement of Policy CP17 (taking account of responses to issue 2)</p> <p>To allocate sufficient sites that could appropriately accommodate:</p> <ul style="list-style-type: none"> • Between 5 and 25 dwellings in limited development locations; • Between 5 and 100 dwellings in modest development locations; and • At least 5 dwellings in major development locations. The maximum site size must reflect the character and sustainability of the area. <p><u>Reserve sites</u></p> <p>To allocate sufficient reserve sites that could appropriately accommodate:</p> <ul style="list-style-type: none"> • Between 5 and 25 dwellings in limited development locations; • Between 5 and 50 dwellings in both modest and major development locations.
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Site sizes reflect the character of the area and accord with the updated Borough Design Guide SPD. • Ensuring the minimum site size is 5 dwellings (affordable housing threshold in Core Strategy Policy CP5). • Allocating reserves of less than 50 dwellings in size to ensure their release and development is within around 2-3 years. • In accordance with Core Strategy Policy CP4, where improvements are required by the development, the planning obligations (through Section 106 or CIL) or condition will ensure that they are provided at the appropriate time to

¹⁰ SHLAA workshop took place on 23rd September 2008 (LPS14)

- ensure the proper planning of the area.
- Sites between 1 and 4 dwellings will not be allocated. Planning applications submitted to the Council for these size of schemes will be assessed on a site-by-site basis – see Issue 6: Approach to determining non-allocated dwelling sites.

Issue 3: Size of dwelling sites to be allocated – Alternative Option

Sites to be identified to achieve the housing requirement of Policy CP17 and Reserve Sites.

To allocate sufficient sites that could appropriately accommodate:

Between 5 and 25 dwellings in limited development locations;
 Between 5 and 50 dwellings in both modest and major development locations.

This approach will not allocate sites above 50 dwellings. It will require more sites to be allocated than the suggested option.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP4 (Infrastructure Requirements); Policy CP5 (Housing mix, density and affordability); Policy CP9 (Scale and location of development proposals); CP17 (Housing delivery). Paragraph 4.24, 4.25, 4.79, 4.82
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3	Housing
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2.4 ISSUE 4: CRITERIA FOR SELECTING DWELLING SITES FOR ALLOCATION

2.4.1 So far, this chapter has considered:

- How many dwellings the MDD DPD needs to allocate.
- How the dwellings should be distributed across the Borough's settlements.
- What variety of site sizes should be allocated across the Borough.

2.4.2 The next issue looks at what criteria should be used to select the dwelling sites for allocation.

Issue 4

2.4.3 Sites identified to meet the housing requirement should have regard to a range of criteria including character, sustainability and suitability of land for development. The Council is therefore seeking views on what criteria should be used in choosing which suggested sites to allocate for development in the MDD DPD, which also accord with the policy objectives and the Core Strategy.

Context

2.4.4 PPS3 highlights the importance of considering the sustainability of different locations which is achieved through the classification in policy CP9 (major/modest/ limited development locations). However, it is important to consider the implications of the advice in PPS3 (paragraph 38) of delivering housing in settlements to enhance or maintain sustainability. PPS3 paragraph 38 requires Local Planning Authorities to set out the criteria to be used for allocating sites.

2.4.5 In considering which sites are to be identified, in addition to the approach of the Core Strategy, Government guidance is clear that the authority needs to be certain that they can be delivered. Furthermore, in line with the Core Strategy, the Council will choose sites reflecting the approach of the document, including proximity to services and facilities, contributing towards achievement of sustainable development and impact upon the character of the area.

2.4.6 Core Strategy paragraph 4.79 indicates that the following approach will be followed by the authority in selecting which sites should be allocated for development:

- a) The locational and other policies of the Core Strategy (including CP9);
- b) National and regional policy;
- c) The results of the Sustainability Appraisal/Strategic Environmental Assessment;
- d) The results of the Strategic Housing Land Availability Assessment (SHLAA);
- e) The provision of necessary infrastructure at an appropriate time;
- f) Delivery of necessary measures to avoid impacts upon Thames Basin Heaths Special Protection Area (see Issue 7 in Section 2.7);

g) Any other factors that could affect their delivery.

2.4.7 In assessing the suitability of sites for residential development through the SHLAA, the Council has produced a list of criteria against which it would assess all the suggested sites (see paragraph 9.2 of the SHLAA). Since the Council has applied these criteria in assessing the suitability of sites for development through the SHLAA, it is appropriate to consider whether they could be included within the approach for selecting land for allocation within the MDD DPD.

2.4.8 At the SHLAA workshop in September 2008 (reported in LPS14), the following were the conclusions:

- a) The authority should have regard to the character and sustainability of each settlement in considering how many dwellings should be allocated. It was important to have regard to the overall approach of the Core Strategy, especially whether it was appropriate to identify housing sites in those settlements with a Strategic Development Location.
- b) To support facilities and services in each community and to prevent any gradual decline¹¹, it is necessary to consider identification of at least one site in each settlement. However, the size of any potential site(s) needs to have regard to the past ability of the place to assimilate additional residents. The most sustainable areas may be able to take more development.
- c) The Council should not arbitrarily phase the release of sites and instead let the market decide. With regard to reserve sites, these should be small enough that all completions (in a normal market) could occur with a year i.e. a maximum of 50 homes.

2.4.9 Table 2.4 summarises the criteria in paragraph 9.2 of the SHLAA and assesses them against the requirements of paragraph 4.79 of the Core Strategy and other relevant factors. Some additional criteria have been added into Table 2.4 which does not feature in the SHLAA but which reflect the vision for the Borough and the Core Strategy approach.

2.4.10 Appendix 3 provides a summary (maps are bound separately) of the constraints to development around each of the Borough's towns and villages together with the location of public transport, schools, shops and employment facilities. Maps 1.1-1.72 of each of the towns and villages (as listed in policy CP9 of the Core Strategy) illustrate where the constraints i.e. floodplain and facilities are located. Taking account of this background information, it is necessary to assess how and where the land to be allocated to achieve the requirements Core Strategy Policy CP17 is to be delivered.

Other assessments

Sustainability Appraisal/ Strategic Environment Assessment

2.4.11 The suitability of sites for development have also been assessed through the accompanying Sustainability Appraisal (SA) (incorporating a Strategic Environmental Assessment (SEA)) of the Sites Suggested for potential allocation through the MDD DPD.

¹¹ Reflects PPS3, paragraph 38, 7th bullet

2.4.12 Local Planning Authorities must undertake a SA, incorporating the requirements for a SEA, throughout the preparation of a DPD. The sites submitted for consideration have been appraised against the Council's approved 22 sustainability objectives (Core Strategy paragraph 2.65 explains how these were derived). Sites have been appraised for their short, medium and long term effects.

Appropriate Assessment

2.4.13 Where a plan is likely to generate significant effects upon a site designated under either the Birds or Habitats Directive of the European Commission, the authority then must produce an Appropriate Assessment to indicate if and how the impacts can be avoided. The Council can only agree to the plan if the significant effects that arise from the plan can be avoided.

2.4.14 For Wokingham Borough, the delivery of some types of residential development around the Thames Basin Heaths Special Protection Area (SPA) (designated under The Birds Directive) could affect the breeding success of the three bird species for which the site was designated. The Council through the accompanying Habitats Regulations Assessment (including an Appropriate Assessment) examines how development can be delivered in the Borough whilst avoiding the likely significant effects upon the relevant birds within the SPA.

Ranking sites

2.4.15 As the Core Strategy sets the parameters of where and how much residential development can be accommodated in the Borough's towns and villages, this means that the authority cannot strictly apply the criteria in table 2.5 to rank the sites on a Borough wide basis. Instead, the ranking must be undertaken according to which settlement classification group the site would fall. This means that all sites in and around the limited development locations would be compared against each other.

Table 2.4 – Proposed criteria for selecting sites for residential development

Criteria for selecting site	Link to approach in Core Strategy	Link to National or Regional policy	Link to other criteria in Core Strategy paragraph 4.79	Link to existing WDLP policy, Reference to other Wokingham BC SPD's, strategies or evidence
Proposed use and needs of occupants	CP2	PPS1, PPS3	4.15, 4.16	Housing Strategy 2010-2013
Proximity of the site, by road, to the following existing and/or proposed: a. GP surgery b. library, community centre or school offering extended learning opportunities c. primary school (designated area/ catchment) d. secondary school (designated area/ catchment) e. town centre or district centre f. Other shopping facilities i.e. local centre g. public open space or leisure centre/built recreation h. railway station/bus stop on good transport service i. employment area	CP1(10), CP3(b), CP6(b)	PPS1, PPS3, PPG13 & PPG17 SEP SP3, T1, S1		
With regard to proximity to primary and secondary school (and any others e.g. GP), could the facility accommodate the	CP4	SEP CC7	Criterion e	

Criteria for selecting site	Link to approach in Core Strategy	Link to National or Regional policy	Link to other criteria in Core Strategy paragraph 4.79	Link to existing WDLP policy, Reference to other Wokingham BC SPD's, strategies or evidence
additional pupils (either within existing or expanded facility)				
Minimal use of high quality agricultural land (grade 1 or 2)	CP1(7)	PPS7		
Minimise impact on areas of settlement separation	CP11, CP18-21			
Minimise impact on landscape (i.e. within Special Landscape Areas, Sites of Urban Landscape Value, River Corridor and Valley).	CP1(1), CP3(c)	PPS1 SEP CC1(ii), CC6(i), C4, C7		WDLP (policies WLL2, WLL3, WLL5, WBE4 & WBE6)
Minimise impact on Areas of Special Character	CP1 (1), CP3 (c)	PPS1		WHE3
Ability to mitigate impacts on Thames Basin Heaths SPA	CP8	PPS9 SEP NRM6 Conservation of Species and Habitats Regulations 2010	Criteria C & F	
Is site within Green Belt?	CP12	PPG2 SEP SP5		
Does site contain protected mineral deposits (including preferred areas)?	CP1(5)	MPS1 (paragraphs 9 & 13) SEP CC1(i), M5		Minerals Local Plan for Berkshire
Which flood zone is the site located within (preferably within Flood zone 1)? Is the site affected by any other form of flood risk (e.g. surface water, ground water)?	CP1(9)	PPS25 (Annex D) SEP CC2, NRM1, NRM4 Flood Risk Regulations 2009, Flood and Water Management Act 2010	Criterion C	Sustainable Design and Construction SPD (Sustainability Issue 5). Strategic Flood Risk Assessment and Preliminary

Criteria for selecting site	Link to approach in Core Strategy	Link to National or Regional policy	Link to other criteria in Core Strategy paragraph 4.79	Link to existing WDLP policy, Reference to other Wokingham BC SPD's, strategies or evidence
				Flood Risk Assessment. Flooding and Sustainable Planning Task and Finish Group: Report and Recommendations
Site contains high voltage power lines or oil pipeline	CP1(10)	SEP CC1(iv)		
Site is not accessible directly off existing road network	CP6 (e-g)			
Site is likely to contain contaminated land (e.g. industrial past)	CP1(2)	PPS23	Criterion C	
Proximity of site to nationally designated wildlife site e.g. SSSI, NNR	CP3(c & d) & CP7	PPS9 SEP CC2, CC6, NRM5, NRM6 & NRM7	Criterion C	
Site contains Heritage/ Archaeology or national/ local Historic Parks & Gardens	CP3(c)	PPS5 SEP BE6		WDLP (Policies WHE4, WHE10 & WHE12)
Site contains or adjoins a Listed Building	CP3(c)	PPS5 SEP BE6		
Site contains Ancient Woodland	CP3(c)	PPS9 SEP NRM7	Criterion C	
Site contains habitat of a Biodiversity Action Plan priority species	CP3(c)	PPS9 SEP CC1(ii)	Criterion C	Wokingham District Biodiversity Action Plan 2003-12
Site is important for wildlife (Local Wildlife Site/ wildlife corridor)	CP7	PPS9 SEP NRM5	Criterion C	WDLP (Policies WNC5 & WNC7)

Criteria for selecting site	Link to approach in Core Strategy	Link to National or Regional policy	Link to other criteria in Core Strategy paragraph 4.79	Link to existing WDLP policy, Reference to other Wokingham BC SPD's, strategies or evidence
Site is within Air Quality Management Area	CP1(8)	PPS23 SEP NRM9, CC1		Wokingham District Air Quality Management Order 2004
Impact on highway network (transport modelling for schemes over a certain size)	CP6, CP10	PPG13		Wokingham Borough Council: Protocol for use of the Wokingham Transport Models by Developers (2010) ¹²
Site adjoins noisy activity e.g. M4 motorway, railways, wind turbines.	CP1(8)	PPS24(annex 1) SEP NRM10		
Site adjoins site with unsocial working hours or where use would be incompatible.	CP3(a)	SEP NRM10		
Site is within pollution hazard consultation zone	CP1(2) & (8)	PPS23		
Site has Tree Preservation Orders covering at least 25% of site	CP1(1)			WDLP (Policy WBE5)
Site is within Detailed Emergency Planning Zone for AWE Burghfield	CP1(10)	The Radiation (Emergency Preparedness and Public Information) Regulations 2001 SEP CC1 (iv)		

¹² 'The Wokingham Borough Council: Protocol for use of the Wokingham Transport Model for Developers (2010)' can be viewed at <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/ldf/wokingham-transport-model/transport-model-protocol/>

Criteria for selecting site	Link to approach in Core Strategy	Link to National or Regional policy	Link to other criteria in Core Strategy paragraph 4.79	Link to existing WDLP policy, Reference to other Wokingham BC SPD's, strategies or evidence
Is the site available for development ¹³		PPS3	Site would be included within SHLAA Criteria D & G	
Local Authority border issues? E.g. development proposals in neighbouring Borough/ districts that adjoin/ are close to the Wokingham Borough boundary.	Paragraphs 2.4-2.13 and Appendix 5.	SEP T8		
Can the site address the cumulative impacts on infrastructure? (with existing and proposed allocations)	CP4, CP6			

¹³ Includes assessment of site against approach of Core Strategy including delivery of affordable housing and appropriate contributions (through Section 106 or the Community Infrastructure Levy) towards infrastructure improvements.

Issue 4: Criteria for selecting dwelling sites for allocation – Suggested Option

Our approach is:

Assess the sites suggested to the Council against the criteria in Table 2.5.

We consider that this can be achieved by:

- Allocating sites that best reflect the criteria in Table 2.5.
- Selecting the most sustainable sites (not already selected) as reserve locations.
- Ranking to be undertaken according to whether the site is within major, modest or limited development location.

Issue 4: Criteria for selecting dwelling sites for allocation – Alternative Option

The Council considers there is no alternative.

This is because national planning guidance (PPS3) requires the authority to set out criteria to be used for allocating sites.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 (General Principles for Development); Policy CP9 (Scale and Locations of Development Proposals); CP14 (Growth and Renaissance of Wokingham Town Centre); CP17 (Housing Delivery). Paragraphs 4.53, 4.68, 4.78, 4.79, 4.80, 4.82
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3	Housing
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Q. Should any criterion be added or deleted? Yes or no? If yes, please provide further information:

Q. Should the authority select the sites best reflecting the criteria, even if this results in all or several new allocations being within or adjoining the same settlements and none in several of the others? Yes or no?

Q. The suggested approach to identifying reserve housing sites is to select the most sustainable sites (not already selected) as reserve locations. Are you aware of any other approach? Yes or no. If yes, please provide further information.

2.5 ISSUE 5: WOKINGHAM DISTRICT LOCAL PLAN ALLOCATED HOUSING SITES (OUTSIDE OF SDL'S) TO BE CARRIED FORWARD INTO MDD DPD

Issue 5

- 2.5.1 Some of the sites allocated within the WDLP have not been developed. These will be carried forward into the MDD DPD subject to their availability.
- 2.5.2 Those sites that are critical to the delivery of new essential infrastructure will be carried forward into the MDD DPD.

Context

- 2.5.3 Stage 7a of the government's SHLAA guidance¹⁴ at paragraph 38 states that sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability. The Council considers that there has been no change in the circumstances that would affect the suitability of the sites.
- 2.5.4 The WDLP at policies WH3, WH4 and WH5 allocated identified housing sites, reserve housing sites and long-term reserve sites.
- 2.5.5 Table 2.5 below provides information on the current status of the WDLP allocated sites as at March 2011. It identifies that some of the reserve and long term reserve housing sites now form part of the Core Strategy SDL's. Further information on some of these sites and whether they have been suggested to the authority through the LDF process can be found within Appendix 1 of the SHLAA.

Table 2.5: Status at April 2011 of the WDLP allocated sites

Saved WDLP Policy WH3: Housing Development – Identified Sites

WDLP Site Reference	WDLP Site Location and Description	Development complete?
PEA05	Land at Marsh Farm, Lower Earley – 149 dwellings	Complete
PSH55	Land at Lane End Farm, Cutbush Lane, Shinfield – 164 dwellings	Complete
PSH16	Land at the Old Gravel Pits, Shinfield – 45 dwellings	No development has taken place. Planning permission has lapsed. Outside of South of the M4 SDL.
PSH54	Land at the Manor, Brookers Hill, Shinfield – 80 dwellings	Complete
PSH52	Land east of Beach Hill Road, Spencers Wood – 120 dwellings	Complete

¹⁴ Communities and Local Government SHLAA Practice Guidance (2007). This can be viewed at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267.pdf>

WDLP Site Reference	WDLP Site Location and Description	Development complete?
PWI17	Former GMU Depot, Watmore Lane, Winnersh – 12 dwellings	No development has taken place. Site does not have planning permission.
PWI13	Land at Chatsworth Avenue, Winnersh – 209 dwellings	Complete
PWI31	Land at Hatch Farm Dairies, Winnersh – 400 dwellings	Outline planning application for 433 dwellings submitted and decision is currently pending
PWK20	Easthampstead Road Car Park, Easthampstead Road, Wokingham	No development has taken place. Planning permission has lapsed.
PWK26	Land at Dowles Green, Keephatch Road, Wokingham – 40 dwellings	Complete
PWK42	Land at Wokingham Cricket Club, Wellington Road, Wokingham – 80 dwellings	No development has taken place. Site has reserved matters planning permission for 124 dwellings
PWK62	Land at Dowles Green Farm, Keephatch Road, Wokingham – 110 dwellings	Complete

Saved WDLP Policy WH4: Housing Development – Reserve Sites

WDLP Site Reference	WDLP Site Location and Description	Development complete?
PWI39	Land off Poplar Lane, Winnersh – 45 dwellings	No development has taken place. Site has planning permission for 42 dwellings
PWK31	Land adjacent to Plough Farm, Plough Lane, Wokingham – 30 dwellings.	No development has taken place. Site does not have planning permission. Site is within the North Wokingham SDL.
PWK63	Land at Plough Lane, Wokingham – 150 dwellings	Planning permission granted. Development in progress. Site is within the North Wokingham SDL.
PWY01	Land at Sandford Farm, Woodley – 384 dwellings	No development has taken place. Site has outline planning permission for 492 dwellings.

Saved WDLP Policy WH5: Housing Development – Long Term Reserve Sites

WDLP Site Reference	WDLP Site Location and Description	Development complete?
PWT11	Land at the junction of Hatch Ride and Old Wokingham Road, Pinewood (Crowthorne) – 70 dwellings	No development has taken place. Site does not have planning permission.
PSH33	Land North of Hyde End Road, Spencers	No development has taken

WDLP Site Reference	WDLP Site Location and Description	Development complete?
	Wood – 270 dwellings	place. Site does not have planning permission. Site is within the South of the M4 SDL.
PSH35	Land north of Grazeley Road, Three Mile Cross – 270 dwellings	No development has taken place. Site has outline planning permission for 272 dwellings. Site is within the South of the M4 SDL.
PSH48	Land east of Basingstoke Road, Spencers Wood – 100 dwellings	No development has taken place. Site does not have planning permission. Site is within the South of the M4 SDL.
PWY01	Land at Sandford Farm, Woodley – 384 dwellings (same site as Reserve Site listed in Saved WDLP Policy WH4).	No development has taken place. Site has outline planning permission for 492 dwellings.

Issue 5: WDLP Allocated Housing Sites – Suggested Option

Our approach is:

Carry forward:

- All WDLP allocated sites (outside of SDL's) that have not yet come forward together with any associated requirements such as Policy WR4 (Increasing existing public open space provision) and Policy WIC9 – Primary school provision, south-west Winnersh.

The boundary for primary school provision (south-west Winnersh) and public open space provision as set by the WDLP, will be carried forward into the MDD DPD. Map 1.73 shows the boundary.

We consider that this can be achieved by:

- Carrying forward sites, in Saved WDLP Policies WH3-5, that have not yet come forward

Issue 5: WDLP Allocated Housing Sites – Alternative Option

The Council considers there is no alternative.

The Council considers there is no alternative as national planning guidance (PPS3) requires already allocated sites be reassessed.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP2 (Inclusive Communities); Policy CP3 (General Principles for Development); Policy CP6 (Managing Travel Demand); Policy CP17 (Housing Delivery).
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Relevant Wokingham District Local Plan Saved Policies

Policy WH3	Housing Development – Identified Sites
Policy WH4	Housing Development – Reserve Sites
Policy WH5	Housing Development – Long Term Reserve Sites
Policy WR4	Increasing existing public open space provision
Policy WIC9	Primary School Provision, south-west Winnersh

National Policy Linkage

PPS1	Delivering Sustainable Development
PPS3	Housing
Communities and Local Government SHLAA Practice Guidance (2007)	

2.6 ISSUE 6: APPROACH TO DETERMINING NON-ALLOCATED DWELLING SITES

2.6.1 The earlier sections of this Chapter detailed the options available to the Council for selecting sites to meet the requirements set through the Core Strategy. Within development limits (see Chapter 3) there is a presumption for development whereas in areas of countryside (outside of development limits) there is a presumption against development. This section considers what approach should be taken by the Council in determining planning applications for dwellings on sites which have not been allocated for such schemes

Issue 6

2.6.2 The overall vision of the Core Strategy is to deliver high quality infrastructure rich development in a limited number of locations. This is necessary to ensure that additional residential development only occurs on sites that are compatible with the spatial vision for the Borough which include protecting the character of the Borough. Proposals for residential development outside of development limits will be refused unless they accord with the Core Strategy policy CP11.

2.6.3 The approach of the Core Strategy and MDD DPD is to identify sufficient sites (from those listed through the SHLAA) to achieve the overall housing requirement of the Borough from 2006 to 2026. The Core Strategy anticipates minimal if any development on non-allocated sites.

2.6.4 Nevertheless, it is anticipated that planning applications on non-allocated sites (such as new dwellings on back garden land) will still continue to be submitted to the authority within the plan period. These sites are often referred to as windfall sites and will be determined through the normal planning process. These sites will be rigorously assessed to ensure that they do not undermine the spatial vision for the Borough or the approach of the Core Strategy.

2.6.5 Changes to PPS3 regarding density and removing gardens from the definition of brownfield land now provides the opportunity for the Borough Council to develop policies to reflect the approach of the Core Strategy which requires new residential development to ensure that the character of the Borough is maintained and enhanced. This approach to development should have regard to and reflect the long standing character of the area – see Issue 16 which discusses housing density in more detail.

2.6.6 The Council does not consider it necessary to seek views on whether the intention to restrict delivery of dwellings on non-allocated sites is appropriate as this reflects the approach of the Core Strategy. However, the MDD DPD needs to include further policy for the determining non-allocated dwelling site applications, in particular on sites that meet specific needs.

Context

2.6.7 PPS3 (paragraph 70) indicates that where authorities have an up-to-date supply of deliverable sites to maintain the five year supply (as currently exists

in Wokingham Borough), they will need to consider if approving proposals on non-allocated sites for additional residential development would undermine their policy objectives.

2.6.8 The Council anticipates minimal if any residential development on non-allocated sites and consequently have not been included as a source of supply of Core Strategy Table 4.2 (Summary of housing land supply by phasing period). Core Strategy (paragraph 4.82) indicates that development on non-allocated sites will be rigorously assessed against national and local policies (CP1 and CP3) on compatibility with the character of the area and the need for development to be of high quality (Core Strategy paragraph 4.82).

2.6.9 Paragraph 3.20 of the Core Strategy emphasises the importance of ensuring residential development is consistent with the vision of the document, which reflects the advice in paragraph 69 of PPS3. This approach follows on from the statement in paragraph 3.7 of the Core Strategy regarding development proposals must respect the character and build upon the attractiveness and features of the area thereby ensuring the sense of place is retained.

2.6.10 The Council's SHLAA indicates that the authority is able to demonstrate that at least a 5 year supply of housing land is available.

Residential development on back garden land

2.6.11 Changes to PPS3 in June 2010 removed private residential gardens from the definition of previously developed land (PDL) and provided the context for local authorities to introduce specific policies for assessing proposals for developing garden sites.

2.6.12 The Planning Inspectorate (2010) has indicated that *"in the absence of a definition, it will be for the decision maker to determine what constitutes private residential gardens."*¹⁵

2.6.13 The June 2010 update to PPS3 also removed the minimum housing density of 30 dwellings per hectare (dph).

Issue 6: Approach to residential development on non-allocated sites - Suggested Option

Our approach is:

To rigorously assess proposals for additional new dwellings on non-allocated sites on a site by site basis against local and national policies on compatibility with the character of the area, the need for development to be of high quality and whether the proposal meets specific needs.

Planning applications for new dwellings on sites over 0.16 Ha¹⁶ must demonstrate how the site accords with the criteria in Table 2.4 and how its development will not undermine the Core Strategy Spatial Vision.

¹⁵ "Advice produced by the Planning Inspectorate for use by its Inspectors – PPS3: Removal of garden land from definition of previously developed land and removal of indicative minimum density". http://www.planningportal.gov.uk/uploads/pins/advice_for_inspectors/pss3_revision_on_garden_land.pdf

Subject to national policy the Council will define what constitutes private residential gardens.

We consider that this can be achieved by:

- Assessing proposals against the Development Plan as a whole, including the Core Strategy (e.g. Policy CP11 (7)) affordable housing on rural exception sites), updated Borough Design Guide SPD (including the Village and Parish Design Statements) and the Sustainable Design and Construction SPD.
- Ensuring the character approach will not be led by developments which have not reflected the long standing character of the area.

Issue 6: Approach to residential development on non-allocated sites – Alternative Option

To rigorously assess proposals for new dwellings on non-allocated sites on a site by site basis against local and national policies on compatibility with the character of the area and the need for development to be of high quality and whether the proposals meets specific needs.

Include a list of criteria/ circumstances where residential development proposals could be permitted on non-allocated sites

Subject to national policy the Council will define what constitutes private residential gardens.

This approach would be unlikely to include criteria for every eventuality/ circumstance.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP9 (Scale and location of development proposals); Policy CP17 (Housing Delivery). Paragraph 3.7, 3.20, 4.82. Table 4.2.
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3	Housing
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- Q.** Do you have any comments on specific criteria for assessing whether a residential proposal on a non-allocated site should be allowed? Yes or no? If yes, please provide further information.
- Q.** Should the approach to residential schemes on non-allocated sites vary depending upon the type of accommodation proposed? Yes or no?

¹⁶ Sites under 0.16 Ha will not be assessed for allocation. Sites under 0.16 Ha do not require affordable housing (see Core Strategy Policy CP5 and paragraph 2.3.8 of this document). Sites of 0.16ha tend to be for 1 to 4 dwellings.

2.7 ISSUE 7: APPROACH TO AVOIDING IMPACTS OF DEVELOPMENT (PRIMARILY RESIDENTIAL) UPON THE THAMES BASIN HEATHS SPECIAL PROTECTION AREA

Issue 7

- 2.7.1 The Council to comply with national and international law has to ensure any development allowed within the Borough does not harm the recognised European wildlife interests within the wider area. Of particular importance is the need to assess how some forms of residential development within 5 and 7km of the Thames Basin Heaths Special Protection Area (the SPA) can be delivered whilst ensuring the continued breeding success of the three bird species¹⁷ for which the site was designated. The breeding success of the birds is affected by recreational disturbance from people walking (especially with dogs) on the SPA resulting in birds flying from their nests. This allows predators to identify sites where juvenile birds will be.
- 2.7.2 The delivery of new homes on sites within 5 and 7km of the SPA could lead to an increase in the population of the area and consequently additional disturbance to the breeding success of the birds. Natural England has advised the Council (along with the other ten local authorities surrounding the SPA) that the provision of appropriate avoidance measures (new/enhanced areas of informal open space – termed SANG (Suitable Alternative Natural Greenspace) together with contributions towards pan-SPA visitor access management and monitoring) would address the recreational disturbance issue.¹⁸
- 2.7.3 The Council in considering the suitability of sites within 5 and 7km of the SPA needs to assess whether the necessary avoidance measures can be delivered in line with Natural England's advice.

Context

- 2.7.4 Taking account of this issue, Table 2.5 of this Chapter therefore recognises that one of the criteria for assessing the suitability of land for residential development is the availability of the necessary avoidance measures. The approach to avoidance measures is detailed in policy CP8 of the Core Strategy, but primarily involves the following two measures:
1. On sites within 5km of the Special Protection Area, a combination of Areas of Suitable Alternative Natural Greenspace (SANG) (at a minimum rate of 8ha/1,000 new residents) together with contributions towards pan SPA strategic access management & monitoring¹⁹.

¹⁷ Dartford Warbler, Nightjar and Woodlark which breed from early February to late August

¹⁸ The issue and the appropriate avoidance measures are explained in further detail in the accompanying Habitat Regulations Assessment of the MDD DPD.

¹⁹ Paragraph 4.44 of the Core Strategy recognises that additional residential development is unlikely to be acceptable on sites within 400m of the SPA due to the difficulties of delivering effective avoidance measures.

2. On sites between 5 and 7km of the SPA (where 50 or more dwellings are proposed), the provision of SANG at a much lower rate (depending upon location either 1.73 (Shinfield Parish) or 2.16 ha (elsewhere)/1,000 population) together with contributions towards strategic monitoring.²⁰

2.7.5 In both instances, an average household size of 2.4 persons per dwelling should be assumed.

2.7.6 Whilst paragraph 4.46 of the Core Strategy indicated that the authority was looking to deliver a SANG at Simons Wood, Wellingtonia Avenue, Crowthorne, it has subsequently delivered one at Rooks Nest Wood, Barkham Ride, Barkham²¹. Due to Natural England's quality and quantity standards for SANG together with advice from the Thames Basin Heaths Joint Strategic Partnership Board (as recognised in the accompanying draft Habitat Regulations Assessment of the MDD DPD), Rooks Nest Wood SANG does not provide complete coverage for mitigating the impacts of residential development upon the SPA²².

2.7.7 As Map A4 in the Appendix 4 of this document indicates, the western and extreme south eastern parts of the Borough are outside of the immediate catchment for Rooks Nest Woods. Whilst the Habitat Regulations Assessment recognises the implications of the availability of mitigation land for delivering residential schemes in excess of 9 dwellings outside of the catchment for Rooks Nest Wood, the Council through the MDD DPD needs to assess whether there are any sites (meeting Natural England's guidelines) which could be delivered and therefore address any shortfalls in mitigation availability.

Issue 7: Delivering further mitigation to address impacts of residential development upon the Thames Basin Heaths Special Protection Area – Suggested Option

Our approach is:

To only allocate sites that can deliver appropriate avoidance measures as required by the Core Strategy.

Where sites are assessed outside of where Rooks Nest Woods can provide part of the avoidance measures, they will only be selected if alternative SANG meeting Natural England's quality and quantity standards is deliverable.

We consider that this can be achieved by:

- Only allocating sites for housing which require avoidance measures to address impacts upon the SPA where sufficient SANG capacity is available. This could involve identification and delivery of additional SANG

Issue 7: Delivering further mitigation to address impacts of residential development upon the Thames Basin Heaths Special Protection Area – Alternative Option

There are no alternative options which effectively deliver the necessary avoidance

²⁰ SANG requirements are based on either research undertaken for the University of Reading or Natural England (respectively). This is detailed further in the accompanying Habitat Regulations Assessment.

²¹ Planning permission for Rooks Nest Wood SANG granted August 2009, construction work started in July 2010 and site opened 8 March 2011. Site can mitigate the impact of up to 963 dwellings on sites within 5km of the SPA.

²² Subject to the overall maximum avoidance capacity of Rooks Nest Wood SANG, it provides avoidance measures for any site within 4km of the SANG together with any proposal for up to 9 dwellings outside of this but still within 5km of the SPA.

measures

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP8 (Thames Basin Heaths Special Protection Area)
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS9 Conservation of Species and Habitats Regulations 2010	Paragraphs 5 and 6 Regulations 61 and 102
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Q. Are you aware of any sites that comply with Natural England's SANG guidelines that could compliment the provision within the Borough? Yes or no? If yes, could you explain where they are, how they comply with the guidance and how they could be delivered.

2.8 ISSUE 8: APPROACH TO DEVELOPMENT WITHIN THE VICINITY OF THE ATOMIC WEAPONS ESTABLISHMENT (ALDERMASTON AND BURGHFIELD SITES – BOTH WITHIN WEST BERKSHIRE DISTRICT)

Issue 8

- 2.8.1 There are two licensed nuclear installations located in West Berkshire. These are the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). Planning advice²³ requires that the Office for Nuclear Regulation (ONR)²⁴ must be consulted on developments near such Nuclear Installations. This consultation is required in order to ensure that new development is appropriately located (in relation to such installations) in order to limit any potential health and safety risks to the general public and the environment.
- 2.8.2 The HSE NII (Nuclear Installations Inspectorate) indicated that they should be consulted on some forms of development within either 8km of AWE A or 5km of AWE B. This is to ensure that the potential cumulative increase in either the population or numbers of people working/shopping in the vicinity of these sites can be safely accommodated. Whilst the HSE NII have undertaken assessments with respect of committed development around AWE B²⁵, they do not take account of any additional development that could arise in the vicinity of the site through the MDD DPD or similar documents produced by the other authorities²⁶. Consequently, any changes in the numbers of people living, working or shopping around the AWE sites must be carefully assessed.
- 2.8.3 Map 1.8 indicates that the extreme south western parts of the Borough are within the consultation zone for AWE B.

Context

- 2.8.4 Taking account of this issue, Table 2.4 of this Chapter recognises that one of the criteria for assessing the suitability of land for residential development is its location within the consultation zones for AWE B. Therefore, in considering the suitability of sites for development around AWE B, the Council (and site promoters) will need to provide information on the numbers of people likely to live, work; shop, etc. on the site so that any implications on their safety can be assessed.
- 2.8.5 The advice from HSE NII is that they should be consulted where the criteria in Table 2.6 apply (accord to the site's location)²⁷:

²³ Circular 04/00 'Planning Controls for Hazardous Substances'

²⁴ From 1 April 2011, responsibility for nuclear matters was transferred from the Health and Safety Executive to the ONR.

²⁵ Assessments were undertaken in December 2010 based upon development commitments at April 2010 as part of the Examination into the West Berkshire Core Strategy.

²⁶ The consultation zones for AWE A and AWE B includes areas within Basingstoke & Deane Borough; Reading Borough; West Berkshire District together with Wokingham Borough.

²⁷ Criteria and further information available at <http://www.hse.gov.uk/landuseplanning/nuclear.htm>.

Table 2.6 – HSE (NII) consultation criteria around AWE Aldermaston & Burghfield

Zone (Distance from AWE B)	Development Type
Inner (0 - 1.5 km) <i>This corresponds with the Detailed Emergency Planning Zone (DEPZ) for the site</i>	All residential or non-residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).
Middle (1.5 - 3 km)	Residential accommodation or non-residential accommodation exceeding 50 people. - i.e. 20 or more dwellings; 1,000m ² B1; 2,400m ² B8 or 2,000m ² other
Outer (3 - 5 km)	Residential accommodation and non-residential exceeding 500 people - i.e. 200 or more dwellings; 11,000m ² B1; 24,000m ² B8 or 20,000m ² other

Issue 8: Approach to development within the vicinity of the Atomic Weapons Establishment (Aldermaston and Burghfield sites – both within West Berkshire) – Suggested Option

Our approach is:
The Council will only allocate sites within the consultation zones around AWE B which would increase either the day or night time population around the site from that committed at April 2010 where advice from the HSE NII indicates that they can be safely accommodated (taking account of proposals in the other authorities around the site)

We consider that this can be achieved by:

- Advice from the HSE NII

Issue 8: Approach to development within the vicinity of the Atomic Weapons Establishment (Aldermaston and Burghfield sites – both within West Berkshire) – Alternative Option

It is not considered that there are any alternatives which effectively ensure the safety of the current and future residents, workers and shoppers in the area.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1(10) (Sustainable Development) & CP3(b) (General Principles of Development)
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

Circular 04/00 'Planning Controls for Hazardous Substances' United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and Climate Change, Sept 2010)	
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2.9 ISSUES 9 AND 10: SITES FOR OTHER RESIDENTIAL USES

Issues 9 and 10

2.9.1 To meet the need of all the Borough's residents there needs to be a range of types of accommodation within which people can live. These include accommodation for the elderly, the vulnerable and sites for Gypsies & Travellers and Travelling Showpeople.

Issue 9: Gypsies & Travellers and Travelling Showpeople Pitches/ Plots

Context

2.9.2 The Core Strategy (paragraph 4.15) states that the Council will allocate sites (if necessary) through the MDD DPD. The MDD DPD also needs to include guidance on allocated and non-allocated Gypsy and Travellers and Travelling Showpeople (GTTS) Pitches/ Plots. This issue will evolve through the production of the MDD DPD. The MDD DPD will also include guidance on how the Council will determine planning applications for GTTS pitches/ plots on both allocated and non-allocated sites.

2.9.3 Policy CP2 d) of the Core Strategy states that Proposals for GTTS (including allocations in other Development Plan Documents) will demonstrate that:

- i) The site is located either within or close to the development limits of a settlements in Policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
- ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

2.9.4 Paragraph 4.15 of the Core Strategy indicates the approach to meeting the Gypsy & Traveller together with travelling Showpeople's needs within the Borough to the year 2016. It states:

"The meeting of the South East England Regional Assembly on 4 March 2009 agreed recommendations to the Secretary of State regarding permanent pitch requirements (from 2006) to 2016. For Wokingham Borough, it was recommended that the requirement is:

- a) 21 pitches for Gypsies and Travellers; and*
- b) 2 pitches for Travelling Showpeople."*

2.9.5 Since April 2006 (the baseline year), sites for 25 pitches for Gypsies and Travellers have received planning permission in the Borough. No pitches for Travelling Showpeople have received planning permission since April 2006. Appendix 5: provides details on the authorised Gypsy, Travellers and Travelling Showpeople sites from April 2006 to March 2011²⁸.

2.9.6 With respect of the need beyond 2016, following adoption of the MDD DPD, the authority will undertake a further assessment of the need and supply of

²⁸ Application F/2010/1287 for 8 gypsy and traveller pitches at Land on corner of Chestnut Avenue and Bearwood Road, Wokingham allowed at appeal on 23 May 2011.

accommodation. This will have regard to emerging Planning Policy Statement on Planning for Traveller Sites

Issue 9: Gypsies & Travellers and Travelling Showpeople Pitches/ Plots – Suggested Option

Our approach is:

Identify Travelling Showpeople pitches/ plots to the year 2016 in line with the Core Strategy. Undertake further assessment of the need and supply of accommodation beyond 2016 to 2026.

Proposals for such uses need to accord with the approach of the whole Core Strategy (paragraph 4.79).

We consider that this can be achieved by:

- Ensuring sites are assessed against policies within the Development Plan including Core Strategy Policy CP2 d) and against the same criteria (Table 2.4) by which the Council judges applications for other dwellings.
- Ensuring a consistent approach between GTTS pitches and dwellings (Issue 1) in that planning permission since the baseline year contribute towards the overall requirement.

Issue 9: Gypsies & Travellers and Travelling Showpeople Pitches/ Plots – Alternative Option

1. Have specific policy regarding allocated/ non-allocated pitches

The Council considers that an additional policy is not required as it is adequately covered by CP2 of the Core Strategy

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP2 d) (Inclusive Communities); CP3 (General Principles for Development). Paragraphs 4.15
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Relevant Wokingham District Local Plan Saved Policies

WH17	Gypsy Sites (Permanent and Transit)
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National Policy Linkage

- Government guidance on assessing GTTS accommodation need is to be published

Q. Are you aware of any sites that could be suitable for gypsies and travellers and travelling show people? Yes or no? If yes, please provide further information.

Issue 10: Residential accommodation for vulnerable groups

Issue

- 2.9.7 To meet the needs of an ageing population and of more vulnerable groups there should be a choice of residential accommodation available. This choice could include dementia units, extra care housing, small group homes and accommodation for young people leaving care.

Context

- 2.9.8 An ambition of the Sustainable Community Strategy for Wokingham 2020 is:

“By 2020 Wokingham Borough will have inclusive communities that support each other to thrive and empower people to be prosperous and fulfil their potential, especially those who are more vulnerable”

- 2.9.9 Policy CP17 of the Core Strategy requires the provision of other residential accommodation (including that for older people) to reflect the needs of the community (as required by Policy CP2). All residential proposals should consider this issue, since this would reflect the approach of CP9.

Older people's accommodation

- 2.9.10 With respect to elderly people, as paragraph 2.37 of the Core Strategy states, the number of people over 85 years old will increase by 100% between 2006 and 2026. To ensure appropriate support is available to the elderly, the Council envisages reducing the proportion that live in residential and nursing homes and to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need.

- 2.9.11 Between 2006 and 2016, the Council envisages (paragraph 2.41 of Core Strategy) that 400 additional units of extra care housing will be required together with 100 units of enhanced sheltered. These should be delivered in schemes of between 40 and 120 units. Taking account of the increase in the over 85 population of the Borough, approximately 80 units for people with dementia will be required, and these are to be schemes of 8-12 units.

Small group homes

- 2.9.12 Paragraph 2.33 of the Core Strategy recognises that whilst children in the care of the Council tend to be placed within their family and friends network, or with foster carers, where this is not possible the children will live in a small group homes. Whilst one opened in 2008, the Council may need to find sites for further small group homes during the plan period.

- 2.9.13 To date no sites have been put forward for development to meet these needs. Therefore the Council considers that proposals for such uses should be considered on a site by site basis as they come forward.

Issue 10: Residential Accommodation for Vulnerable Groups – Suggested Option

Our approach is:
 To not allocate sites for residential accommodation for vulnerable groups. Assess proposals for residential accommodation for vulnerable groups on a site-by-site basis.

We consider that this can be achieved by:

- Assessing proposals on a site-by-site basis against policies within the Development Plan including Core Strategy CP2 and CP3. Proposals for such uses need to accord with the approach of the whole Core Strategy (paragraph 4.79).

Issue 10: Residential Accommodation for Vulnerable Groups – Alternative Option

1. If appropriate sites are suggested, to allocate sites suggested to the Council for residential accommodation for vulnerable groups which meet the assessment criteria and identified need.

No sites for residential accommodation for vulnerable groups have been suggested to the Council. A site needs to be available before it can be considered for allocation. The authority recognises that not all of the criteria may be relevant i.e. proximity to primary and secondary schools is unlikely to be a relevant factor in considering locations for older people's accommodation since there will be no need for residents to travel to them.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP2 (Inclusive Communities); CP3 (General Principles for Development); CP9 (Scale and location of development proposals). Paragraphs 2.37, 2.40, 2.41
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Relevant Wokingham District Local Plan Saved Policies

WH15	Care Homes and Nursing Homes.
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National Policy Linkage

N/A	
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Q: Are any other policies required to ensure the communities needs are met? If yes, please provide further information.
Q: Do you have any comments on whether if insufficient land has been suggested for these other residential uses, all sites proposed by landowners should be allocated for such uses (provided site is compatible with approach of Core Strategy i.e. outside of floodplain)? Yes or no? If yes, please provide further information.

MDD DPD

Chapter 3:

Development Limits and Settlement Separation

Chapter 3: Development Limits and Settlement Separation

3.1 Issues 11-14: Development Limits (Settlement Boundaries) and Separation of Settlements

3.1.1 This section considers how the Council seeks to set the Development Limits (settlement boundaries) around the Borough's identified settlements and within the Strategic Development Locations (SDLs). Within development limits there is a presumption for development whereas in areas of countryside (outside of development limits) there is a presumption against development. It also explains how the areas of Settlement Separation shown on the Core Strategy Key Diagram (listed in policies CP18-21) will be defined.

Issue 11 – Development limits

3.1.2 Wokingham Borough comprises a number of settlements of different sizes separated by areas of countryside. This natural environment is highly valued by the Borough's residents. The countryside contributes to the Borough's attractiveness as a place to work live and visit and provides social and economic benefits to the Borough. The vision laid down in the Core Strategy is to protect the key features of the Borough's landscape and environment whilst ensuring residents have good access to services.

3.1.3 The Core Strategy therefore concentrates development in those towns and villages that either have a good range of facilities or will have once the development is completed.

3.1.4 To ensure this the Council needs to review and set development limits to prevent development from gradually extending into the surrounding countryside and to direct development to appropriate sustainable areas of existing settlements across the Borough.

3.1.5 The Council also needs to define the Development Limits and Settlement Separation areas around and within the Strategic Development Locations (Arborfield Garrison SDL, South of M4 SDL, North Wokingham SDL and South Wokingham SDL). Land outside of the development limits set in the SDLs will have a countryside designation. In addition the Core Strategy Key Diagram (page 128 of the Core Strategy) shows areas of where settlement separation should be applied. The Core Strategy Inspector considered these were "critical gaps" (paragraph 7.6 of the Inspector's Report). These areas of settlement separation are necessary to prevent the coalescence of towns and villages and should be protected to meet that purpose.

- 3.1.6 Due to the vulnerability of some areas of settlement separation (for example between Shinfield and Spencers Wood) the Council is unlikely to re-visit the settlement separation designation once in place in any future review. Further development will not be expected to take place within the area designated as settlement separation. Land identified as areas of Settlement Separation will also have a countryside designation with a presumption against development.
- 3.1.7 The Council also needs to define development limits and the associated settlement separation for the Science and Innovation Park (see also Issue 34) to be delivered under Core Strategy policy CP16. The latter is necessary since the site where the Council has granted planning permission (O/2009/1027)²⁹ for phase 1 of the Science Park on a site which is located within the area diagrammatically shown (on the Core Strategy Key diagram) for maintaining the separation of Shinfield from Shinfield (North of M4)

Context

- 3.1.8 PPS1 (paragraph 5) recognises the important role of planning in facilitating and promoting sustainable development in urban and rural areas, whilst protecting and enhancing the countryside. This is amplified in PPS7 (paragraph 9) which highlights the importance of providing housing in villages on sites either within or adjoining them whilst strictly controlling new house building (including single dwellings) in the countryside, away from established settlements.
- 3.1.9 Policy CP9 of the Core Strategy allows most forms of development on sites within the Borough's defined development limits, subject to complying with other policies contained in the Development Plan. Areas outside of development limits are automatically within designated countryside or Green Belt and are therefore subject to Policies CP11 and CP12 of the Core Strategy which restrict development.
- 3.1.10 Taking account of national policy, Core Strategy policies CP9 and CP11 indicate how the authority in general will consider applications in the Borough's towns and villages compared to the wider countryside. It is necessary to define settlement boundaries to confirm where the two policies apply. The Core Strategy requires the MDD DPD to set the development limits for settlements in the Borough.
- 3.1.11 The MDD DPD will also set the development limits for the SDL's to take account of the adopted SDL Masterplan SPD's.

Need to review Development Limits (Settlement Boundaries)

WDLP Inspector's Report

- 3.1.12 The Part 2 Local Plan Inspector (Mr Hollis) (paragraph 1.42) recommended that before the Council started work on reviewing the Wokingham District Local Plan 2004 (WDLP), it should undertake a thorough review of all settlement boundaries. This was because he was concerned that the Council had not undertaken a rigorous reassessment of the boundaries in line with

²⁹ Permission granted 27/5/10 for phase 1 development of Science & Innovation Park

government guidance (former PPG7, paragraph 4.16). The review of settlement boundaries has been progressed through the MDD DPD.

Approach to reviewing Development Limits

- 3.1.13 The Council in late 2004 consulted upon a potential approach (LPS1: Settlement Boundary Review Consultation) to reviewing settlement boundaries and was agreed by Council in October 2005.
- 3.1.14 The approach to reviewing development limits was based on their sustainability in line with that confirmed through the Core Strategy. In the least sustainable locations, the Council applied a more restrictive approach to defining development limits than in the more sustainable areas. The approach was based on density and character methodology.
- 3.1.15 Consultation responses indicated that development limits should only be applied to areas where the character is unlikely to be significantly harmed by future development proposals. This may limit development potential on back gardens on the edge of settlements.
- 3.1.16 The Consultation Document LPS1 (2004) provides further guidance on the approach. Document LPS10a is the Report of consultation on Development Limits (Settlement Boundaries)

Approach to applying Development Limits

- 3.1.17 The Council considers that changes to national planning policy guidance (PPS3) with regard to applying a less rigid density approach and the removal of gardens from the definition of brownfield land together with the application of Policies CP1, CP3 and CP9 of the Council's Core Strategy means that the methodology used in the review is not appropriate.
- 3.1.18 Having applied the approach laid down in the review methodology it has become clear that some significantly developed areas within established smaller settlements would be placed in the countryside. This would result to having the more restrictive countryside policy (CP11) applied to areas within the centre of settlements. The implication of this would be a presumption against development in parts of those settlements.
- 3.1.19 Land outside of Development Limits, including land designated as such within SDLs, will also have a countryside designation with a presumption against development in these areas.

Issue 11: Boundaries for Development Limits – Suggested Option
Our approach is:
To carry forward the existing development limits (settlement boundaries) taking into account any development proposals completed or with outstanding planning permission since the preparation of the WDLP and any sites allocated through the Managing Development DPD.
Have Development Management Policies which guide matters such as character and transition between towns and villages and the wider countryside.

We consider that this can be achieved by:

- Amending the draft development limits to reflect planning permissions that have taken place since the preparation of the WDLP to March 2011, sites that will be allocated through the MDD DPD and the development limits arising from the outcome of issues 12 and 13.
- Amending the draft development limits to remove any inconsistencies (such as the development limit going through existing buildings).
- Ensuring that regard also be given to Development Management Policies in the MDD DPD and Core Strategy policies CP1, CP3, CP9 and CP11 on matters such as character and transition between towns and villages and the wider countryside.

Maps of the draft development limits, showing the suggested and alternative option can be found at Maps 2.1-2.24.

Issue 11: Boundaries for Development Limits – Alternative Option

Apply the approach for reviewing development limits the Council previously proposed and consulted on. Development limits to reflect planning permissions that have taken place since the preparation of the WDLP to March 2011 and sites that will be allocated through the MDD DPD.

Development limits will also be defined to reflect the outcome of the consultation on issues 12 and 13 together with sites allocated through the MDD DPD.

Regard to also be given to Development Management Policies on matters such as character and transition between towns and villages and the wider countryside.

This approach would not accord with the Core Strategy Vision. This alternative option could result in some of the Borough's smaller settlements (Limited Development Locations) consequently being subjected to restrictive countryside policy that may not allow limited development or extensions to properties.

The approach may also restrict the opportunities for small scale allocations/ additions (which could include affordable housing to meet local needs) to these smaller settlements (Limited Development Locations) (Core Strategy paragraph 3.31).

Maps of the draft development limits, showing the suggested and alternative option can be found at Maps 2.1-2.24.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development) Policy CP3 (General Principles for Development) Policy CP9 (Scale and Location of Development Proposals) Policy CP11 (Proposals outside Development Limits (including countryside))
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Relevant Wokingham District Local Plan Saved Policies

<i>WDLP Inspector's Report: Part 2 Local Plan (Mr Hollis) (paragraph 1.42)</i>
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National Policy Linkage

PPS1 (Delivering Sustainable Development)	Paragraph 5
PPS7 (Sustainable Development in Rural Areas)	Paragraph 9

Q. Do you have any comments on the draft development limit boundaries shown in maps 2.1 - 2.24?

Issue 12: Need to define Development Limits (Settlement Boundaries) within SDL

3.1.20 Whilst issue 11 examined the review of development limits outside of the SDL, the Council also needs to define them within the boundaries of these allocated sites. This would provide further clarification regarding where the development envisaged within each SDL would occur. In defining the development limits the Council will have regard to the guidance in the SDL Masterplan SPD's.³⁰

Issue 12: Boundaries for Development Limits (within SDL) – Suggested Option

Our approach is:

To define development limits having regard to the areas shown for development within the masterplan for each SDL.

We consider that this can be achieved by:

- Having regard to the Masterplan SPDs

Issue 12: Boundaries for Development Limits (within SDL) – Alternative Option

The Council considers that there is no alternative.

³⁰ The Council is consulting on draft new SDL Masterplan SPD's from 15th June to 27th July 2011 (the same consultation period as for the draft Options for the MDD DPD). See <http://www.wokingham.gov.uk/planningcontrol/planning/masterplanning/sdls/sdlconsultation/>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development) Policy CP3 (General Principles for Development) Policy CP9 (Scale and Location of Development Proposals) Policy CP11 (Proposals outside Development Limits (including countryside)) Policies CP18-21 (Strategic Development Locations)
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National Policy Linkage

PPS1 (Delivering Sustainable Development)	Paragraph 5
PPS7 (Sustainable Development in Rural Areas)	Paragraph 9

Issue 13: Need to define Development Limits (Settlement Boundaries) around the Science and Innovation Park

3.1.21 The Council also needs to define the development limits for the Science and Innovation Park. This will need to take account of the phase 1 scheme already approved (application number O/2009/1027), together with the outcome of consultation with respect of development limits for the South of the M4 SDL and the policy area for the Science Park

Issue 13: Boundaries for Development Limits (around Science and Innovation Park) – Suggested Option

Our approach is:

To define the limits of the Science and Innovation Park

We consider that this can be achieved by:

- Define the development limit having regard to the whole scheme layout for the Science Park and having regard to the need to maintain separation of settlement between the Site and Reading (Separation between Shinfield and Shinfield (north of the M4))

The proposed development limit is shown on Map 2.14.

Issue 13: Boundaries for Development Limits (around Science and Innovation Park) – Alternative Option

The Council considers there is no reasonable alternative.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development) Policy CP3 (General Principles for Development) Policy CP9 (Scale and Location of Development Proposals) Policy CP11 (Proposals outside Development Limits (including countryside)) Policies CP16 (Science Park)
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National Policy Linkage

PPS1 (Delivering Sustainable Development)	Paragraph 5
PPS7 (Sustainable Development in Rural Areas)	Paragraph 9

Q. Do you have any comments on the draft development limit boundaries for the science park shown in map 2.14?

Issue 14: Settlement Separation around SDL

- 3.1.22 The Core Strategy identifies four Strategic Development Locations (SDLs). The specific policies in the Core Strategy which deal with these SDLs (CP18-CP21) include specific requirements to maintain the separation of settlements in that specific SDL area. The Core Strategy Key Diagram illustrates the broad location of those SDL settlement separation areas.
- 3.1.23 The MDD DPD needs to further define the settlement separation areas in and around the SDL's. The Core Strategy Inspector in his report (paragraph 7.4 and 7.6) recognised the importance of preventing the coalescence of settlements within the Borough and that the issue of identifying any other key areas of separation should be addressed as part of the MDD DPD. The MDD DPD will take account of neighbouring local authority's development plans.
- 3.1.24 Settlement Separation Areas (as shown in Maps 3.1-3.4) take account of the Inspector's comments on both the WDLP and the Core Strategy regarding the importance of maintaining settlement separation around the SDL.
- 3.1.25 The definition of settlement separation would include those gaps and green wedges defined by former WDLP policy WCC2 relevant to Core Strategy policies CP18-21 adjusted to take account of the Chris Blandford "Review of Gaps and Green Wedges" (June 2006) and the Landscape Capacity Study (July 2008). They would be further revised to take account of the finalised approach for development limits in SDL (see issue 12) and for the Science & Innovation Park (issue 13)³¹.

Issue 14: Settlement Separation – Suggested Option
Our approach is:
Further define those areas in and around the SDL's and the Science Park as detailed

³¹ As noted in issue 13, location of approved phase 1 Science Park is within area diagrammatically shown on key diagram as forming part of separation of Shinfield from Shinfield (N of M4).

in the relevant policies and illustrated on the Key Diagram.

See maps 3.1-3.4 for the draft settlement separation areas.

We consider that this can be achieved by:

- Ensuring the further defined areas reflect the relevant areas formerly covered by WDLP Policy WCC2 adjusted to take account of The Review of Gaps and Green Wedges, the Landscape Capacity Study, the approach arising from the development limits within each SDL (issue 12) and the Science Park (issue 13) and neighbouring Local Authority Development Plans.

Issue 14: Settlement Separation – Alternative Option

Only to use the Core Strategy Key Diagram and Council’s Landscape Capacity Report.

Council considers that the Core Strategy Key Diagram does not provide the right level of detail. This approach would not show all those areas of separation of settlements surrounding the SDLs.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP11 (Proposals Outside of Development Limits (including countryside)); Policy CP16 (Science Park) Policy CP18-21 (Strategic Development Locations); Paragraphs 4.57, 7.4 and 7.6.
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Relevant Wokingham District Local Plan Saved Policies

N/A

National Policy Linkage

N/A

Q. Do you have any comments on the draft development limit boundaries shown in the maps 3.1-3.4?

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MDD DPD

Chapter 4:

Borough wide Development Management Policies

Chapter 4: Borough wide Development Management Policies

CHAPTER 4: ISSUES 15 TO 55: BOROUGH WIDE DEVELOPMENT MANAGEMENT POLICIES

4.0.1 This chapter considers what Development Management Policies are required to help residents, landowners and developers in putting forward planning applications and for the Borough Council as Local Planning Authority to make decisions on development that will take place within the Borough until 2026. Development Management policies in the MDD DPD will both enhance policies in the Core Strategy and replace some of the saved policies from the WDLP. In some cases it will also be necessary to set boundaries of areas to which specific policies will apply. These are in addition to the Development Limit Boundaries and Areas of Settlement Separation Boundaries which were discussed in Chapter 3 of this options consultation.

Issues 15 to 55

4.0.2 Development will take place within the Borough to meet the needs of all its residents. To ensure that development promotes sustainable development, reflects, and in some cases protects, the character and landscape of an area, has regard to the impact of the development on neighbouring uses and provides or contributes to necessary facilities the Council needs to have Development Management policies in place. These policies can then be applied to development proposals to take these issues into account. The policies can help mitigate the impact of development whilst providing the range of types of dwellings and other facilities to meet the needs of residents and the community.

Context

4.0.3 The Core Strategy at Appendix 1 indicates which saved policies from the WDLP will be replaced by policies in the MDD DPD.

4.0.4 The Borough Council consider that the following topics may require Development Management policies to meet the Spatial Vision of the Core Strategy of protecting the key features of the Borough's landscape and environment whilst ensuring residents have good access to services. This section gives options and their justification for the proposed policies.

4.0.5 This Chapter includes the following issues:

- **Policies for residential uses** (housing mix, internal space standards, housing density, provision of car parking, affordable housing on rural exception sites, loss of existing residential uses, conversion/ sub division of housing (including HMO's and Hostels) and new provision, caravan and

mobile homes and provision of community facilities within residential development)

- **Sustainable Development and Climate Change** (reducing carbon in new development, renewable energy development, on site recycling and development and flood risk)
- **Green Infrastructure** (outside of the SDL's) (open space, new public open space in developments, outdoor play and recreational space, country parks and Suitable Alternative Natural Greenspace, moorings, Green Routes and wildlife corridors, ancient hedgerows, biodiversity and geological sites, burial grounds)
- **Economy:** Employment (core employment areas, South of the M4 Science Park, Whiteknights Campus (University of Reading), sites for business and industrial uses within development limits but outside Core Employment Areas, employment in the countryside including rural diversification).
- **Economy:** Retail (town, district and village centres including their boundaries and primary and secondary frontages, local centres and neighbourhood and village shops, garden centres and other retail units in the countryside and petrol filling stations).
- **Economy:** Tourism
- **Character and Heritage Assets** (Historic environment and heritage assets, archaeology, assets of local significance, public art, shopfront design and traditional shopfronts).
- **Green Belt** (Green Belt boundary, major developed sites in the Green Belt, development adjoining Green Belt)
- **Landscape** (Special Landscape Areas, river corridors and valleys, Sites of Urban Landscape Value, landscaping, and trees, woodlands, ancient hedgerows and new development)
- **Transport and Movement** (strategic transport network, public transport provision and improvement, Rights of Way and footpath cycleway networks)

4.0.6 With regard to boundaries the Council is proposing options for applying boundaries for the following uses: These boundaries will be shown on maps which accompany this consultation document. The Council is also seeking views on these boundaries.

- New open space associated with development
- Green Routes and Green Route Enhancement Areas
- Country Parks and Suitable Alternative Natural Greenspace (SANG) outside of Strategic Development Locations
- Local wildlife sites
- Core Employment Areas
- Science and Innovation Park
- Bad Neighbour Uses

- Town and District Centres
- Primary Shopping Areas
- Primary and Secondary Shopping Frontages
- Local Centres
- Areas of Special Character
- Local Historic Parks and Gardens
- Archaeology
- Green Belt and Major Development Sites in the Green Belt
- Special Landscape Areas
- Sites of Urban Landscape Value
- The Thames Valley
- Loddon and Blackwater Valley Area
- Protected Road Lines and Transport Improvements

4.1 POLICIES FOR RESIDENTIAL USES

Issue 15: Housing mix and Internal Space Standards

Issue

- 4.1.1 The Council has to ensure that new housing reflects the needs of Wokingham Borough's existing and future residents and communities. The housing needs of the Borough's residents are changing. The 2001 Census indicated that the Borough's population is gradually ageing. Needs data also shows that there is an increasing need for homes with fewer bedrooms in the Borough. The Council considers that to meet the changing needs there should be a flexible approach to the size of smaller (with fewer bedrooms) homes provided. There are also changes in the way people work, with home working increasing as a sustainable option both from a business and environmental perspective (Wokingham Borough Economic Development Strategy 2010-2013).
- 4.1.2 To meet the housing needs of the whole community including families with children together with older people and those with disabilities a mix of the type of dwellings with sufficient internal space is required.

Housing Mix

Context

- 4.1.3 PPS3 (paragraph 22) indicates that Local Development Documents should set out "the likely profile of household types requiring market housing e.g. multi-person, including families and children (x%), single persons (y%), couples (z%)." PPS3 (paragraph 23) states "Developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities. Proposals for affordable housing should reflect the size and type of affordable housing required."
- 4.1.4 Policy CP5 of the Core Strategy indicates that residential development should provide a mix of dwellings. Paragraph 4.35 of the Core Strategy states that further information on housing mix will be provided in the MDD DPD. The MDD DPD therefore needs to build on this, taking into account the design and character of the area.
- 4.1.5 Paragraph 5.41 and Policy WH10 of the WDLP identifies the then current requirement for housing mix in residential development which the Council would aim to achieve. This mix reflected the Council's Housing Requirements Study (HRS) (2002). This mix was up to 2 bed 47%, 3 bed 21% 4 or more beds 32%.
- 4.1.6 The Council's Housing Strategy 2010-13 (page 8) indicates that "as a guide, based on current needs information, the Council will aim to achieve the following mix of sizes overall for affordable housing:
- 20% 1-bedroom flats and houses;
 - 15% 2-bedroom flats;
 - 30% 2-bedroom houses;

- 20% 3-bedroom houses (to include some 3-bedroom bungalows for families with physical disabilities)
- 15% 4-bedroom + houses.”

Policies in the MDD DPD may reflect further housing need work where carried out by the Council.

4.1.7 Depending on the character and needs of the area, it may not be necessary or desirable to include a mix of dwellings in every residential scheme, especially smaller ones (paragraph 4.30 of the Core Strategy).

Internal Space Standards

Context

4.1.8 Policy CP2 requires new development to contribute to the provision of sustainable and inclusive communities to meet long term needs including for an ageing population, children, young people and their families and people with special needs. Lifetime Homes³² standards incorporates design features which help to make them adaptable to meet the varying needs of different occupiers or changing needs through a family's lifetime occupancy. It is important to build in flexibility to accommodate both visitors and carers.

4.1.9 The Council expects all new housing to have sufficient internal space to cater for a variety of different household needs with the aim of promoting high standards of liveability, accessibility and comfort (Section 6 of draft Affordable Housing SPD). Sufficient internal space can also help achieve Lifetime Homes Standards and also help to facilitate homeworking to help minimise the need to travel in line with Policy CP2 and CP6.

4.1.10 The draft Affordable Housing SPD (at Section 6) states that the Council expects all new housing to have sufficient space standards to cater for a variety of different household needs. The draft SPD (at Section 6) also states that the Council plans to develop local space standards for new dwellings as part of its planning policies. The Council (in the draft SPD) recommends the minimum space standards contained within the Homes and Communities Agency's Draft Housing Design and Sustainability Standards (2010) for all new affordable housing, which can be viewed in Appendix 6 (Homes and Communities Agency's draft Internal Space Standards). The recommendation can only be mandatory when included within a DPD which is subject to Examination in Public. This could also be made applicable to all new housing.

Issue 15: Housing Mix and Internal Space Standards– Suggested Option

Our approach is:

Developers should bring forward proposals for market housing which reflect the character of the area and the needs of households. Any scheme that requires the provision of affordable housing in line with Core Strategy policy CP5 should provide an appropriate mix of accommodation which reflects the Council's Housing Strategy (adopted 2010) and the draft Affordable housing SPD.

³² Details of which can be accessed via <http://www.lifetimehomes.org.uk/pages/design-criteria.html>.

Internal space standards in line with HCA standards for all (private and affordable) residential schemes.

We consider that this can be achieved by:

- Ensuring the policy is inline with requirements of Core Strategy Policy CP2, the Council's Housing Strategy and Affordable Housing Strategy.
- Ensuring a character and design led approach to residential development on each site.

Issue 15: Housing Mix and Internal Space Standards – Alternative Option 1

1. Housing mix based on Policy WH10 of the WDLP and internal space standards in line with HCA standards for all (private and affordable) residential schemes of 10 or more units whilst ensuring a character and design led approach to residential development on each site.

Issue 15: Housing Mix and Internal Space Standards – Alternative Option 2

2. To apply mix of dwellings based on Policy WH10 of the WDLP and internal space standards in line with HCA standards for all (private and affordable) residential schemes on sites of more than 1 hectare. The mix on small schemes to be character led.

This approach will not ensure a character led approach on small schemes.

Issue 15: Housing Mix and Internal Space Standards – Alternative Option 3

3. To apply mix of dwellings based on Policy WH10 of the WDLP and internal space standards in line with HCA standards for all (private and affordable) residential schemes.

This approach may undermine a character led approach.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP2 (Inclusive Communities); Policy CP5 (Housing mix, density and affordability); Policy CP6 (Managing Travel Demand) Paragraph 4.30, 4.35
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Relevant Wokingham District Local Plan Saved Policies

Policy WH10	Variety of Housing
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National Policy Linkage

PPS3 (Housing)	Paragraph 22
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Issue 16: Housing density

Issue

4.1.11 In recent years there has been considerable pressure for the intensification of existing sites in Wokingham Borough, in particular the use of garden land, to provide residential development. From March 2000 (PPG3) to June 2010 (PPS3), national guidance indicated that residential development had to achieve a minimum density of 30 dwellings per hectare. This has resulted in some cases of development having limited regard to the character or individuality of the surrounding area. The June 2010 changes to PPS3 removed both gardens from the definition of previously developed land (or brownfield) and the national minimum density requirement. This provides the opportunity for the Borough Council to develop policies to reflect the approach of the Core Strategy which requires new residential development to ensure that the character of the Borough is maintained and enhanced. This approach to development should have regard to and reflect the long standing character of the area

Context

4.1.12 PPS3 (paragraph 47) recognises that local authorities can (where justified) adopt density policies that deliver development below 30 dwellings per hectare. The Borough is made up of 17 parishes and towns, each with their own distinctive character. Wokingham Borough's housing stock is characterised by more detached properties and relatively few smaller properties (46.4% detached; 29.4% semi-detached; 14% terraced, 7.6% purpose built flats; 2.6% other – Census 2001). The need to protect the character of the Borough requires a character-led approach which could lead to the application of different densities in different areas. Specific guidance for development proposals within the SDL's can be found within the Masterplan SPD's.

4.1.13 The Core Strategy (paragraph 2.68 (vii)) in line with the findings of Local Plan Surveys 2, 3 and 8³³ emphasize the importance of protecting the character of the Borough. Policy CP3 of the Core Strategy (criteria a) recognises the importance of development being appropriate to the character of an area.

4.1.14 The Core Strategy does not set density targets for residential development outside of the SDL's. Within the SDL's, the Core Strategy indicates that a density of between 30 and 35 dph should be achieved.

4.1.15 Setting strict density targets for residential development outside of the SDL's is likely to result in planning applications being target led rather than reflecting the character of the area. The MDD DPD therefore needs to consider this and take into account the design and character of the area.

Issue 16: Housing Density – Suggested Option

Our approach is:

To not set a housing density target for residential development outside of the SDL's but to have a design and character-led policy.

³³ Local Plan Survey 2: Results of New Homes Survey (2004); Local Plan Survey 3: Results of the Developing Land Use Vision Survey (2004); Local Plan Survey 8: Response to Core Strategy Initial Options (2005).

We consider that this can be achieved by:
<ul style="list-style-type: none"> • Assessing proposals on a site-by-site basis. • Ensuring development is of high quality. • Ensuring the character approach will not be led by developments which have not reflected the long standing character of the area. • Ensuring that the policy refers to the updated Borough Design Guide which is being produced and the Core Strategy, in particular Policy CP3. • Specific guidance for development proposals within the SDL's can be found within the Masterplan SPD's.
Issue 16: Housing Density – Alternative Option 1
1. Development in major development locations must achieve a minimum of 30 – 35 dwellings per hectare.
<i>This approach will not ensure a design and character led approach in major development locations.</i>
Issue 16: Housing Density – Alternative Option 2
2. 30 – 35 dwellings per hectare on all applications.
<i>This approach will not ensure a design and character led approach throughout the Borough.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP5 (Housing mix, density and affordability)
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3 (Housing)	Paragraph 47, 50
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Issue 17: Provision of Car Parking for residential development

Issue

4.1.16 Wokingham Borough has one of the highest car ownership rates of any English local authority (Core Strategy paragraph 2.16 and 4.36). Applying national maximum standards to some new residential developments has led to issues regarding off-site and on street parking and potential highway safety issues.

Context

- 4.1.17 PPS3 allows a more flexible approach to parking standards and paragraph 51 states that Local Planning Authorities should, with stakeholders and communities, develop residential parking policies for their areas, taking account of expected levels of car ownership, the importance of promoting good design and the need to use land efficiently.
- 4.1.18 Policy CP1(1) of the Core Strategy requires development proposals to maintain or enhance the high quality of environment. In addition, Policy CP3 c) requires proposals to provide an accessible, safe and secure scheme.
- 4.1.19 Paragraph A8.2.1 of Appendix 8 of the WDLP states that the Council wishes to retain flexibility in the way in which the parking standards are applied to ensure that they are appropriate to the specific location. Parking provision will have regard to the size of each dwelling proposed, the need for visitor parking, the likely ownership/ use of vehicles and the availability of high quality alternatives (as recognised in Core Strategy Policy CP6).
- 4.1.20 The Core Strategy (paragraph 4.38) states that a SPD will replace the current vehicular parking standards in Appendix 8 of the WDLP. This SPD will be the updated Borough Design Guide SPD. It will include further detail (in addition to the MDD DPD) on the application of new development and associated car parking in the updated Borough Design Guide SPD.
- 4.1.21 The MDD DPD could include a policy to ensure that the provision of car parking for residential development is appropriate in the amount provided and appropriate to the housing mix and character of the area.

Issue 17: Provision of Car Parking for residential development – Suggested Option
Our approach is:
To include a policy on provision of car parking for residential development.
We consider that this can be achieved by:
<ul style="list-style-type: none"> • Ensuring the provision of car parking (including visitor parking) for residential development is appropriate in the amount provided and appropriate to the housing mix, size of each dwelling, the likely ownership/ use of vehicles and the character of the area. • Reflecting the needs of specific types of housing development. • To have minimum car parking standards • Reflecting the updated Borough Design Guide SPD.
Issue 17: Provision of Car Parking for residential development – Alternative Option
Do not include a policy on the provision of car parking for residential development.
<i>This will not ensure a more flexible approach to take into account expected levels of car ownership (PPS3).</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 1) (Sustainable Development); CP3 b) (General Principles for Development). Paragraph 4.38.
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Relevant Wokingham District Local Plan Saved Policies

Appendix 8	Parking Standards
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National Policy Linkage

PPS3	Housing
PPG13	Transport

Issue 18: Affordable Housing on rural exception sites

Issue

4.1.22 National policy (PPS7) and local policy (CP11) seek to protect the character of the countryside by restricting development in the countryside, including housing. This means that there are very limited opportunities to deliver affordable housing in rural areas to meet the needs of that community (Core Strategy Policy CP2 on Inclusive Communities). One way of addressing this is to have a rural exceptions site policy to enable small sites to be used specifically for affordable housing to meet a local need (e.g young families, older people and people with special needs) as recognised by Core Strategy Policies CP9 and CP11.

Context

4.1.23 Affordable housing within settlements is covered by Core Strategy Policy CP5. The Managing Development Delivery DPD will not have a policy on this issue.

4.1.24 The aim of affordable housing on rural exception sites is to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in villages and hamlets. Core Strategy Policy CP9 indicates that affordable housing on rural exception sites can be delivered to meet a demonstrated need on sites adjoining the development limits of modest or limited development locations.

4.1.25 The authority on 22 June 2009 resolved to grant planning permission for the first rural exception scheme within the Borough³⁴.

4.1.26 The Council considers that the MDD DPD needs to provide further guidance to applicants on how need should be assessed and occupation controlled. Policy CP11 also refers to affordable housing on rural exception sites.

4.1.27 The Borough Council has not previously consulted on this specific issue and has no earlier public feedback to base options upon. This consultation affords an opportunity for feedback on this issue.

³⁴ Planning application F/2008/2293 for the erection of 10 dwellings at Kings Field, Blakes Road, Wargrave.

Issue 18: Affordable Housing on Rural Exception Sites – Suggested Option

Our approach is:

To provide further policy guidance to assist in bringing forward affordable housing on rural exception sites, outside of defined development limits (including countryside), to meet demonstrated need.

We consider that this can be achieved by:

- Ensuring the policy adds to policy CP9 and CP11 of the Core Strategy

Issue 18: Affordable Housing on Rural Exception Sites – Alternative Option

Do not include further policy on affordable housing on rural exception sites (outside of defined development limits (including countryside) and rely on Policy CP9 and CP11 of the Core Strategy and PPS3.

This approach will not provide further guidance to applicants on how need and occupation should be addressed.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP9 (Scale and location of development proposals), CP11 (Proposals outside development limits (including countryside)).
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS3 (Housing)	Paragraph 30
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Issue 19: Loss of Existing Residential Uses

Issue

4.1.28 Retention of the existing housing stock is important in helping to meet the overall housing requirements of the Borough. The Council considers that net loss of residential uses should only occur in exceptional circumstances, i.e to ensure long term use of a listed building or to meet the needs of a community service.

Context

4.1.29 Policy CP3 (i) of the Core Strategy states that planning permission will be granted for proposals that do not lead to a net loss of dwellings and other residential accommodation. Policy CP3 (h) relates to provision of community facilities. Saved Local Plan Policy WH6 includes exceptions involving the loss of existing residential accommodation to other uses such as community services.

4.1.30 The Council consider that the net loss of residential dwellings should be considered on a site-by- site basis and that Policy CP3 (criteria i and h) and

legislation (The Listed Buildings and Conservation Area Act 1990) provide sufficient level of detail to consider this issue.

Issue 19: Loss of Existing Residential Uses – Suggested Option
Our approach is:
Not to have a specific policy in the MDD DPD on the loss of existing residential uses.
We consider that this can be achieved by:
<ul style="list-style-type: none"> • Ensuring that exceptions are assessed on a site-by-site basis against the Core Strategy, in particular Policy CP3 • Legislation (such as the Listed Buildings and Conservation Act 1990)
Issue 19: Loss of Existing Residential Uses – Alternative Option
To include a policy which reflects saved Local Plan policy WH6.
<i>Consider that the loss of existing residential uses is already sufficiently covered in policy and legislation.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP3 (i) (General Principles for Development)
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Relevant Wokingham District Local Plan Saved Policies

Policy WH6	Existing Residential Uses
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National Policy Linkage

N/A	
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Issue 20: Conversion/ sub-division of housing, including Houses in Multiple Occupation (HMO's) and Hostels

Issue

- 4.1.31 The Government has made changes (on 6 April 2010) to the Planning Use Class Order which means a family dwelling (Class C3) may change to a small house in multiple occupation up to 6 people (Class C4) as “permitted development” without the need for planning permission. No planning permission is required to move from a Class C4 HMO to a family dwelling house (Class C3).
- 4.1.32 In introducing the changes, the Government have indicated that, where Local Authorities consider that there is a local need to control the spread of HMO's, they can use existing powers in the form of Article 4 Directions to remove this form of permitted development and thereby require the submission of a planning application for such a change between a family dwelling house and HMO.
- 4.1.33 If Article 4 Directions are applied then the MDD DPD could include further policy guidance or planning applications can be assessed on a site-by-site basis against the Core Strategy.

Context

4.1.34 The Council recognises the contribution that conversion/ sub-division of existing housing and Houses in Multiple Occupation (HMO's) and Hostels make to the local housing market in terms of potentially providing lower cost accommodation. HMO's refer to residential property where common areas such as bathrooms and kitchens are shared by more than one household. HMO's consist of a variety of property types such as bedsits, shared houses, purpose-built HMOs.

4.1.35 Factors to take into account in determining whether or not a property is suitable for conversion/ sub-division include the size and character of the property, and the effect on residential amenity (including the availability of parking).

Issue 20: Conversion/ sub-division of housing, including HMO's and Hostels – Suggested Option
Our approach is:
Include a policy on proposals (for when planning permission is required) for the conversion or sub-division of housing and some non-residential buildings for residential uses (including HMO's and Hostels) subject to certain criteria regarding local amenity (such as parking) and impact on the local character.
We consider that this can be achieved by:
<ul style="list-style-type: none"> • Ensuring sufficient space for all anticipated residents and appropriate levels of car parking. • Ensuring that the policy adds to Policy CP2 and CP3 of the Core Strategy. • Reflecting saved Local Plan policies WH8 and WH16. • Ensuring the policy takes into account any recent government guidance on this matter.
Issue 20: Conversion/ sub-division of housing, including HMO's and Hostels and new provision – Alternative Option
To rely on Policy CP3 of the Core Strategy
<i>The Council consider that this Policy does not provide the right level of detail in considering applications for these uses.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP2 (Inclusive Communities); CP3 (General Principles for Development)
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Relevant Wokingham District Local Plan Saved Policies

WH8	Conversions/ sub-division of housing, including bedsits/ multi-occupation.
WH16	Hostels

National Policy Linkage

<ul style="list-style-type: none"> • The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 • Housing Act 2004
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Issue 21: Caravans and Mobile Homes

Issue

4.1.36 Caravans and mobile homes contribute to the total housing provision in the Borough. They are also useful when allowed on a temporary basis, for the assessment of other, permanent proposals such as buildings on agricultural holdings. There can be issues surrounding the removal of caravans and mobile homes that have been allowed on a temporary basis. Such development can however have many of the implications and requirements of permanent dwellings. This issue does not include Gypsy & Traveller and Travelling Showpeoples sites (see Chapter 2).

Context

4.1.37 Saved Local Plan Policy WH13 provides guidance on caravans and mobile homes. The MDD DPD could include further policy guidance. However, the Council consider these uses could now be assessed on a site-by-site basis against existing policies in the Core Strategy.

Issue 21: Caravans and Mobile Homes – Suggested Option	
Our approach is:	
To not have a Policy in the MDD DPD on caravans and mobile homes.	
We consider that this can be achieved by:	
<ul style="list-style-type: none"> Ensuring that proposals are assessed against the same criteria by which the Council judges applications for permanent dwellings. These include policies CP1, CP2, CP3, CP9, CP11 and CP12 of the Core Strategy. 	
Issue 21: Caravans and Mobile Homes – Alternative Option	
To develop a new specific policy which reflects saved Local Plan policy WH13.	
<i>The Council considers such a policy is not required as proposals can be assessed against Core Strategy policies.</i>	

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development); CP2 (Inclusive Communities); CP3 (General Principles for Development); CP9 (Scale and Location of development proposals); CP11 (Proposals outside Development Limits (including countryside)); CP12 (Green Belt)
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Relevant Wokingham District Local Plan Saved Policies

WH13	Caravans and Mobile Homes
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National Policy Linkage

PPS7 (Sustainable Development in Rural Areas)	Annex A
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Issue 22: Provision of Community Facilities with residential development

Issue

- 4.1.38 New residential development can impact on existing facilities and resources. The Borough's vision in the Core Strategy is to seek sustainable development which either provides or is accessible to a range of services and facilities.
- 4.1.39 The Council considers that there already policies in the Core Strategy that can ensure that development either provides or contributes to the provision of services and facilities, including community uses. Therefore it is not proposed to have further policies within this document or to carry forward policies saved in the WDLP.

Context

- 4.1.40 Development outside of the Strategic Development Locations (SDLs) will be delivered in line with policies of the Core Strategy and will be required to contribute towards/ provide community facilities. The SDLs will provide the necessary community facilities in line with Policies CP18-21 and Appendix 7 of the Core Strategy.
- 4.1.41 Policy CP2 of the Core Strategy requires new development to contribute to the provision of sustainable and inclusive communities (including the provision of community facilities). The Core Strategy at paragraph 4.17 states that community facilities include development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/ community halls and religious buildings.
- 4.1.42 Policy CP3 requires that development proposals do not lead to a loss of community or recreational facilities/ land or infrastructure unless suitable alternative provision is available.
- 4.1.43 Policy CP4 states that planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development.

Issue 22: Provision of Community Facilities with residential development – Suggested Option

Our approach is:

To not carry forward Saved WDLP Policies WIC5 (Community halls within residential development) and WIC8 (Provision of school facilities with new residential development).

We consider that this can be achieved by:

- Relying on Policies CP2, CP3, CP4, CP18-21 of the Core Strategy.
- SDL Masterplan SPD's and the Infrastructure Delivery and Contributions SPD provide detailed guidance on the community facilities required for the SDL's

- Having regard to Council's Community Infrastructure Strategy, including community hubs

Issue 22: Provision Community Facilities with residential development – Alternative Option

To carry forward Saved WDLP Policies WIC5 and WIC8.

The Council considers such a policy is not required as proposals can be assessed against Core Strategy policy.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP2 (Inclusive Communities), Policy CP3 (General Principles for Development), Policy CP4 (Infrastructure Requirements)
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Relevant Wokingham District Local Plan Saved Policies

Policy WIC5	Community halls within residential development
Policy WIC8	Provision of school facilities with new residential development

National Policy Linkage

PPS1	Delivering Sustainable Development
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4.2 SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

4.2.1 This section considers the approach that could be taken to meeting the challenge of climate change. It covers reducing carbon in new developments (including energy efficiency), renewable energy developments (on-site and stand alone schemes), energy efficiency, electric and plug in vehicles and onsite recycling.

Issue

4.2.2 Climate change can have an impact on a number of areas which are important to the Borough, including habitats, landscape, safety and water resources. The Council recognises that mitigating and adapting to climate change will be a significant factor in considering future development within the Borough.

4.2.3 In developing policies in the MDD DPD the Council will seek to try and address some of the issues around climate change, such as seeking to reduce CO₂ emissions.

Context

4.2.4 The Aspirations and Spatial Issue (ii) for the Borough, as indicated in paragraph 2.68 of the Core Strategy, promote sustainable use and disposal of resources while mitigating and adapting to climate change. The principle of sustainable development is embedded within Core Strategy Policy CP1 and is supported by additional policies such as Policy CP3.

4.2.5 Policy CP1 and supporting text (paragraph 4.8) refers to key measures that can help towards addressing climate change and set the rationale for seeking renewable energy from development proposals.

4.2.6 The Core Strategy (paragraph 4.8) states that the Council will seek over and above the minimum national and regional targets for construction standards and energy efficiency through the MDD DPD. The targets within the Sustainable Design and Construction SPD are aspirational. Such targets can only be mandatory when included within a DPD which is subject to Examination in Public.

4.2.7 The Council is committed to adapting and mitigating to climate change and has:

- i. An adopted Sustainable Design and Construction SPD (adopted May 2010). This includes aspirational targets for exceeding statutory regional and national requirements. The SPD (at paragraph 1.6) encourages new development in the Borough to not just meet current mandatory sustainable design and construction standards but exceed them and set new standards for excellence.
- ii. An adopted Sustainable Environment Strategy (2010-2020) (adopted in June 2010). The aim of the strategy is to improve the quality of life, now

and for future generations, by respecting the Borough's environment and protecting it from the impact of our activities.

- iii. An adopted Economic Development Strategy (2010-2013) (adopted in March 2010). The strategy identifies green technology as an area of significant growth for our economy (i.e. electric cars, renewable energy technologies).
- iv. Nottingham Declaration (signed in November 2007). It demonstrates a strong corporate commitment and political leadership in confronting the issues of climate change.
- v. The Affordable Housing Thresholds in the Core Strategy were agreed following evidence that demonstrates the targets could be achieved, even if all new homes are built to at least Code Level 4 of the Code for Sustainable Homes (see paragraph 2.29 of the Affordable Housing Viability Study – June 2008).

Issue 23: Reducing Carbon in New Development

Issue

4.2.8 One of the most cost-efficient means of reducing carbon emissions is to maximise energy efficiency. Examples of this would include passive solar design, high levels of insulation and the use of energy efficient appliances. Carbon emissions can be further reduced by having heat and electricity generated through the use of low carbon and renewable technologies (this will be discussed later in this document).

Context

4.2.9 The Climate Change Act 2008 puts into statute the government's target to reduce CO₂ emissions through domestic and international action to 80% below 1990 levels by 2050.

4.2.10 PPS1 Supplement (Planning and Climate Change) encourages Local Authorities to set policy requirements that go beyond Building Regulations, where opportunities exist.

Construction Standards and Energy Efficiency

4.2.11 There are also nationally set tools and targets that deal with energy efficiency and sustainable design and construction. The Code for Sustainable Homes (CfSH) and the Building Research Establishment Environmental Assessment Method (BREEAM) are certified tools which measure the overall sustainability of a development.

4.2.12 The tightening of Building Regulations would be sufficient to ensure new development meets Code Level 3's mandatory energy requirements in 2010, and Code Level 4's energy requirements in 2013. However the changes to Building Regulations do not require compliance with any of the CfSH's other criteria (such as water consumption).

Code for Sustainable Homes

4.2.13 The sustainability of residential development is measured by the CfSH. This covers nine criteria, including CO₂ reduction, water use, ecology and waste and includes a number of mandatory elements (for energy and water) which can be combined with a range of voluntary credits to achieve a rating level.

4.2.14 The Code levels are to be applied through the tightening of the Building Regulations. The Code levels should achieve the following reductions in carbon emissions when compared to Building Regulation requirements in 2006:

CfSH	Carbon Improvement as compared to Part L of the Building Regulations (2006)	Date
3	25%	2010
4	44%	2013
5-6	100 % - A 'zero carbon' home	2016

4.2.15 The timetable highlights that zero carbon homes will be legally required by 2016. In July 2007, the Government's 'Building a Greener Future: Policy Statement' announced that all new homes will be zero carbon from 2016. In December 2008, the Government published "Definition of Zero Carbon Homes and Non-Domestic Buildings: Consultation". This proposed an approach, subsequently confirmed in a Written Ministerial Statement (by the Minister of Planning) in July 2009. It defined zero carbon homes³⁵:

4.2.16 The Affordable Housing Viability Study (June 2008) undertaken for the Council assumed that homes would be built to (Full) Code Level 4. The study states that development (of 5 or more units) would be viable taking into account Code Level 4 housing and all other assumptions indicated in Section 2 of the study (also see paragraphs 7.3 to 7.5 of the Wokingham Borough Sustainable Design and Construction SPD). Schemes of up to 4 dwellings (built at national densities) would not need to deliver affordable housing under Policy CP5 of the Core Strategy. Therefore they do not have the affordable housing requirement (i.e the associated costs) and should still be viable to deliver at least Code Level 4.

Building Research Establishment Environmental Assessment Method (BREEAM)

4.2.17 The design standard currently used to assess the sustainable construction of commercial buildings is BREEAM. The requirements have not yet been translated into carbon emissions savings or targets, but revisions to Building Regulations, to be introduced, set out an overall reduction of 25% for non-residential buildings. At the current time, the best practice standards for commercial development are the BREEAM 'very good' or 'excellent' standards. The zero carbon standards are likely to be applied to non residential development from 2019.

³⁵ "A zero carbon home is one whose net carbon dioxide emissions, taking account of emissions associated with all energy use in the home, is equal to zero or negative across the year. Our definition of 'energy use' will cover both energy uses currently regulated by the Building Regulations and other energy used in the home [...] The net emissions of the home, taking account of its energy efficiency and on-site energy supply (including, where relevant, connections to heat networks) will meet a minimum "carbon compliance" standard - in effect a regulatory level of carbon reduction to be achieved on-site compared to today's regulations". See: <http://www.communities.gov.uk/statements/corporate/ecozerohomes>

On-site decentralised and renewable or low carbon generation

- 4.2.18 The use of decentralised energy can help in reducing carbon in new developments. This includes a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.
- 4.2.19 The use of renewable energy technology (including photovoltaic's, ground source heating/ cooling, air source heat pumps and biomass) and low-carbon technologies, such as combined heat and power and district heating schemes can also help reduce carbon in new developments..
- 4.2.20 Policy NRM11 (Development design for energy efficiency and renewable energy) of the South East Plan requires residential development of more than 10 dwellings and non-residential development of 1000m² or greater to secure at least 10% of their energy from decentralised, renewable or low-carbon technologies. The Core Strategy Planning Inspector endorsed the Council's position with reliance on Policy NRM11 in achieving the aims of PPS1/ PPS1 Supplement.
- 4.2.21 The approach of Policy NRM11 was for the proportion of energy that should be generated from on-site rather than carbon emission reductions. The latter is more in line with current and emerging government policy and the CfSH and changes to building regulations.

Issue 23: Reducing Carbon in New Development – Suggested Option

Our approach is:

Residential:

All residential development involving the creation of a new dwelling (including replacement dwellings where this involves substantial, or complete demolition of the existing house) will be required:

- To meet **full** CfSH Level 4 or whatever higher Code is mandatory at the time of construction. This includes developments to achieve internal potable water consumption targets (105 litres or less per person per day).
- To use decentralised and renewable or low carbon sources to deliver a minimum 10% reduction in carbon emissions, unless it can be demonstrated that it is not feasible or viable.

Non-residential (proposals outside use class order C3 - including nursing homes and residential institution):

All developments involving the construction of 1000m² or more gross non-residential floorspace will be required:

- To meet BREEAM (or any future national equivalent) Very Good or whatever higher level is mandatory. Exceed statutory requirements for water resource management.
- To use decentralised and renewable or low carbon sources to deliver a minimum 10% reduction in carbon emissions, unless it can be demonstrated that it is not feasible or viable.

If decentralised and renewable or low carbon sources are not technically feasible seek the possibility to make a financial contribution towards a Carbon Buyout Fund

(through Section 106 planning obligations). Where an applicant considers that a specific requirement is not viable (based on reasonable market assumptions) on a particular site, the onus is on the applicant to demonstrate the reasoning behind this.

We consider that this can be achieved by:

- Ensuring proposals are consistent with Sustainability Issues in Sustainable Design and Construction SPD.
- Highlighting the Affordable Housing Viability Study (June 2008) which assumed that homes would be built to (Full) Code Level 4. The study states that development (of 5 or more units) would be viable taking into account Code Level 4 housing and all other assumptions indicated.
- Supporting the evidence base behind former Policy NRM11 of the South East Plan.

Issue 23: Reducing Carbon in New Development – Alternative Option

Allocated sites and major, modest or limited development locations could have specific requirements for sustainable buildings and decentralised and renewable or low carbon generation

Although this approach would allow the Council to set higher targets for specific developments where local circumstances warrant this, it would mean all other developments are not required to meet higher targets or may be unlikely to incorporate renewable energy technology.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (12) (Sustainable Development); CP3 (General Principles for Development);
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change Supplement to Planning Policy Statement 1

Q: Should a target for a reduction in carbon emissions be set instead of setting a target for the proportion of energy that should be generated from on-site using renewable energy? Yes or no? Please provide further comments.

Q. Do you think the Council should set a higher target than the minimum 10% reduction in carbon emissions? Yes or no? Please provide further comments.

Q. Should a potential non-residential threshold remain at 1,000 m² for construction standards/ energy efficiency and renewable energy production? Yes or no? If no, please state why and suggest an alternative threshold?

Q: Should renewable and low carbon technology be allowed to be used as part of reaching the CfSH/ BREEAM Level? Yes or no? Please provide further comments.

Q. Do you think the Council should consider a policy in improving energy efficiency in existing dwellings i.e when a planning application for a house extension is made? Yes or no? Please provide further comments.

Issue 24: Renewable energy developments

Issue

- 4.2.22 The Core Strategy at paragraph 4.11 states that the Council will need to make provision for implementing the renewable energy generation targets and strategy set out in the South East. The Borough includes examples of renewable energy development such as the 85m high wind turbine in Green Park and also production of biogas at Star Works, Knowl Hill and the Wargrave Sewerage Treatment Works.
- 4.2.23 The MDD DPD could include further policy guidance on stand alone renewable energy developments (e.g solar farms, energy from waste, wind). If further policy guidance is not included in the MDD DPD, planning applications can be assessed on a site-by-site basis against the Core Strategy.

Context

- 4.2.24 National planning guidance on renewable energy is set out in PPS22 (Renewable Energy). Paragraph 4.9 of the Core Strategy states that development for the generation of energy from renewable energy resources will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social and economic or other benefits.
- 4.2.25 The former South East England Partnership Board undertook research to identify where there is the most potential for developing Combined Heat and Power (CHP) and Distribute Heat systems in the South East of England. The opportunities identified are based on an assessment of waste heat sources and potential heat demand.
- 4.2.26 As part of the work programme for Climate Berkshire (the Berkshire Climate Change Partnership) Thames Valley Energy were commissioned to complete 'Climate Berkshire Report: Phase 1 of a strategy regarding future investments for renewable and low carbon power generation across Berkshire'. The report completed in March 2009 maps the existing opportunities for renewable and low carbon power within the Berkshire authorities. Phase 2 (not yet complete) will explore the opportunities and potential issues in more detail.
- 4.2.27 The Council may undertake/ commission an Energy Feasibility Study to understand the opportunities and constraints for renewable energy in the Borough.

Issue 24: Renewable energy developments – Suggested Option

Our approach is:

To include a policy generally supporting renewable energy development in the Borough. This would be applied to such things as Renewable energy development at the large scale, Combined Heat and Power and district heating, solar farms, wind, energy from waste (including anaerobic digestion), hydro-electric power units and Energy Service Companies (ESCO's)³⁶

³⁶ Business that develops, installs and arranges financing for projects designed to improve the energy efficiency of buildings.

We consider that this can be achieved by:

- Including rigorous criteria such as avoiding conflict with wildlife conservation and in keeping with the landscape character. Outside of these designated areas, particularly in the rural parts of the Borough, Local Character Assessments could form the basis for considering which technologies at which scale may be appropriate in different types of location.
- Referring to a potential Borough wider Energy Feasibility Study.

Issue 24: Renewable energy developments – Alternative Option

Do not include a policy on renewable energy development

The Council will need to rely on national planning policy and would therefore not be locally distinctive.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (12) (Sustainable Development); CP3 (General Principles for Development). Paragraphs 4.9, 4.11
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS1 Supplement	Planning and Climate Change Supplement to Planning Policy Statement 1
PPS22	Renewable Energy

Q. How should we best encourage the development of renewable energy (standalone) in the Borough?
Q. How can we ensure that renewable energy development does not adversely impact on the local environment?
Q: Do you know of any other evidence for the potential for renewable energy and low carbon power generation in the Borough? Yes or no? If yes, please specify.

Micro domestic installations

4.2.28 Changes to permitted development rights for renewable technologies have removed the requirements for planning permission for most domestic microgeneration technologies. At present certain small scale renewable/ low carbon technologies are permitted development (subject to certain limitations/conditions) on domestic premises (e.g. photovoltaics and solar thermal). Permitted development rights currently do not extend to non-domestic premises. Small scale projects make a valuable contribution to the overall outputs of renewable energy both locally and nationally (paragraph 4.10 of the Core Strategy).

Other Sustainable Development and Climate Change Matters

Q. Do you think the Council should consider a policy on micro domestic installations? Yes or no?

Infrastructure: electric and plug-in vehicles

4.2.29 The use of alternative fuels for vehicles, like electricity, can help reduce emissions. The Committee on Climate Change (The CCC) has set a target of 1.7 million electric/ plug-in hybrid cars by 2020. The Government proposes to introduce a new class to the General Permitted Development Order to permit the installation of infrastructure for charging points within both public and private car parking areas. A policy could require the provision of the charging infrastructure/ cabling for electric and plug-in hybrid vehicles in new residential and non-residential developments. Also, see Policy SCDM12 (Low Carbon Technology) of the adopted Local Transport Plan (LTP3) (2011-2026) which states that “the Council will actively support and plan for the uptake of low carbon technology such as electric vehicles and bio-fuels”³⁷.

Other Sustainable Development and Climate Change Matters

Q. What can the Council do to ensure opportunities for electric and plug-in hybrid vehicles?

Q. Do you think the provision of charging infrastructure/ cabling for electric and plug-in vehicle should be required for developments over a particular size? Yes or no. If yes, please stipulate what the threshold should be?

Issue 25: On-site recycling

4.2.30 In 2009/10, Wokingham Borough residents and businesses produced 75,272 tones of waste, of which 45% was landfill, 40% recycled/ composted and 15% energy from waste (incinerated) (source: The Berkshire Unitary Authorities’ Joint Minerals and Waste Annual Monitoring Report 2010). Generally, the landfill figures for Wokingham Borough have decreased over the last few years, with recycling percentages increasing accordingly. This is despite a steady increase in the Borough’s population (Sustainable Design and Construction SPD paragraph 14.2).

4.2.31 The Council currently operates a kerbside waste and recycling scheme for its residents as part of the Re3³⁸ programme with Reading and Bracknell Forest Borough Council’s. The kerbside green waste collection scheme has been expanded to cover 53,000 properties (85% of the Borough).

³⁷ LTP3 can be viewed at <http://www.wokingham.gov.uk/council/plans/transport-policy/local-transport-plan-3-2011-2026/>

³⁸ re3 is the name given to the partnership between Bracknell Forest, Reading and Wokingham Borough Councils. In October 2006 the re3 councils signed a £600m, 25 year PFI contract with the Waste Recycling Group. This contract will deliver new waste management infrastructure and manage the waste arising from three councils throughout the life of the contract.

Issue

- 4.2.32 It is important that new developments (residential and commercial) are provided with, or have access to, on-site recycling facilities including the possible provision of home composters or sink macerators (food waste disposers) and appropriate facilities for the storage and collection of waste and for signage. Green waste should generally be composted on-site. Where on-site recycling is considered inappropriate, regard should be given to alternatives such as communal collection facilities (e.g bottle banks).
- 4.2.33 The sorting and reuse of waste at source is the most efficient and sustainable treatment method and minimises the transportation of waste to landfill, recycling plants or incinerators.
- 4.2.34 The MDD DPD could include policy for on-site recycling to ensure development proposals incorporate such facilities.

Context

- 4.2.35 Policy CP1 (Sustainable Development) criteria 5 of the Core Strategy requires development proposals to minimise the consumption and use of resources and provide for recycling. Section 14 of the Council's Sustainable Design and Construction SPD provides guidance on waste, recycling and composting facilities. Sustainability Issue 7 of the SPD states that all developments are required to provide, or have access to, appropriate facilities for storage and collection of waste.
- 4.2.36 An Environmental Impact Study of Food Waste Disposers for Herefordshire Council and Worcestershire County Council (June 2007) found that sink macerators (food waste disposers) provide a convenient and hygienic means for householders to separate kitchen food waste at source; they divert it from municipal solid waste landfill. There is no reason that sink macerators (food waste disposers) should discourage home composting since sink macerators are not designed to take garden waste and indeed exclusion of cooked kitchen food waste from home composting might encourage home composting (Sustainable Design and Construction SPD paragraph 14.10).
- 4.2.37 On-site recycling will help achieve the action of the Sustainable Environment Strategy (2010-2020) to increase recycling and reduce the amount of waste sent to landfill and will help to achieving the target of at least 50% of household waste is being recycled or composted by 2020.

Issue 25: On-site Recycling – Suggested Option
Our approach is:
Include a policy which requires appropriate new development (residential and commercial) proposals to incorporate on-site recycling facilities (such as home composting or sink macerators (food waste disposers)) and appropriate facilities for the storage and collection of waste.
We consider that this can be achieved by:
<ul style="list-style-type: none"> Ensuring where on-site recycling is considered inappropriate, regard should be given to alternatives such as communal collection facilities (e.g bottle

banks).
Issue 25: On-site Recycling – Alternative Option
Do not include policy for on-site recycling in the MDD DPD. <i>Rely on Policy CP1 of the Core Strategy, the Sustainable Development and Construction SPD and other local and national guidance.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 5) (Sustainable Development); Appendix 7.
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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Other Wokingham Borough Council Guidance

Sustainable Design and Construction SPD (May 2010) Sustainable Environment Strategy 2010-2020
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National Policy Linkage

PPS1	Delivering Sustainable Development
PPS10	Planning for Sustainable Waste Management

Development and Flood Risk

4.2.38 Flooding can result not only in costly damage to property, but can also pose a risk to life and livelihood. It is essential that future development is planned carefully, steering it away from areas that are most at risk from flooding and ensuring that it does not exacerbate any existing flooding problems.

4.2.39 The Wokingham Borough Council Strategic Flood Risk Assessment (SFRA) (July 2007) observes that climate change will represent an increasing risk to flooding in low lying areas and the frequency and severity of flooding will change measurably within a generation. This means that the extreme weather events could become more frequent. More intense downpours may lead to more flooding from rivers, surface water, sewers, groundwater and a combination of these sources. An update to the Council’s SFRA is currently underway and is due to be completed in Summer 2011.

4.2.40 The MDD DPD is not intending to include additional policy on development and flood risk. The following provides the Council with comprehensive policy, guidance and research and are summarised in Appendix 7:

1. Core Strategy Policy CP1
2. Sustainable Design and Construction SPD
3. Updated Wokingham Borough Strategic Flood Risk Assessment
4. Emerging Blackwater Valley Water Cycle Scoping Study
5. Emerging Surface Water Management Plans

6. Statutory requirements of Flood and Water Management Act 2010
7. Statutory requirements of Flood Risk Regulations 2009
8. PPS25 (Development and Flood Risk) and its Practice Guide
9. Environment Agency and Water Companies

4.2.41 The Council work with the Environment Agency and other relevant bodies (including adjacent Local Authorities and local residents associations) on flood risk matters. This accords with paragraph 25 of PPS25. The Council may consider producing a borough wide flood plan in the future.

Local and Winter Storage

4.2.42 The Council will consider working with landowners and other stakeholders regarding options for local water storage reservoirs and other sustainable farming practices. This could help reduce summer abstraction, diffuse pollution and runoff and increase flood storage capacity.

Other Sustainable Development and Climate Change Matters

Q. No sites for flood alleviation/ storage and flood defence have been promoted to the Council. Are you aware of any sites that could be suitable for flood alleviation/ storage/ defence purposes? Yes or no? If yes, please provide further information.

4.3 GREEN INFRASTRUCTURE (OUTSIDE OF THE SDL'S)

4.3.1 This section considers the approach to addressing how green infrastructure can be protected, maintained and enhanced and how new development can provide or enhance green infrastructure. Green Infrastructure covers such areas as open space in development, Green Routes between areas, local wildlife sites and wildlife corridors, biodiversity, recreational and play space, riverside footpaths, country parks and burial grounds. This section will also consider impact of moorings on the green infrastructure of the Thames. Specific guidance for development proposals within the SDL's can be found within the Masterplan SPD's.

Issue

4.3.2 The character of Wokingham Borough is that of settlements separated by areas of countryside, containing river valleys and enhanced by green infrastructure. The Borough also contains nationally and locally important wildlife sites. These assets are greatly valued by the Borough's residents and communities.

4.3.3 Green infrastructure plays an important role in delivering the Borough's diverse biodiversity of plants and animals by providing valuable wildlife corridors. It also provides health benefits by enabling access to opportunities for recreation and exercise.

4.3.4 Development can impact on the overall character of an area either by the removal of green infrastructure or by increased use. Development also creates opportunities for creating new green infrastructure or enhancing existing.

4.3.5 The MDD DPD will enable the Council to plan for any appropriate green infrastructure in those areas outside of the Strategic Development Locations (SDL's). SDLs will provide green infrastructure in line with Policies CP18-21 and Appendix 7 of the Core Strategy.

Context

4.3.6 The approach proposed reflects the Core Strategy's Spatial Vision of respecting the Borough's character and ensuring a sense of place is retained.

4.3.7 Planning policy at national level (PPS12 Para 2.4) supports having local policies on green infrastructure.

4.3.8 The importance of protecting, conserving and also enhancing biodiversity in the environment is a key principle of PPS9.

4.3.9 The South East Green Infrastructure Framework³⁹ also seeks to establish green infrastructure as an integral and essential component of sustainable communities, develop a common understanding of the role and importance of green infrastructure, help implement the green infrastructure policy and

³⁹ See the South East Green Infrastructure Framework – From policy into practice (2009) published on behalf of a partnership in the South East to aid the delivery of Green Infrastructure.

provide detailed guidance on how green infrastructure can be delivered through the planning system and local partnerships.

- 4.3.10 Open space is based on the definition given in the annexe to PPG17 which sets out a broad range of types including parks and gardens, natural and semi natural urban green spaces, outdoor sports facilities, green corridors, amenity green space, provision for teenagers and children, allotments and community gardens, cemeteries, civic spaces and accessible countryside.
- 4.3.11 Policies CP3, CP7, CP8 and CP18-21 of the Core Strategy will aid the delivery of green infrastructure within the Borough. Policy CP3 (g) and Appendix 4 of the Core Strategy indicates the open space requirements for residential development proposals. These policies will be enhanced by information in the update Open Space and Sports Assessment Report.
- 4.3.12 Paragraph A4.1 of the Core Strategy indicates that the Council's open space requirements will be amplified in the MDD DPD

Open Space

Open Space and Sports Assessment Report Refresh

- 4.3.13 The Council is currently refreshing an earlier Open Space and Sports Assessment Report (2005)⁴⁰ to take into account changes in open space provision since 2005 and to help inform the Community Infrastructure Strategy. The Open Space and Sports Assessment is a survey which looks at the amount of Public Open Space there is in the Wokingham Borough. This includes parks, sports pitches, indoor sports facilities and play areas and makes recommendations for future levels of provision. The MDD DPD document will provide further guidance for development management decision making in conjunction with the Core Strategy. Policy CP3 g) and Appendix 4 (Guidelines for the provision of Public Open Space associated with residential development) of the Core Strategy summarise the Council's open space standards. The results of the refreshed Open Space and Sports Assessment Report will influence policies in the MDD DPD.

Core Strategy Policy CP3 criteria g) requires development proposals to provide for a framework of open space in secure community use achieving at least 4.65Ha/ 1,000 population provision with recreational/ sporting facilities in addition to private amenity space. This standard is higher than the national standard requirement (of 4.3Ha/ 1,000).

Issue 26: New public open space associated with development

Issue

- 4.3.14 Policy WR4 (Increasing existing Public Open Space Provision) of the WDLP identified a number of areas of public open space which were to be delivered as part of a residential development on adjoining land. Where these residential sites are retained following the re-appraisal of all sites (Issue 5), the MDD DPD will also continue the allocation of the associated open space.

⁴⁰ Wokingham Borough Open Space and Sports Assessment Report (2005) can be viewed at: <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/countryside-and-open-space/openspace/>

4.3.15 In addition, the Amen Corner SPD⁴¹ was adopted by Bracknell Forest Borough Council (BFBC) on 16th March 2010. This SPD provides guidance for developing the Amen Corner site, to the south of London Road and west of Binfield Road in Bracknell Forest Borough (the site is on the boundary of Wokingham Borough). Land at Amen Corner, is identified in Policy CS4 of the adopted Bracknell Forest Core Strategy for a comprehensive, well designed mixed-used development. Within the adopted Amen Corner SPD, the area of land illustrated on map 2 of the document is referred to as the “Wokingham countryside strip”. The Council will identify the area within Wokingham Borough as passive open space⁴². This is to be defined on the subsequent proposals map (see map 4.2 or appendix 1). This reflects the approach of the Council to cross boundary working

4.3.16 Areas of open space within the SDL’s will also need to be identified in line with the SDL Masterplan SPD’s having regard to the setting of development limits (See Chapter 3, Issue 12: Need to define Development Limits (Settlement Boundaries) within SDL).

Context

4.3.17 Those areas that have yet to be delivered are:

- Land at Hatch Farm Dairies
- Land off Poplar Lane, Winnersh
- Land at Plough Lane, Wokingham
- Sandford Farm, Woodley

4.3.18 These areas will be shown on the proposals map which will form part of the MDD DPD (as illustrated on maps 4.1-4.3).

<p>Issue 26: New public open space associated with development – Suggested Option</p>
<p>Our approach is:</p> <p>To carry forward Policy WR4 and those sites and their boundaries identified in Policy WR4 of the WDLP (and shown in the WDLP Proposals Map) that have yet to be delivered.</p> <p>To identify the area of land illustrated on map 4.2 referred to as the “Wokingham countryside strip” within Wokingham Borough as passive open space (see Bracknell Forest Borough Council Amen Corner SPD). This is to be defined on the subsequent proposals map as illustrated on map 4.2.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Using monitoring information to identify which open spaces have been implemented.

⁴¹ The Amen Corner SPD can be viewed at: http://www.bracknell-forest.gov.uk/environment/env-planning-and-development/env-planning-policy/env-supplementary-planning-documents/env-amencorner/env-amen-corner-library.htm#amen_corner_spd_documents

⁴² [This approach was agreed by Wokingham Borough Council on 16 March 2009.](#)

- Ensuring consistency with the adopted Bracknell Forest Borough Council Amen Corner SPD.

Issue 26: New public open space associated with development – Alternative Option

Do not carry forward those sites and their boundaries in Policy WR4 of the WDLP that have yet to be delivered.

To identify the area of land illustrated on map 2 referred to as the “Wokingham countryside strip” within Wokingham Borough as passive open space (see Bracknell Forest Borough Council Amen Corner SPD). This is to be defined on the subsequent proposals map as illustrated on map 4.2.

This could result in necessary public open space not being carried forward into the MDD DPD

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development); CP3 (General Principles for Development).
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Relevant Wokingham District Local Plan Saved Policies

Policy WR4	Increasing Existing Public Open Space Provision
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National Policy Linkage

PPG17	Planning for Open Space, Sport and Recreation
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Q. Do you have any comments on the boundaries for new public open space associated with development as shown in maps 4.1-4.3? Yes or no? If yes, please provide further information.

Issue 27: Outdoor play and recreational space

Issue

4.3.19 The Council recognise the role that recreation can play in promoting healthy individuals and communities. The Council and its partners have an important role to play in promoting public health.

4.3.20 The Council’s current approach to play and recreational areas is to seek the provision of children’s equipped play areas, playing pitches and recreation grounds as part of new development or as a contribution to existing. It does not specifically meet the needs of all the Borough’s residents including the needs of the elderly or youth.

4.3.21 To address this, the MDD DPD could include a policy on outdoor play and recreational space which takes a more flexible approach to its delivery. Such a policy would take into account the findings of the emerging Open Space and Sports Assessment Report.

Context

4.3.22 PPG17 (Planning for Open Space, Sport and Recreation) encourages the provision of a wide range of opportunities for recreation which should, wherever possible, be available for everyone, including those with disabilities and the elderly.

4.3.23 Core Strategy Policy CP3 (g and j) requires proposals to provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/ sporting facilities in addition to private amenity space and for proposals not to lead to a loss of recreational facilities. Also, Policy CP3 (j) requires proposals do not lead to a loss of community facilities or land.

4.3.24 Appendix 4 of the Core Strategy also provides guidelines for the provision of public open space.

4.3.25 Saved WDLP Policy WR7 provides guidance on the delivery of open space. The Open Space standard is now set in Policy CP3 of the Core Strategy.

Issue 27: Outdoor play and recreational space – Suggested Option
<p>Our approach is:</p> <p>To have policy which provides guidance on:</p> <ul style="list-style-type: none"> • open spaces, school greens and playgrounds; • the provision of outdoor play and recreational space to provide opportunities for all members of the community.
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Seek the provision of outdoor play and recreation space in line with the revised Fields in Trust Standards (FIT)⁴³. FIT seeks to provide outdoor play and recreational place which can provide a number of functions, including informal and formal recreation. This includes providing Neighbourhood Equipped Areas of Play (NEAPS) and multi use games areas which could help meet the needs of all groups. • Ensuring appropriate flexibility to reflect the evidence included in the emerging refreshed Open Space and Sports Assessment Report. • Development proposals must take account of the availability of existing outdoor play facilities and recreational space in the vicinity of the site. Development proposals will be required to make full provision in the absence of any spare capacity (if identified through the refreshed Open Space and Sports Assessment Report). • Updating relevant parts of saved policy WR7 of the WDLP.
Issue 27: Outdoor play and recreational space – Alternative Option
<p>To not include a policy on outdoor play and recreational space.</p> <p><i>The Council considers that this issue is not adequately covered by other policies at a local or national level.</i></p>

⁴³ Fields in Trust (FIT) is the only independent UK wide organisation dedicated to protecting and improving outdoor sports and play spaces and facilities.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development); CP3 (General Principles for Development).
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Relevant Wokingham District Local Plan Saved Policies

Policy WR7	Provision of public open space in new residential development.
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National Policy Linkage

PPG17	Planning for Open Space, Sport and Recreation
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Issue 28: Country Parks and Suitable Alternative Natural Greenspace (SANG) outside of SDLs

Issue

4.3.26 The WDLP indicated that new Country Parks could be delivered at Whistley Mill and within the Blackwater Valley. These country parks have not yet been delivered and the Borough Council needs to consider whether saved policies in the WDLP should be carried forward into the MDD DPD. In addition the Borough Council opened Rooks Nest Farm as an Area of Suitable Alternative Natural Greenspace (SANG) on 8 March 2011. This will provide further accessible greenspace for walking.

Context

4.3.27 PPG17 indicates that Local Authorities should encourage the creation of sports and recreational facilities in such areas and the development of areas of managed countryside, such as Country Parks (PPG17 paragraph 25).

4.3.28 The WDLP identified the following proposed country parks:

- Whistley Mill (saved Policy WR14) – Charvil/ Twyford and proposed extension.
- Within the Blackwater Valley (saved Policy WR15).

4.3.29 Map 4.1-4.3 shows the boundaries for the Country Parks and the Rooks Nest Farm SANG.

Issue 28: Country Parks and Suitable Alternative Natural Greenspace (SANG) outside of SDLs – Suggested Option

Our approach is:

To have policy which will seek to protect and enhance the Country Park and SANG network.

Show the boundaries for the Country Parks and the Rooks Nest Farm SANG on the MDD DPD proposals map. See maps 4.1-4.3.

We consider that this can be achieved by:
<ul style="list-style-type: none"> To have policies which reflect saved WDLP Policies WR14 and WR15 and their boundaries identified in the WDLP Proposals Map.
Issue 28: Country Parks and Suitable Alternative Natural Greenspace (SANG) outside of SDLs – Alternative Option
<p>Focus on the existing Country Park and SANG network.</p> <p>Show the boundaries for the Country Parks and the Rooks Nest Farm SANG on the MDD DPD proposals map. See maps 4.1-4.3.</p> <p><i>This may lead to increased pressure on the existing Country Park network.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development), CP3 (General Principles for Development); CP7 (Biodiversity); CP11 (Proposals outside Development Limits (including countryside);
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Relevant Wokingham District Local Plan Saved Policies

WR14	Country Park at Whistley Mill
WR15	Country Park in the Blackwater Valley

National Policy Linkage

PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Conservation
PPG17	Planning for Open Space, Sport and Recreation (Paragraph 25)

Issue 29: Moorings

Issue

4.3.30 The River Thames provides opportunities for recreational and tourist use and the Council recognises the importance that short term and other leisure mooring on the River Thames can have to the local economy. However, the presence of too many permanent moorings on the Thames can have an impact on the visual amenity of the river. It is important that a balance is maintained between the use of the river and its conservation.

4.3.31 Services such as boatyards and boat hire facilities provide an important role in maintaining the recreational and tourism uses associated with the River and once lost, are difficult to replace. The protection of existing boat yards could help to maintain the current provision of these facilities on the river.

4.3.32 The MDD DPD could include a policy on Permanent Moorings on the River Thames and the retention of boatyards.

Context

4.3.33 Saved WDLP Policy WR19 laid down criteria for recreational use of the Thames and had regard to both permanent and transient moorings. Saved policy WR20 specifically related to transient moorings at Thames Valley Park. The Environment Agency has produced a Thames Waterway Plan (2006-2011)⁴⁴. This was produced in consultation with members of the River Thames Alliance (RTA) including riverside local authorities, river user groups, businesses and landowners. The plan aims to achieve coordinated planning between Councils on several matters including moorings.

Issue 29: Moorings – Suggested Option
<p>Our approach is:</p> <p>To have a policy which reflects both saved Policies WR19 (Recreational Use of the Thames) and WR20 (Provision of transient mooring facilities) of the WDLP and the Thames Waterway Plan.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Ensuring consistency with the Thames Waterway Plan (2006-2011) and policy approach of neighbouring authorities (South Oxfordshire Local Plan: Policy R9 (River Thames)). • Protecting the character of the river and the area, the physical condition of the riverbank and habitats and mitigate such impacts where necessary.
Issue 29: Moorings – Alternative Option
<p>Approach that only reflects saved policy WR19 of the WDLP.</p> <p><i>The Council considers that this issue is not adequately dealt with by Saved WDLP Policy WR19 and is not covered by other policies at a local or national level.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 (General Principles for Development); Policy CP11 (Proposals Outside Development Limits (including countryside); Policy CP12 (Green Belt).
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Relevant Wokingham District Local Plan Saved Policies

Policy WR19	Recreational Use of the River Thames
Policy WR20	Provision of Transient Mooring Facilities

National Policy Linkage

PPG17	Planning for Open Space, Sport and Recreation
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⁴⁴ http://www.visitthames.co.uk/text/1930/thames_waterway_plan_2006_2011.html

Non Wokingham Borough Policy and Guidance

South Oxfordshire Local Plan: Policy R9 (River Thames)
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Thames Waterway Plan

Issue 30 Green Routes and Wildlife Corridors

Issue

- 4.3.34 Many of the main routes into the towns and villages of the Borough are characterised by trees and other vegetation that act as a Green Route into these towns and village.
- 4.3.35 These routes help define the character of the area and also contribute to the Borough's wildlife corridors. Wildlife corridors are important because they provide a link to the wider countryside from built-up areas.
- 4.3.36 Green Routes and wildlife corridors have an important role to play in maintaining both the character and biodiversity of an area.
- 4.3.37 Development can have an impact on these routes, it can also provide opportunities for enhancing existing routes by the use of conditions and planning obligations. The MDD DPD could include policy on Green Routes and Green Route Enhancement areas.
- 4.3.38 Some Green Routes have already been included in saved policies in the WDLP however there are also other routes throughout the Borough that could be included, particularly those which link existing Green Routes

Context

- 4.3.39 The importance of protecting, conserving and also enhancing biodiversity in the environment is a key principle of PPS9. Green Routes contribute to biodiversity as well as landscape quality.
- 4.3.40 Policy WBE6 of the WDLP currently provides local planning guidance on Green Routes which states that development will not be permitted that would detract from the visual quality of a Green Route. Where appropriate, it also required contributions towards the improvement of Green Route Enhancement areas through landscape and planting schemes.

Issue 30: Green Routes and Wildlife Corridors – Suggested Option

Our approach is:

To carry forward Saved WDLP Policy WBE6 and the Green Routes and Green Route Enhancement areas and their boundaries identified in the WDLP Proposals Map. Approach to also give more protection of front gardens and other forms of green infrastructure in the Green Routes.

To carry forward Saved WDLP Policy WNC7 on the protection, enhancement or creation of wildlife corridors and to identify where appropriate other routes.

The boundaries for the Green Routes and Green Route Enhancement Areas are on Maps 4.1-4.3.

We consider that this can be achieved by:
<ul style="list-style-type: none"> • Ensuring that Green Routes contribute to biodiversity as well as landscape quality. • Protecting, conserving and also enhancing biodiversity in the environment. This is a key principle of PPS9 and Core Strategy Policy CP7.
Issue 30: Green Routes and Wildlife Corridors – Alternative Option
To not carry forward saved Policy WBE6 of the WDLP and to not identify Green Routes and Green Route Enhancement Areas. Instead rely on Policy CP1, CP3 and CP7 of the Core Strategy and PPS9 and assess on a site-by-site basis.
<i>The Council considers that this issue is not adequately dealt with by other policies at a local or national level.</i>

<p>Q. Do you have any comments on the Boundaries for the Green Routes and Green Route Enhancement Areas? Yes or no? If yes, please provide further information.</p> <p>Q. Are there any other parts of the Borough that should be designated as Green Routes or Green Route Enhancement Areas? Yes or no? If yes, please provide further information.</p> <p>Q. Should boundaries for Wildlife Corridors be identified in the MDD DPD? Yes or no?</p>
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Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development), CP3 (General Principles for Development); CP7 (Biodiversity);
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Relevant Wokingham District Local Plan Saved Policies

Policy WNC7	The Protection, Enhancement or Creation of Wildlife Corridors
Policy WBE6	Green Routes

National Policy Linkage

PPS9	Biodiversity and Geological Conservation
PPG17	Planning for Open Space, Sport and Recreation

Issue 31: Biodiversity and Geological sites

Issue

4.3.41 Wokingham Borough contains a variety of wildlife habitats and species that adds to its character, biodiversity and environment. Some of these habitats are protected by international or national legislation because of their importance. These include Sites of Special Scientific Interest (SSSIs) and, adjacent to the Borough, the Thames Basin Heaths SPA (see Issue 7). Alongside these habitats the Borough also contains a number of other important habitats which include Local Nature Reserves and Local Wildlife Sites (these were previously known as Wildlife Heritage Sites). These are of great importance to local residents.

4.3.42 In order to ensure that development does not have a detrimental impact on these sites the MDD DPD could include policy on nature conservation to ensure that development proposals do not harm them. It could also include a policy on creating wildlife habitats in new developments

Context

4.3.43 The Government’s policy for Biodiversity and Geodiversity is contained within PPS9. Core Strategy Policy CP7 also provides guidance on biodiversity.

4.3.44 Saved WDLP Policies WNC3 (New Nature Reserves) and WNC5 (Protection and Management of Wildlife Heritage Sites) seek the improvement of existing sites or creation of new nature reserves in conjunction with new development. Saved WDLP Policy WNC8 (Creating new habitats through development) requires development proposals to seek the creation, management and interpretation of nature reserves and new wildlife habitats in the settlements and countryside areas. These policies help promote the implementation of the Wokingham District Biodiversity Action Plan 2003-12 (and any subsequent Wokingham Biodiversity Action Plan after 2012).

4.3.45 Legislation requires the Council to designate Local Nature Reserves in consultation with Natural England. The Local Nature Reserves in the Borough are Longmoor Bog, Heathlake, Lavell's lake, Highwood, Aldermoor, Maiden Erlegh Lakes and Woods, Ali's Pond, Holt Copse & Joel Park, Swallowfield Meadow and Pearmans Copse.

Issue 31 Biodiversity and Geological sites – Suggested Option
<p>Our approach is:</p> <p>To have policy on new nature reserves; protection and management of local wildlife sites; and creating new habitats through development.</p> <p>Maps 4.1-4.3 shows the boundaries of the Local Wildlife Sites.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Protecting, conserving and also enhancing biodiversity in the environment. This is a key principle of PPS9 and Policy CP7 of the Core Strategy. • Reflecting Saved WDLP Policies WNC3, WNC5 and WNC8. • Reflecting Core Strategy paragraph 4.43. The Berkshire Nature Conservation Forum advises on Local Wildlife Sites, including deletions, additions and amendments. Consequently, they may change from the ones identified on Maps 4.1-4.3.
Issue 31: Biodiversity and Geological sites – Alternative Option
<p>Approach that does not provide local planning guidance on new nature reserves, local wildlife sites and creating new habitats through development.</p> <p><i>The Council considers that this issue is not adequately dealt with by other policies at a local or national level.</i></p>

Q: Are you aware of any geological issues that need to be addressed? Yes or no? If yes, please provide further information.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development), CP3 (General Principles for Development); CP7 (Biodiversity), CP11 (Proposals outside Development Limits (including countryside)). Paragraph 4.43
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Relevant Wokingham District Local Plan Saved Policies

Policy WNC3	New Nature Reserves
Policy WNC5	Protection and management of wildlife heritage sites
Policy WNC8	Creating new habitats through development

Other Wokingham Borough Council guidance

Wokingham District Biodiversity Action Plan 2003-12 (and any subsequent Wokingham Biodiversity Action Plan after 2012).

National Policy Linkage

PPS9 and Good Practice Guide	Biodiversity and Geological Conservation
Circular 01/2005	Biodiversity and Geological conservation
PPG17	Planning for Open Space, Sport and Recreation

Issue 32: Burial Grounds

Issue

4.3.46 There is a need within the Borough for new burial grounds, to meet the needs of various faith Groups. No burial grounds have been delivered since the submission of the Core Strategy and no burial grounds sites have been promoted to the Council for consideration in the MDD DPD. The Council can only identify and allocate sites for burial grounds if a site has been put forward to the Council for that use.

Context

Wokingham Borough Burial Report

4.3.47 The Core Strategy (paragraph 2.53) states that the MDD DPD will identify sites to increase the provision of cemeteries within the Borough. These may be in the form of woodland burial grounds as well as more traditional forms. Burial grounds are a community facility as highlighted in paragraph 4.17 of the Core Strategy. Burial grounds for particular faith groups may also be required.

4.3.48 A Burial Report was considered at the Council's Executive on 25 October 2007. The report provides a working indication of the level of provision that needs to be planned for. It is estimated that the total number of burials within the Borough is 7,132 in the period from 2007 to 2029. Recommendation 13 of the report states that the Council should seek to identify a new site/ sites for a cemetery.

Issue 32: Burial Grounds – Suggested Option

Our approach is:

To acknowledge that no sites for burial grounds/ cemeteries have been put forward to the Council for consideration in the MDD DPD and to not include a specific policy on burial grounds. The Council will ask for sites to be suggested. Sites suggested for burial grounds will be considered for allocation subject to such issues as suitable ground conditions and highway and amenity.

We consider that this can be achieved by:

- Asking the following question and seeking views from all, including faith groups:

“Q. No sites for burial grounds have been put forward to the Council. Do you know of any sites that could be suitable for burial grounds? Yes/ No. If yes, please state where and provide details.”

Issue 32: Burial Grounds – Alternative Option

To not allocate sites for burial grounds and to not include a specific policy in the MDD DPD.

To consider planning applications for Burial grounds in line with local planning policy as and when proposed sites are put forward.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP3 (General Principles for Development); CP11 (Proposals outside Development Limits (including countryside); Appendix 4 (Guidelines for the provision of Public Open Space associated with residential development). Paragraph 2.53, 3.32, 4.17 and 4.58.
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPS7	Sustainable Development in Rural Areas
PPG17	Planning for Open Space, Sport and Recreation

Q. No sites for burial grounds have been put forward to the Council. Do you know of any sites that could be suitable for burial grounds? Yes or no? If yes, please state where and provide details.

4.4 ECONOMY

4.4.1 This section considers how the Borough's buoyant economy can be maintained to meet the requirements of businesses and to provide opportunities for training whilst respecting the character of the Borough. It will cover employment, retail and tourism.

Issue

4.4.2 Wokingham Borough provides employment opportunities for a range of businesses ranging from high-tech international and national companies to locally based companies and small businesses. It is not intended to identify land for new employment areas. Therefore it is important that adequate land currently in employment use remains so and that a more flexible approach to it use is considered to meet the needs of business.

4.4.3 Vibrant town and other retail centres also have a role to play in maintaining and building a buoyant economy whilst meeting shopping and other needs.

Context

4.4.4 National policy on sustainable economic growth is set out in PPS4. It indicates that employment should be seen within its broader context so that it includes retail as an economic function. PPS7 also includes national policy on sustainable development in rural areas.

4.4.5 Employment policy for the Borough is set out in the Core Strategy in Policy CP15 (Employment Development) and in the countryside in Policy CP11 (Proposals Outside Development Limits (Including Countryside)). Policy CP15 provides for a range of buildings and sites, promotes the provision of small units and encourages their provision in new development. Provision for these will have to be managed alongside the provision for those business uses that is already located within the Borough.

4.4.6 Core Strategy paragraph 4.73 states that the extent of Core Employment Areas (CEA's) will be defined in the MDD DPD and will replace the boundaries of the CEA's defined under WDLP Policy WEM2 (Development in Core Employment Areas). The Core Strategy indicates that the existing boundaries of the CEA's will largely be retained. Policy CP15 of the Core Strategy identifies these CEAs

4.4.7 The Council's Economic Development Strategy (2010 - 2013) promotes smaller, flexible and affordable business premises to reflect a local need. Employment land needs to provide flexibility and be responsive to local economic needs.

4.4.8 The Masterplan SPDs for the Strategic Development Locations identify extensions to the Toutley Industrial Estate (North Wokingham SDL) and the Hogwood Industrial Estate (Arborfield Garrison SDL). The boundaries for these CEA's will need to be updated accordingly and set in the MDD DPD.

EMPLOYMENT

Issue 33: Core Employment Areas (CEAs)

4.4.9 Core Employment Area's tend to be the largest employment areas in the Borough. A CEA is where development for business, industry or warehousing will be permitted and where, the expansion or intensification of existing employment uses is acceptable.

4.4.10 The CEAs contain a range of different business uses. It is important that a range of units is provided to meet the needs of business including small and medium enterprises. Within the larger CEAs there is scope to provide related uses such as a crèche or day nursery, training facilities and small scale recreation and other facilities to meet the day to day needs of those who work on the site.

4.4.11 The CEAs in the Borough are:

- Green Park Business Park, Reading (map 5.1)
- Headley Road East, Woodley (map 5.2)
- Hogwood Industrial Estate, Park Lane, Finchampstead (map 5.3)
- Molly Millars Industrial Estate, Wokingham (map 5.4)
- Ruscombe Business Park, Ruscombe (map 5.5)
- Sutton's Industrial Estate, Earley (map 5.6)
- Thames Valley Business Park, Earley (map 5.6)
- Toutley Industrial Estate, Wokingham (map 5.7)
- IQ Winnersh, Winnersh Triangle Business Park, Winnersh. (map 5.8)

Bad neighbour uses

4.4.12 Parts of some of the CEA's are identified as 'bad neighbour' uses. Ideally 'bad neighbour' operations (such as car repairs and scrap yards) should be located in employment areas where they will not result in unacceptable environment nuisance (through noise, smell and fumes), disturbance, traffic impacts or visual intrusion.

4.4.13 Saved WDLP Policy WEM9 (Identified Local Need – 'Bad Neighbour' development on identified sites) states that 'bad neighbour' uses will be acceptable on the following identified locations.

- Hogwood Lane (parts), Finchampstead (map 5.10)
- Ruscombe Works, Ruscombe (map 5.12)
- Parts of Molly Millars Lane Industrial Estate (north side), Wokingham (map 5.11)
- Toutley Works (parts)/ Depot, Wokingham (map 5.13)
- Kentwood Farm (northern part only), Wokingham (map 5.14)

4.4.14 The MDD DPD could include policy to provide certainty over types, sizes of units and allow for a range of employment related uses (including ancillary uses) whilst maintaining their primary employment use. The policy could

include guidance on bad neighbour uses having regard to other development that has taken place in or adjacent to CEAs.

Issue 33: Core Employment Areas – Suggested Option

Our approach is:

To provide further policy guidance to Policy CP15 of the Core Strategy in respect of:

- size of units
- range of employment related uses (including ancillary uses) whilst maintaining their primary employment use.
- bad neighbour uses

Set the boundaries of the Core Employment Areas. See maps 5.1-5.8.

Set boundaries for bad neighbour uses. See maps 5.10-5.14.

Policy WEM9 of the WDLP to be carried forward except from Poperinghe Barracks, Arborfield (which has been developed for housing).

Not to carry forwarded Saved Policies WDLP WEM3, WEM4, WEM9 and WEM11.

We consider that this can be achieved by:

- Where suitable allowing for new buildings or the ‘sub division’ of larger buildings to include ancillary uses (such as a crèche and cafes).
- Ensuring flexibility to redevelop/ intensity CEA’s to meet employment growth forecasts and any shortfalls in office space needs subject to accordance with policies in the Development Plan.
- The boundary for Toutley Industrial Estate CEA and Hogwood Industrial Estate CEA to be amended to reflect Appendix 7 of the Core Strategy and the North Wokingham SDL Masterplan SPD and the Arborfield Garrison SDL Masterplan SPD
- Amending the boundary of the Ruscombe Business Park CEA to reflect planning application F/2003/9870⁴⁵. The Council is suggesting no further changes to the CEA’s in the Borough. Completed development is within CEA and is not a compatible use class for a CEA.
- Requiring employment proposals to include an Employment Impact Statement, which shows the number and type of jobs likely to be generated, how they expect to source their labour and what the wider implications of doing so will be.

Issue 33: Core Employment Areas – Alternative Option

Include no further policy guidance to Policy CP15 of the Core Strategy. Do not carry forward Policies WEM3 and WEM1.

Carry forward Saved WDLP Policy WEM9.

Set the boundaries of these Core Employment Areas including the amendments to Hogwood Industrial Estate, Toutley Industrial Estate and Ruscombe Business Park) and identified bad neighbour uses. Proposed boundaries are shown on maps 5.3, 5.7 and 5.5 respectively.

⁴⁵ F/2003/9870 – Woods Warehouse, Ruscombe Lane, Ruscombe for the proposed erection of B1 Office building plus erection of 8 x 2 bedroom apartments. Demolition of existing storage buildings plus new site entrance from Ruscombe Lane.

The Council will need to rely on Core Strategy Policy CP15 and national planning policy. This approach may not provide for a more locally applicable policy regarding types and size of units

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP15 (Employment Development); Policy CP18 (Arborfield Garrison SDL); Policy CP20 (North Wokingham SDL). Paragraphs 4.71, 4.72, 4.73, 4.74 and Appendix 7 of the Core Strategy
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Relevant Wokingham District Local Plan Saved Policies

Policy WEM3	Employment Development at Green Park
Policy WEM4	Land North of St Mary's Church, Shinfield, also known as The Manor.
Policy WEM5	Criteria for Employment Generating Development within Settlements on Unidentified Sites
Policy WEM9	Identified local need – “bad neighbour” development on identified sites
Policy WEM11	Identified local need – general industrial, storage and distribution areas

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Q. Do you have any comments on the Boundaries for the Core Employment Areas (as shown in Maps 5.1-5.8) and for bad neighbour use sites (as shown in Maps 5.10-5.14)? Yes or no? If yes, please provide further information.
Q: Are there any circumstances that could lead to a change in the boundaries of the Core Employment Areas? Such areas could include parts of Molly Millars Industrial Estate and land on the south side of Headley Road, Woodley. Yes or no? If yes, please provide further information.
Q: Are there any other sites that could be considered for 'bad neighbour' uses? Yes or no? If yes, please provide further information.

Green Park

4.4.15 Saved WDLF Policy WEM3 on the employment development of Green Park will not be carried forward in the MDD DPD. Areas of Green Park within Wokingham Borough are now substantially built. Policy CP15 of the Core Strategy and other policies in the Development Plan provide policy guidance on Green Park.

The Manor, Shinfield (Land north of St Mary's Church)

4.4.16 Policies WEM2 and WEM4 of the WDLF identified this site for employment. Saved Policy WEM4 of the WDLF states that the land at the Manor, Shinfield

will be developed as a mixed use site that incorporates residential development and in the region of 18,750 sq m of B1 (Business) Floor space. The housing element on this site (southern areas) has been completed. Following the identification of the Science Park in Policy CP16 of the Core Strategy, The Manor was removed from a CEA designation.

4.4.17 Saved WDLP Policy WEM4 (Land North of St Mary's Church, Shinfield, also known as the Manor) will not be carried forward into the MDD DPD (see map 6.2).

4.4.18 Core Strategy paragraph 4.72 states that the uplift in floor space anticipated through redevelopment leaves scope for The Manor at Shinfield to be used for a wider purpose consistent with the proper planning of the South of the M4 SDL. Any employment provision could be in the form of live/ work units. The Manor site is located within the development limit of Shinfield but is outside of the South of the M4 SDL. A planning application⁴⁶ has been submitted (validated on 1 February 2011) for the development of this site.

Issue 34: South of the M4 Science Park

4.4.19 Policy CP16 (Science Park) of the Core Strategy states that a Science Park will be developed South of the M4 in Shinfield Parish.

4.4.20 In the period to 2016, a high quality campus of approximately 20,000m² will be developed which fully reflects the landscape characteristics of its site. Further development will take place in the remainder of the plan period subject to there being identified need and demand together with resolution of any transport, landscape, and design considerations to maintain the exceptionally high quality environment initially developed. It is likely that some 55,000m² of floor space will have been completed by 2026.

4.4.21 In May 2009, phase 1 of the Science Park received planning permission (O/2009/1027⁴⁷).

4.4.22 Paragraph 4.76 c) of the Core Strategy requires the MDD DPD to confirm the Science Park allocation. The site will be restricted to appropriate uses for a Science and Innovation Park such as research and development, laboratories and high tech uses together with ancillary and related uses such as crèche provided that they do not undermine its key purpose.

4.4.23 The MDD will set the boundary of the Science Park and could also provide criteria based policy for the remaining phases of the Science Park (see Issue 13 – Boundaries for Development Limits (around Science and Innovation Park)).

Issue 34: South of the M4 Science Park – Suggested Option

Our approach is:

⁴⁶ O/2011/0204 - Outline application with some matters reserved for residential development comprising up to 126 dwellings.

⁴⁷ O/2009/1027 - Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus Full application for the construction of access road foot and cycle ways M4 over bridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.

To have criteria based policy on how the remaining phases of the Science Park should be developed and its appropriate uses including ancillary uses provided that they do not undermine its key purpose.

To set the boundary of the Science Park. See map 5.9.

We consider that this can be achieved by:

- Including criteria on high quality environment, transport, landscape and design.
- Ensuring the layout of buildings and ancillary facilities (e.g. parking) need to ensure the visual separation between the Science Park and the settlements of Shinfield North and Lower Earley.
- Ensuring the policy is consistent with Core Strategy Policy CP16.

Issue 34: South of the M4 Science Park – Alternative Option

Do not include a policy in the MDD DPD. Detailed guidance to be included within a Development Brief SPD (incorporating a masterplan) for the Science Park (Core Strategy paragraph 4.76).

To set the boundary of the Science Park. See map 5.9.

The development of this site can be addressed through a criteria based policy in the MDD DPD.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP16 (Science Park) Paragraph 4.75, 4.76
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Relevant Wokingham District Local Plan Saved Policies

N/A

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Q. Do you have any comments on the *boundary for the Science Park as shown in map 5.9*? Yes or no? If yes, please provide further information.

Issue 35: Whiteknights Campus, University of Reading

Issue

4.4.24 The University of Reading's main campus occupies Whiteknights Park parts of which lie within Earley parish. In addition to development which already has planning permission the campus has potential for change in the next few years.

4.4.25 Much of the physical development proposed at Whiteknights Campus has already received planning permission. Policy in the MDD DPD could be

flexible to take account of other proposals as they come forward. Saved policies WEM6 (Whiteknights, University of Reading) and WEM7 (University related research development at Whiteknights) apply to the University of Reading site.

Context

4.4.26 In August 2008, the University of Reading completed its Whiteknights Campus Development Plan. The Campus Development Plan does not form part of the Council's strategy, but it outlines the changes that are to occur at Whiteknights Campus in the coming years, and will inform policy in the MDD DPD.

4.4.27 It sets out proposals for a number of development projects (including additional bed spaces, waste and catering facilities and changes to the accesses, rationalising the substantial number of vehicle access points around the campus and internal circulation) in the next ten years.

4.4.28 As approximately one third of the 119 hectare campus is within Reading Borough a consistent approach with that authority is required. Reading Borough Council has included in their Site and Detailed Policies DPD revised pre submission draft (February 2011) a draft Whiteknights Policy (policy SA6)⁴⁸ which seeks to ensure that development will accord with:

- criteria on retaining or enhancing wildlife areas and green links,
- maintain and enhance safety to users;
- any development on previously undeveloped areas will need to be weighed against the benefits gained from the development.

4.4.29 It is considered that to ensure the proper planning of the Whiteknights Campus that a similar policy should be included in the MDD DPD.

Issue 35: Whiteknights Campus, University of Reading – Suggested Option
Our approach is: Approach which is consistent with policy SA6 of Reading Borough Council's Site and Detailed Policies DPD revised pre submission draft and also Saved WDLP policies WEM6 and WEM7.
We consider that this can be achieved by: <ul style="list-style-type: none">• Ensuring the policy refers to the Local Wildlife Site (Whiteknights Park), the Local Historic Park and Garden (Whiteknights Park) designation.• Assessing proposals against on the Council's Development Plan on matters such as parking, biodiversity, historic environment, residential amenity and character/ landscape character.• Early and effective pre-application discussions with the University will be of great assistance, as will continued joint working with Wokingham Borough.

⁴⁸ [The Reading Borough Council Site and Detailed Policies DPD revised pre submission draft \(February 2011\) can be viewed at: http://ww2.reading.gov.uk/documents/servingyou/planning/local_development_framework/Revised_Pre_Sub_SDPD_0211.pdf](http://ww2.reading.gov.uk/documents/servingyou/planning/local_development_framework/Revised_Pre_Sub_SDPD_0211.pdf)

Issue 35: Whiteknights Campus, University of Reading – Alternative Option

Approach which only updates saved policies WEM6 and WEM7 of the WDLP

Will not ensure a consistent approach with neighbouring Local Planning Authorities (Reading Borough Council) for the development of Whiteknights Campus.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP3 (General Principles for Development)
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Relevant Wokingham District Local Plan Saved Policies

Policy WEM6	Whiteknights, University of Reading
Policy WEM7	University Related Research Developments at Whiteknights.

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Non Wokingham Borough Policy and Guidance

Reading Borough Council Site and Detailed Policies DPD revised pre submission draft (February 2011): draft Whiteknights Policy

Q: Does the suggested policy provide a framework for the development of Whiteknights campus? In particular are all the necessary criteria included? Yes or no. If no, please provide further information.

Issue 36: Sites for Business and Industrial Uses within development limits but outside Core Employment Areas

4.4.30 There are a number of local employment sites within the Borough's development limits that are not within Core Employment Areas (CEAs).

4.4.31 Core Strategy paragraph 4.73 requires the MDD DPD to include a criteria based policy on the application of Policy CP15 outside of CEA's; this will replace Saved WDLP Policy WEM5. This policy would apply to the following:

Identified Sites

4.4.32 Saved Policy WEM1 of the Wokingham District Local Plan identified the following sites for business and industrial use, which are all within development limits:

- Grovelands Avenue, Winnersh (map 5.15)
- Kentwood Farm, Warren House Road, Wokingham (map 5.16)
- Toutley Depot, Forest Road, Wokingham
- Rear of 612 Reading Road, Winnersh (map 5.17)

4.4.33 Toutley Road Depot, Wokingham now forms part of the North Wokingham SDL and is identified by CP15 of the Core Strategy as a Core Employment

Area. Boundaries of these sites, except for Toutley Depot are shown on maps 5.15-5.17.

Unidentified sites

4.4.34 There are others sites in the Borough that are in existing employment use but are not identified sites. Saved WDLP Policy WEM5 provides criteria for employment generating development within development limits on unidentified sites. This policy applies to land within development limits and to applications for new development, redevelopment, extension and changes of use.

4.4.35 There are various sites around the Borough that operate as offices, distribution, industrial warehouses and under Sui Generis use (which means they do not fit into a particular criteria, such as Car repairs). These all have a different impact upon their neighbours, yet all help build the economic success of Wokingham Borough.

Bad Neighbour development outside identified areas

4.4.36 Car repairs and other bad neighbour uses such as scrap yards sometimes inappropriately occupy farm buildings or residential properties. Positive planning for these groups of businesses on unidentified employment/ bad neighbour sites could protect the character of rural and residential areas. Saved WDLP Policy WEM10 includes guidance on bad neighbour development outside identified sites.

Issue 36: Sites for Business and Industrial Uses within development limits (not within Core Employment Areas) – Suggested Option

Our approach is:

To provide further policy guidance to Policy CP15 of the Core Strategy on identified and unidentified sites for business, industrial, distribution and storage uses within development limits (not within Core Employment Areas), including on size of units and bad neighbour uses.

Boundaries for the sites in Saved WDLP Policy WEM1 of the WDLP to be carried forward except Toutley Road Depot, Wokingham. See maps 5.15 to 5.17.

We consider that this can be achieved by:

- Ensuring appropriate flexibility (as identified in the Economic Development Strategy) to accommodate the needs of local businesses (smaller, flexible and more affordable premises) whilst having regard to the impact of these uses on the local area
- Requiring employment proposals to include an Employment Impact Statement, which shows the number and type of jobs likely to be generated, how they expect to source their labour and what the wider implications of doing so will be.
- Reflecting the approach of Saved WDLP policies WEM1, WEM5 and WEM10.

Issue 36: Sites for Business and Industrial Uses within development limits (not within Core Employment Areas) – Alternative Option

To carry forward Saved policy WEM5.

This may not allow the more flexible approach to employment that the Council is seeking

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP3 (General Principles for Development); Policy CP9 (Scale and Location of Development Proposals); CP15 (Employment Development). Paragraph 4.73, 4.74
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Relevant Wokingham District Local Plan Saved Policies

Policy WEM1	Identified Sites for Business and Industrial Use
Policy WEM5	Criteria for Employment Generating Development within Settlements on Unidentified Sites
Policy WEM10	Identified Local Need – bad neighbour development outside identified areas.

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Q. Do you have any comments on the boundaries for Sites for Business and Industrial Uses within development limits the Science as shown in Maps 5.15 to 5.17? Yes or no? If yes, please provide further information.

Q: Should those sites listed in Saved WDLP Policy WEM1 (excluding from Toutley Road Depot, Wokingham) be carried forward into the MDD DPD? Are there any other sites that could be considered for limited employment development? Yes or no? If yes, please provide further information.

Q: Are there any other options the Council could consider in encouraging the provision of small or medium enterprises? Yes or no? If yes, please provide further information.

Employment related training

4.4.37 Policy CP15 of the Core Strategy requires all proposals for employment development to include mitigation of the impact of the development on the demand for labour and skills. Unemployment in Wokingham Borough is low and activity rates are high. This exacerbates the skill shortages which exist in certain fields. If a skill is not available locally then there will be pressure to bring skilled people from elsewhere generating a need for housing or increasing the length of journeys to work.

4.4.38 Outcomes of the Council’s Economic Development Strategy are:

- Improve links between businesses and education providers to ensure that young people leave education with the skills that the future economy needs, particularly those of innovation and enterprise.
- Support the wider economy by encouraging apprenticeships, lifelong learning, social enterprise and volunteering
- Develop a Learning Vision to support a broader range of qualifications, including vocational qualifications, to enable all young people to maximise their potential

4.4.39 Irrespective of pressures resulting from development, provision for training is important given the potential of skill shortages to constrain economic prosperity. One of the ways in which this can be done is to train the available workforce in the Borough giving them the necessary skills, experience and qualifications.

Other employment matters

Q: Are there particular areas of training which should be considered in the MDD DPD? Yes or no? If yes, please provide further information.

Q: Are you aware of any sites which may be suitable for training facilities? Yes or no? If yes, please provide further information.

Issue 37: Employment in the Countryside (Including Rural Diversification)

Issue

4.4.40 The Borough's countryside is greatly valued by its residents and it is important that proposals for development in the countryside, including employment do not undermine the character and landscape of the countryside. The Council does however recognise the role of employment in the countryside to the rural economy and to local businesses. It is important therefore to achieve a balance between protecting the countryside and providing for some employment needs to maintain the vitality of the rural economy.

Context

4.4.41 In line with PPS4, the Council should ensure that the countryside is protected for the sake of its intrinsic character, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. PPS4 is also clear that economic development in the countryside (away from existing settlements) should be strictly controlled.

4.4.42 The Core Strategy (paragraph 3.32) indicates that developments that support the vitality of the rural economy will be considered where they are also sustainable. Redevelopment, minor extension and infilling of existing sites in the countryside can assist the rural economy and enhance the rural environment. However, this needs to be weighed against ensuring the protection of intrinsic character of the countryside.

4.4.43 Policy CP11 of the Core Strategy makes clear that proposals outside of development limits will not normally be permitted except where it contributes to diverse and sustainable rural enterprises within the Borough or in the case

of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside.

4.4.44 Suitable sustainable rural enterprise proposals in accordance with Core Strategy policy CP11 and the wider considerations listed in policy CP3, could include tourism, equestrian activities, fishing, leisure and recreation, farm shops, conversion of building for employment and other uses related to an activity that would normally be found in the countryside

4.4.45 Sustainable rural enterprise proposals can have local impacts such as fragmentation of the holdings, a proliferation of buildings to serve the new uses, landscape, biodiversity and traffic. PPS4 requires local authorities to set out criteria to be applied for planning applications for farm diversification.

4.4.46 The MDD DPD could include policy on employment development in the countryside including sustainable rural enterprises proposals.

Issue 37: Employment within the Countryside including Rural Diversification – Suggested Option

Our approach is:

To include a policy in the MDD DPD that provides further guidance to that set out in Policy CP11 of the Core Strategy on new employment development in the countryside including sustainable rural enterprises proposals.

We consider that this can be achieved by:

- Including policy on replacement buildings and uses, future use of underused or redundant buildings.
- Including policy on protecting the character and amenity of the countryside. This could cover issues such as environmental improvements, highways and access, advertisements and signs, noise, opening hours (where appropriate, planning conditions may be used) and size.
- Encouraging opportunities to promote tourism and recreation-based rural diversification (including equestrian uses) where they provide jobs for local residents and are of a scale and type appropriate to their location.
- Requiring Sui Generis⁴⁹ uses (e.g. petrol filling station and shops selling and/or displaying motor vehicles) to be considered on an individual basis.
- Preventing separation of the building proposed for non agricultural use from the existing farm or forestry land (as a result of change of use) which could lead to the fragmentation of the holding. This could be achieved through a planning obligation.

Issue 37: Employment within the Countryside including Rural Diversification – Alternative Option

To not include policy for employment development in the countryside including sustainable rural enterprises proposals.

Rely on Core Strategy Policies CP1, CP2, CP3, CP9 and CP11 and PPS4 and PPS7.

⁴⁹ Certain uses do not fall within any use class and are considered 'sui generis'.

This approach may not provide for a more locally applicable policy regarding types and size of units

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP2 (Inclusive communities); Policy CP3 (General Principles for Development), Policy CP9 (Scale and Location of development proposals); Policy CP11 (Proposals outside Development Limits (including countryside)). Paragraph 2.88, 2.89, 3.12, 3.32
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Relevant Wokingham District Local Plan Saved Policies

N/A

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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RETAIL

Issue

- 4.4.47 Wokingham Borough has a number of town, district, village and local centres along with village shops in rural areas. These centres are important in meeting shopping needs and providing a range of other facilities and services to the Borough’s residents, visitors and people who work within these centres.
- 4.4.48 In planning the future of these centres, consideration should be given to the overall vitality and viability of the centre.
- 4.4.49 Whilst professional services, leisure activities and places to eat support the main shopping activity the over provision of non-shopping uses can fragment the shopping frontages and affect their retail function and character. The setting of town, district and local centre boundaries and primary and secondary retail frontages for town and district centres can help maintain the balance between retail and other uses.

Context

- 4.4.50 Town centres function as important service centres, providing a range of facilities and services. District and village centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.
- 4.4.51 PPS4 advises that the boundaries of town, district, village and local centres are shown and that primary (such as retail stores) and secondary shopping frontages (such as bars, restaurants and banks) should be defined. This will be done through the MDD DPD.

4.4.52 Policies CP13 (Town Centres and Shopping) and CP14 (Growth and Renaissance of Wokingham Town Centre) of the Core Strategy indicates the main hierarchies of the town centres.

4.4.53 Table 4.1 below shows the hierarchy of centres which reflects Core Strategy Policy CP13.

Table 4.1: Hierarchy of centres (Core Strategy Policy CP13)

The hierarchy of centres within the Borough as identified in Policy CP13 of the Core Strategy is:

- a) Wokingham town centre is designated as a major town centre (map 6.8);
- b) Arborfield Garrison district centre (proposed through policy CP18), Lower Earley district centre (map 6.4), Shinfield Road district centre* (map 6.5), Twyford village centre (map 6.6), Winnersh village centre (map 6.7) and Woodley town centre (map 6.9) are designated as small town/ district centres;
- c) Local centres – as to be defined in the MDD DPD.

*The Shinfield Road local centre mainly falls outside of the Borough boundary. It is classified as a district centre by Reading Borough Council within their adopted Core Strategy (policy CS26) with the boundaries shown on the Shinfield Road inset of their revised Pre-submission Site and Detailed Policies DPD.

4.4.54 The Council's Retail Study (2007) indicates that there is potential for additional floorspace to maintain the roles of the centres and supports this hierarchy. The Council produced its Retail Study Refresh in 2010⁵⁰.

4.4.55 There are also a number of local centres throughout the Borough which have a range of shops serving a small catchment area. The Core Strategy indicates that local centres will be shown in the MDD DPD

4.4.56 Appendix 8 provides a review of major town, and small town/ district centres.

Wokingham Town Centre Masterplan

4.4.57 The Council has an adopted Wokingham Town Centre Masterplan (June 2010). The purpose of the Masterplan is to provide a long-term vision for the future of the town centre, building upon policies in the Core Strategy, which focus on the need to regenerate the town centre (Policy CP14 Growth and Renaissance of Wokingham Town Centre).

4.4.58 The Council has recently selected a developer (Wilson Bowden)⁵¹ to work with it to redevelop significant sites in Wokingham town centre and help to deliver the regeneration of the town.

4.4.59 This means that the following saved WDLP policies will not be carried forward. In some cases the site has already received planning permission (policy WSH17).

⁵⁰ <http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/retailandtowns/>

⁵¹ Appointed 4 November 2010

- Policy WSH8 – Reinstatement of shopping in Broad Street and Rose Street, Wokingham.
- Policy WSH16 – Sites for Business Use in Wokingham Town Centre
- Policy WSH17 – Redevelopment of Wokingham Cricket Club
- Policy WSH18 – Redevelopment of the Phoenix Plaza and adjoining land, Wellington Road, Wokingham
- Policy WSH21 – Broad Street/ Market Place, Wokingham and Policy

Issue 38: Major Town, and Small Town/ District Centre Boundaries and Primary and Secondary Frontages

- 4.4.60 In order to maintain and enhance existing uses, the boundaries for the Borough's major town and small town/ district retail centres could be adjusted to allow some growth and a mix of uses.
- 4.4.61 Primary shopping areas are where retail uses are concentrated and generally comprises primary and secondary shopping frontages. Primary frontages contain a higher proportion of retail uses (such as retail stores), whereas secondary frontages allow a centre to have a diversity of uses (such as bars, restaurants and banks).
- 4.4.62 In order to enhance the provision of retail facilities, the council will seek to maintain a predominantly core retail (use class A1) usage within the primary designated frontages. Within secondary frontages, a more flexible approach may be applied – allowing uses such as libraries, employment agencies, health providers, restaurants and public houses to occupy locations in the town centre.
- 4.4.63 The primary and secondary frontages of town, district and village centres are currently defined on the WDLP Proposals maps. The draft Option MDD DPD provides examples of the revised boundaries based on recommendations within the Retail Study Refresh (2010). These can be viewed at Maps 6.4-6.9.

Service Arrangements

- 4.4.64 It is important that service access to existing businesses and retail areas are retained and that services areas for new retail units should be integral. In particular rear servicing should be encouraged where possible.

Shop Front Design

- 4.4.65 Shopfronts are an important element of the commercial street scene, and there is often pressure to update and develop them, particularly in accordance with retailers' national corporate image. Well designed appropriate shopfronts that fit into the street scene are important to maintaining the overall street character. Proposals for the replacement or alteration of a shopfront will be considered against criteria. The emerging revised Borough Design Guide SPD will include guidance on shopfronts and adverts.

Vacant Floorspace above Shops and Offices

4.4.66 Saved WDLP Policy WH9 states that proposals for residential units in vacant or underused floor space above shops and offices will be acceptable.

4.4.67 Provision of residential units (predominantly above shops and other ground floor town centre uses) can secure the long term vitality and viability of such a centre. This reflects PPS4 to ensure a diverse range of uses within centres and to improve the environment. It can contribute to an '18 hour' economy and increase the type of residential provision within an area. Conversely, there are potential implications of an 18 hour economy on residential units (such as noise pollution).

Issue 38: Major Town, and Small Town/ District Centre Boundaries – Suggested Option

Our approach is:

To have a general policy on major town and small town/ district centre uses. This will:

- Define the retail areas.
- Seek retention of essential retail character of shopping areas
- Seek to maintain the diversity of uses to seek to maintain viability and vitality.
- Provide guidance on non – retail uses in primary and secondary frontages in town, district and village centres and vacant floorspace above shops and offices.
- Consider service arrangements for existing and new retail units. This could include issues such as noise pollution.
- Give guidance on how the proposals in Wokingham town centre will contribute towards Policy CP14 of the Core Strategy and the Wokingham Town Centre Masterplan SPD

Allocate sites suggested to support the findings of the Retail Study for improving the vitality and viability of the centres. (provided that they are compatible with Core Strategy Policy CP13) (maps 6.1 and 6.3)

Allocate sites suggested to the Council within the Wokingham Town Centre boundary (provided that they are compatible with Core Strategy Policy CP14 and in line with the Wokingham Town Centre Masterplan SPD.

Define the boundaries of town, district and village centres, their primary shopping areas and primary and secondary frontages (maps 6.4-6.9).

The boundary for the Service Road Provision in Wokingham Town Centre, as shown in the WDLP Proposals Map will be carried forward into the MDD DPD (map 10.1).

We consider that this can be achieved by:

- Amplifying policy CP13 (a, b and c) of the Core Strategy, Policy CP14 of the Core Strategy and Policy CP15 criteria iii).
- Maintaining the character (including shopfront design) in accordance with the updated Borough Design Guide SPD.
- Incorporate location and boundary of the district centre indicated in the Arborfield Garrison SDL Masterplan SPD.
- Reflecting Saved WDLP Policies WH9, WSH5, WSH6, WSH7 and

WSH22.
Issue 38: Major Town, and Small Town/ District Centre Boundaries – Alternative Option
<p>To include a specific policy for every centre that is suitable in principle to accommodate town centre uses.</p> <p>Define the boundaries of major town and small town/ district centres, their primary shopping areas and primary and secondary frontages (maps 6.4-6.9).</p> <p>The boundary for the Service Road Provision in Wokingham Town Centre, as shown in the WDLP Proposals Map (saved Policy WSH22) will be carried forward into the MDD DPD (map 10.1).</p> <p><i>The Borough Council consider that a detailed general policy on this issue is sufficient to cover all Town, District and Village centres.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP13 (Town centres and shopping); Policy CP14 (Growth and Renaissance of Wokingham Town Centre); Policy CP15 iii) (Employment Development) Paragraph 4.66, 4.67, 4.68
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Relevant Wokingham District Local Plan Saved Policies

Policy WH9	Vacant floorspace above shops
Policy WSH5	Retention of Essential Retail Character of Shopping Areas
Policy WSH6	Non-retail uses in Primary Frontages
Policy WSH7	Non-retail uses in Secondary Frontages
Policy WSH22	Service Road Provision, Wokingham

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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- Q.** Do you have any comments on the boundaries for major town, and small town/ district centres as shown in maps 6.1-6.9 and 10.1? Yes or no? If yes, please provide further information.
- Q.** Are there any other areas which should be included or excluded from town/ district centres and retail boundaries? Yes or no? If yes, please provide further information.
- Q.** Should the retail and town centre boundaries be the same? Yes or no?
- Q.** Are there any areas which should be included or excluded from primary and secondary frontages? Yes or no? If yes, please provide further information.

Issue 39: Local Centres and Neighbourhood and village shops

Local centres

Issue

4.4.68 Local centres include a range of small shops of a local nature, serving a smaller catchment area. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. Local centres are included within the hierarchy set out in Core Strategy Policy CP13. Other facilities could include a hot-food takeaway, launderettes and hairdressers. The Council would like to ensure that the local centres are maintained and enhanced where appropriate to ensure that residents have access to local amenities.

4.4.69 The Council suggests that the local centres shown in Table 4.3 be identified in the MDD DPD. In some cases this includes changes to the existing boundary of a local centre to take account of existing community uses. There are also some new local centres proposed to take account of retail development that has taken place or to link retail and community uses.

Context

4.4.70 PPS4 seeks that the boundaries of town, district, village and local centres are shown and that primary and secondary shopping frontages should be defined. This will be done through the MDD DPD.

Shinfield Road Centre

4.4.71 The Core Strategy states that the Shinfield Road local centre in Shinfield (North of M4) will be upgraded to a district centre in conjunction with the proposals in Reading Borough Council's 2008 Core Strategy (Policy CS26). The Shinfield Road local centre mainly falls outside of the Borough boundary. The designation of the boundary of the centre will have regard to those put forward by Reading Borough Council indicated on the Shinfield Road inset of their revised Pre-submission Site and Detailed Policies DPD (associated with policy DM13 of Reading's document).

Wargrave High Street

4.4.72 In the Wokingham District Local Plan Wargrave High Street, was recognised as an area that had been transforming away from its original retail centre. The bank and convenience shops had been replaced by antique shops and dwellings. Policy WSH13 (Wargrave High Street) of the Local Plan sought that if a change of use back to A1 (retail) was to be requested in an old retail unit, it would be favourably considered.

4.4.73 This specific policy has not led to a major change of premises back to retail use. It is considered that a more detailed general policy applicable to local centres will provide guidance on maintaining and enhancing existing local centres and Wargrave High Street.

Table 4.2: Local centres to be identified in the MDD DPD

WDLP Existing Local Centres	
Earley	Maiden Place (map 6.18); Silverdale Road (map 6.27)
Finchampstead	California Crossroads (map 6.15)
Shinfield	Basingstoke Road near the junction of Beech Hill Road, Spencers Wood (map 6.12); School Green, Shinfield (map 6.20);
Wokingham	Ashridge Road (map 6.10); Woosehill Centre (map 6.25)
Woodley	Loddon Vale (map 6.17)
Proposed Local Centres:	
Earley and Woodley	Shepherds Hill (map 6.21)
Crowthorne(Pinewood)	Greenwood Road (map 6.16); Crowthorne Station, Dukes Ride (map 6.13) (this will have regard to any approach taken by Bracknell Forest BC to Dukes Ride (see section 4.3 and map 46 of Bracknell Forest's Site Allocations Development Plan Document Preferred Option (Nov 10))
Shinfield	Three Mile Cross (map 6.23)
Wargrave	Wargrave High Street (map 6.24)
Wokingham	Bean Oak Road (map 6.11); Emmbrook Road (map 6.14); Rances Lane (map 6.19); Woosehill Lane (map 6.26)

4.4.74 The proposed boundaries of these Local Centres can be viewed in Maps 6.10-6.26.

- Q.** Do you have any comments on the boundaries for local centres as shown in maps 6.10-6.26? Yes or no? If yes, please provide further information.
- Q.** Are there any other areas which could be defined as local centres? Yes or no? If yes, please provide further information.
- Q.** What amenities/services (e.g small supermarket, newsagent, pharmacy) do you feel are most important in a Local Centre?
- Q.** What non-retail community facilities and buildings such as schools, community/parish hall, church and church hall, allotment gardens should be used to determine Local Centres?

Neighbourhood and village shops

Issue

4.4.75 Neighbourhood and village shops provide a quick stop for local residents wishing to purchase day to day items – such as newspapers and milk. They can also provide important landmarks in residential areas.

4.4.76 Village shops in a rural community play a vital role, providing invaluable services to members of the community who would have to travel a great distance to access similar facilities, in particular, those people who find travelling difficult.

Context

4.4.77 The Core Strategy at paragraph 4.67 states that proposals for the loss of convenience stores outside defined centres but within development limits will need to demonstrate that appropriate alternative provision is available or there is no demand for the unit.

4.4.78 Saved WDLP policy WSH9 (Neighbourhood and Village Shops) recognises that any change of use away from day to day retail use (A1 – includes post offices, newsagents, convenience stores, selling food items and pharmacies) would not be permitted, unless it can be demonstrated that the retail character of the area is not affected, and that alternative retail facilities are provided within walking distances (200-300m) within the catchment area of that shop.

4.4.79 Saved WDLP Policy WSH10 (Alternative uses to support neighbourhood and village shops) states that where heritage permits, the Council will support a part change of use (including the loss of a residential use) in a building containing a free standing shop catering for day to day shopping needs where the alternative use is necessary to secure the retention of that shop. Village shops provide services that ensure local residents do not have to commute far for basic essentials.

Issue 39: Local Centres and Neighbourhood and Village Shops – Suggested Option

Our approach is:

To have policy for local centres and neighbourhood and village shops and alternative uses to support neighbourhood and village shops.

To not carry forward Saved WDLP Policy WSH13 on Wargrave High Street but to rely on a more detailed general policy.

To identify and set the boundaries for all existing (WDLP), new and proposed local centres. See maps 6.10 to 6.26.

We consider that this can be achieved by:

- Protecting and where possible enhancing local centres whilst maintaining the character (including the shop front design)
- Providing guidance on the loss of convenience stores outside defined centres but within development limits. They need to demonstrate that appropriate alternative provision is available or there is no demand for the unit (Core Strategy paragraph 4.67).
- Providing guidance on the provision for convenience shopping in new development.
- Reflecting (and updating where required) Saved Policies WSH4, WSH9 and WSH10.
- Incorporate locations and boundaries of local centres indicated in the SDL Masterplan SPD's.

Issue 39: Local Centres and Neighbourhood and Village Shops – Alternative Option

To have policy for local centres and neighbourhood and village shops and alternative uses to support neighbourhood and village shops.

To not carry forward Saved WDLP Policy WSH13 on Wargrave High Street

Only identify and set the boundaries for the existing WDLP local centres. Provide guidance for local centres.

The Council considers that this approach would not take into account changes to existing local centres and the opportunity to define new local centres

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Paragraph 4.66, 4.67
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Relevant Wokingham District Local Plan Saved Policies

Policy WSH4	Provision for convenience shopping in new development
Policy WSH9	Neighbourhood and Village Shops
Policy WSH10	Alternative Uses to support neighbourhood and village shops
Policy WSH13	Wargrave High Street

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Issue 40: Petrol Filling Stations

Issue

4.4.80 In recent years the number of petrol filling stations has reduced. Those that exist normally provide a retail outlet that sells day to day essentials. In this way they add to the provision of local shopping but are not included in the hierarchy in Core Strategy Policy CP13.

4.4.81 The siting of petrol filling stations is subject to a variety of constraints but access which does not impede traffic flow is essential. Petrol filling stations and their associated advertisement signs, late night sale kiosks and car wash facilities, are a highly visible form of development. They can cause disturbance for the occupiers of neighbouring residential property.

Context

4.4.82 Saved WDLP Policies WSH11 (Petrol filling stations in built-up areas) and WSH12 (Retail sales from petrol filling stations) of the WDLP provide policy guidance for Petrol Filling Stations.

Issue 40: Petrol Filling Stations – Suggested Option	
Our approach is:	
To not include a specific policy guidance on petrol filling stations.	
We consider that this can be achieved by:	
<ul style="list-style-type: none"> • Assessing petrol filling station proposals will be assessed against policies in 	

the Core Strategy, including Policy CP1, CP3, CP9 and CP11.
Issue 40: Petrol Filling Stations – Alternative Option
Approach that reflects saved Policies WSH11 and WSH12 of the WDLP.
<i>The Council considers such a policy is not required as proposals can be assessed against comprehensive Core Strategy policy.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 (General Principles for Development); Policy CP9 (Scale and location of development proposals); Policy CP11 (Proposals outside Development Limits (including countryside)).
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Relevant Wokingham District Local Plan Saved Policies

Policy WSH11	Petrol filling stations in built-up areas
Policy WSH12	Retail sales from petrol filling stations

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Issue 41: Garden Centres and other retail units in the countryside

Issue

- 4.4.81 Garden centres and other retail outlets in the countryside are popular facilities but they can be detrimental to rural character and encourage car travel from towns.
- 4.4.82 Retail outlets in the countryside include garden centres, farm shops, sales from horticultural and nursery holdings and craft centres. They are not covered by the hierarchy in Core Strategy Policy CP13 and are more principally considered against Core Strategy Policy CP11. All development proposals in the countryside must protect the separate identity of settlements and maintain the quality of the environment. New proposals which contribute to diverse and sustainable rural enterprises may be permitted subject to accordance with policies in the Development Plan.
- 4.4.83 Garden centres have continued to expand within the Borough, notably having cafes, retail shops and even grocery stores attached to them. However, due to their siting in the countryside there are concerns that this type of development may have a detrimental impact on the character of the countryside, and may detract from town centres especially where a wide range of goods is sold and could affect village shops.

Context

- 4.4.84 In line with PPS4, the Council should ensure that the countryside is protected and that economic development in the countryside (away from existing settlements) should be strictly controlled.

4.4.85 The approach of Core Strategy Policy CP11 is to protect the separate identity of settlements and maintain the quality of environment in the countryside.

Issue 41: Garden Centre and other retail units in the countryside – Suggested Option

Our approach is:

To include a policy on the provision and extension of garden centres and other retail units in the countryside.

We consider that this can be achieved by:

- Ensuring that proposals do not lead to a detrimental impact in terms of size, storage and car parking on the character of the countryside and landscape. Issues such as highways and access, advertisements and signs, noise and opening hours (where appropriate, planning conditions may be used) should also be considered
- Amplifying Policy CP11 of the Core Strategy.

Issue 41: Garden Centre and other retail units in the countryside – Alternative Option

To not include a policy in the MDD DPD on garden centres and other retail units in the countryside.

Rely on policy CP11 of the Core Strategy, PPS4 and PPS7. This may not allow a locally distinctive approach which reflects the pressures on countryside locations in close proximity to large areas of residential development.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP3 (General Principles for Development); CP11 (Proposals outside Development Limits (including countryside))
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Relevant Wokingham District Local Plan Saved Policies

N/A

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
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Issue 42: Tourism

Issue

- 4.4.83 South East England comprises the largest tourism market in the UK, outside Greater London. Wokingham Borough is well located for visitors to experience the important built and cultural heritage resources in the Borough and neighbouring areas (such as Windsor) and also one-off major events or annual sporting events.
- 4.4.84 The River Thames is of considerable importance to tourism. The river provides high quality landscape along its length and is widely used for a range of informal leisure activities. The river as a whole receives 14 million tourist visits a year from walkers, canoeists, rowers and boaters and day-trippers. The annual Henley Regatta focuses national attention on the River Thames.
- 4.4.85 Large visitor numbers also bring impacts, such as traffic congestion and pressure on local services, which require management and cross-border working in order to maximise the benefits of tourism.

Context

- 4.4.86 The national 'Good Practice Guide on Planning for Tourism' provides guidance to planners and those involved in the tourism industry on the importance of tourism and the requirement to work together effectively to facilitate, promote and deliver new tourism development in a sustainable way. The Core Strategy does not include specific guidance on tourism.

Visitor Management

- 4.4.87 One-off major events or annual sporting events can create significant, albeit short term, pressures on local environments. Within the Borough, these events include the Henley Regatta and, outside of the Borough, include Reading Football Club home matches and Ascot Races. More effective management of access to these events can reduce adverse transport impacts associated with them without undermining the benefits of the event to the local economy and visitor experience.

Tourist Accommodation

- 4.4.88 The visitor accommodation sector has become increasingly demanding and sophisticated with a wide range of provision catering for specific visitor markets. There are many different accommodation sub-sectors required to meet the demand of varied consumer markets. Sub-sectors include:
1. Hotels (guest houses, hotels, country inns)
 2. Paying guest (e.g. bed and breakfast)
 3. Rented houses (cottages, farms)
 4. Caravan and camping parks (static, touring and mixed)
 5. Group accommodation.

4.4.89 Hotels are an important component in encouraging sustainable tourism. By providing accommodation for longer tourist visits, the presence of hotels can generate expenditure in an area and increase linkages to other tourism opportunities. As town centre locations offer access from a range of transport modes, ideally new hotel development should be located in town centres, preferably as part of mixed use developments where development can complement other town centre uses.

4.4.90 Unserviced accommodation (e.g. camping and caravan sites, holiday parks, self catering units, farm houses and youth hostels) is a popular and vital component of the leisure accommodation offer in the Borough and provide a particularly valuable role in supporting longer/ stay/ higher value rural tourism.

Sports Facilities

4.4.91 Sport England has identified facilities along the River Thames (Henley Regatta) as facilities for national or international events (e.g Henley Regatta).

4.4.92 The Borough is also home to a number of clubs providing training to national and international standards. Reading Football Club's training ground and associated facilities are also within the borough.

Issue 42: Tourism – Suggested Option

Our approach is:
To include a policy on:

- Visitor management including visitor travel demand and other environmental pressures
- Tourist accommodation
- Protecting existing significant sporting facilities for national or international events

We consider that this can be achieved by:

- Identifying areas that would benefit from the development and implementation of visitor management. This could vary from the management of visitor travel demand to Visitor Information Points.
- Ensuring the diversity of the tourism accommodation and protecting good quality accommodation in rural areas where there is evidence of market demand.
- Co-ordinating with adjoining local planning authorities.
- Ensuring the protection of the Borough's character (including landscape), historic environment and heritage.

Issue 42: Tourism – Alternative Option

To not include a policy on visitor management, tourist accommodation and significant sporting events. Rely on other local policy, in particular the LTP3.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 (General Principles for Development); CP9 (Scale and Location of Development); CP11 (Proposals outside Development Limits (including countryside))
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Relevant Wokingham District Local Plan Saved Policies

N/A

National Policy Linkage

PPS4	Planning for Sustainable Economic Growth
Good Practice Guide on Planning for Tourism	

4.5 CHARACTER AND HERITAGE ASSETS

4.5.1 This section considers how the Council seeks to address the impact of development on the character of an area and the importance of maintaining and enhancing the Borough's valued historical assets and areas, heritage assets, including potential archaeological sites, and minimising impacts of development on the character of an area.

Issue

4.5.2 All development can impact on the overall character of the area. Each town and village, together with the areas between them has their own unique character. Consequently, it is vital that the Council minimises any adverse impacts (Core Strategy paragraph 4.19).

4.5.3 The character of different areas of the Borough is greatly valued by the Borough's residents in helping to shape the local identity of an area, character and sense of place. This includes the historic environment, assets of local significance and amenity green space, both public and private.

Context

4.5.4 PPS1 (Delivering Sustainable Development) at paragraph 13 iv requires proposals for development to acknowledge the unique character of areas to ensure that the distinctiveness of different parts of the Borough is maintained.

4.5.5 PPS5 (Planning for the Historic Environment) along with the guidance produced by English Heritage gives significant protection and guidance on any proposal that may involve a 'heritage asset'. Nationally designated heritage assets such as Listed Buildings, Scheduled Ancient Monuments and Conservation Areas are covered by legislation in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeology Areas Act 1979

4.5.6 However the Council consider that there may be the need to have policies on protecting and enhancing locally designated assets and areas of local significance.

4.5.7 PPG17 (Planning for Open Space, Sport and Recreation) indicates the broad range of open spaces that may be of public value. Criteria v) includes amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens.

4.5.8 Policies CP1 and CP3 of the Core Strategy recognise the importance of local character and Policy CP3 c) of the Core Strategy requires proposals to have no detrimental impact upon important heritage. Policy CP3 j) of the Core Strategy states that development proposals must not lead to a loss of community or recreational facilities including land.

4.5.9 The Wokingham Borough Design Guide SPD seeks to ensure that development is of a high standard of design that can integrate with the

character of the area. The Design Guide which is currently being updated will include further guidance on character as well as public realm and shop front issues, including traditional shop fronts in Conservation Areas.

Issue 43: Heritage Assets

4.5.10 Wokingham Borough contains a number of Conservation Areas, Historic Parks and Gardens (Statutory List and Local List) and Scheduled Monuments. The MDD DPD could include policy on locally designated heritage assets (such as locally designated Historic Parks and Gardens, Buildings of Traditional Local Character and Areas of Special Character). This could include guidance on the re-use of historic assets and the historic environment and climate change.

4.5.11 Historic parks and gardens form a valuable part of the Borough's heritage. Those on the English Heritage Register (nationally designated) are:

- Bearwood College
- Farley Hall
- Park Place and Temple Coombe
- Swallowfield Park
- The Deanery, Sonning
- Temple Island (part of Fawley Court historic parkland)

4.5.12 The locally designated Historic Parks and Gardens are:

- Barkham Manor, Barkham
- Bill Hill Park, Hurst
- Billingbear, Hurst
- Haines Hill, Hurst
- Hurst Lodge, Hurst
- Ravenswood, Wokingham Without
- Whiteknights Park, Earley

Areas of Special Character

4.5.13 There are some areas or groups of buildings of a consistent period or character which reflects the area's past, but where a conservation area designation may not be justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These are known as Areas of Special Character and can provide a link to the past and a sense of place, which can be diminished through unsympathetic new development.

4.5.14 Saved WDLP Policy WHE3 provides guidance on Areas of Special Character.

Buildings of Traditional Local Character

4.5.15 There are buildings in the Borough that fall outside of national standards for statutory listing (Listed Buildings) but are nonetheless of considerable importance to the Borough's historic environment and local character. These are known as 'Buildings of Traditional Local Character'. The Borough Council will review the possibility of more pro-active identification or protection in

collaboration with Town and Parish councils and other appropriate organisations.

4.5.16 Saved WDLP Policy WHE9 provides guidance on buildings of Traditional Local Character.

Issue 43: Heritage Assets – Suggested Option
<p>Our approach is:</p> <p>To have policy which sets the principles for protecting and enhancing local <u>heritage</u> assets.</p> <p>The boundaries of Areas of Special Character, as set by the WDLP, will be set in the MDD DPD. These can be viewed in maps 7.1-7.3.</p> <p>To include the boundaries for the locally designated Historic Parks and Gardens in the Borough in the MDD DPD. These can be viewed in maps 7.1-7.3.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Ensuring that development proposals do not adversely affect the character and features, or the historical context, or the setting of locally designated assets. • Reflecting Saved WDLP Policies WHE3, WHE4, WHE9, Undesignated heritage assets will be assessed through the process of determining planning applications. • Ensuring any development of or within the public realm, particularly in a Conservation Area or an Area of Special Character, should be of a sensitive design that enhances, reinforces and develops its distinctive character. • Including policy guidance on the re-use of historic assets and the historic environment and climate change. • Using criteria for identifying assets of local significance broadly based on that used by English Heritage for statutory listing.
Issue 43: Heritage Assets – Alternative Option
<p>Not include policy guidance on heritage assets.</p> <p>The Council will need to rely on Core Strategy Policy CP3 c) and national planning policy. <i>This may not provide the right level of detail to protect and enhance these assets.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP3 c) General Principles for Development.
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Relevant Wokingham District Local Plan Saved Policies

Policy WHE4	Historic Parks and Gardens: Conservation, Restoration, and New Development
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National Policy Linkage

PPS5	Planning for the Historic Environment.
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Q. Do you have any comments on the boundaries for Areas of Special Character and locally designated Historic Parks and Gardens as shown in maps 7.1-7.3? Yes or no? If yes, please provide further information.

Q. Are there any other areas the Council should include in its policy guidance for Heritage Assets? Yes or no? If yes, please provide further information.

Issue 44: Archaeology

4.5.17 The Borough contains a number of archaeological remains, including Scheduled Ancient Monuments (SAMs). There are also sites of archaeological potential, which do not have statutory protection but may nonetheless be of great importance. These sites form a fragile and finite resource and it is considered that the MDD DPD could include a policy to protect sites of archaeological potential including the requirement to ascertain the likely impact of development on these remains.

4.5.18 The WDLP Proposals Map provided a guide in indicating those areas with high archaeological potential. As the amount of information available about sites varies and new remains may be discovered at any time. Berkshire Archaeology should be consulted to obtain the latest information regarding the nature and extent of remains.

Issue 44: Archaeology – Suggested Option

Our approach is:

To carry forward Saved WDLP Policy WHE12 ‘Development Affecting Sites of Archaeological Potential’.

The boundaries for archaeological potential sites in the Borough as shown on the WDLP Proposals Map will be carried forward into the MDD DPD. See maps 7.1-7.3.

We consider that this can be achieved by:

- Where remains exist of either national or local importance, preservation in situ is the preferred means of protection. Where not appropriate, provision must be made for the remains to be excavated and recorded prior to development.
- Consulting Berkshire Archaeology on relevant planning applications.

Issue 44: Archaeology – Alternative Option

Do not carry forward Saved WDLP Policy WHE12.

The Council considers this issue is not adequately dealt with by other policies at a local or national level.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP3 c) General Principles for Development.
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Relevant Wokingham District Local Plan Saved Policies

Policy WHE12	Development Affecting Sites of Archaeological Potential
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National Policy Linkage

PPS5	Planning for the Historic Environment.
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Q. Do you have any comments on the boundaries for Archaeology Potential Sites as shown in maps 7.1-7.3? Yes or no? If yes, please provide further information.

Issue 45: Assets of Local Significance- Amenity Green Space

Amenity Green Space in built-up areas

4.5.19 Amenity green space can contribute towards quality and character of the Borough's built-up areas and can also promote health and wellbeing, be a community resource and have a visual amenity function. It does not necessarily have to be publicly accessible and can include back-gardens and other urban greenfield sites. Amenity green space can also include allotments. The issue of amenity green space is separate from the open space requirements for developments (Policy CP3 (g) and Appendix 4 of the Core Strategy). The Council's open space standards will continue to apply.

4.5.20 There is no current policy on amenity green space.

4.5.21 The Council considers that the MDD DPD could include a policy to ensure that amenity green spaces are not detrimentally impacted by development. This would amplify policies CP1 and CP3 of the Core Strategy. This would also apply to sites allocated through the Development Plan (Core Strategy and MDD DPD).

Issue 45: Assets of Local Significance – Amenity Green Space Suggested Option

Our approach is:

To develop a policy to minimise any adverse impacts on the character of towns and villages and the areas between them, to protect assets of local significance and to address the loss of amenity green space (which can include allotments).

We consider that this can be achieved by:

- Reflecting Saved WDLP Policy WR7.
- Ensuring development is of a high standard of design that can integrate with the character of the area and accessible to all (including older people and people with special needs)
- Evidence included in the emerging Open Space and Sports Assessment Report.
- Securing appropriate and sensitive design of and within the public realm:

Issue 45: Assets of Local Significance – Amenity Green Space Alternative Option

Do not include a policy on locally significant amenity green space

The Council considers this issue is not adequately dealt with by other policies at a local or national level.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development); CP3 (General Principles for Development).
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Relevant Wokingham District Local Plan Saved Policies

Policy WR7	Provision of public open space in new residential development.
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National Policy Linkage

PPS1	Delivering Sustainable Development
PPG17	Planning for Open Space, Sport and Recreation

Issue 46: Public Art, Shopfront Design and Traditional Shopfronts

4.5.22 The Core Strategy (Appendix 1) indicated that saved WDLP policies WBE2 (Public Art), WBE7 (Shop Front Design) and WBE9 (Traditional Shop Fronts in Conservation Areas) would be replaced through the MDD DPD. The Council now considers that these matters will be covered by the approach of the MDD DPD (in amplifying the Core Strategy) together with an updated Borough Design Guide SPD.

Issue 46: Public Art, Shopfront Design and Traditional Shopfronts - suggested Option

Our approach is:

To not carry forward Saved WDLP Policies WBE2, WBE7 and WBE9 in the MDD DPD

We consider that this can be achieved by:

- The approach of the MDD DPD in amplifying the Core Strategy.
- Policies CP1, CP3 a) and f) of the Core Strategy and an update to Borough Design Guide SPD.
- Encouraging public art where appropriate.

Issue 46: Public Art, Shopfront Design and Traditional Shopfronts – Alternative Option

To carry forward saved policies WBE2, WBE7 and WBE9 of the WDLP.

The Council now considers that these matters will be covered by the approach of the MDD DPD (in amplifying the Core Strategy) together with an updated Borough Design Guide SPD.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	CP1 (Sustainable Development); CP3 a) and f) (General Principles for Development)
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Relevant Wokingham District Local Plan Saved Policies

Policy WBE2	Public Art
Policy WBE7	Shopfront Design
Policy WBE9	Traditional Shopfronts in Conservation Areas

National Policy Linkage

PPS5	Planning for the Historic Environment
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4.6 GREEN BELT

4.6.1 This section considers the Council's suggested approach to development within or adjoining the Green Belt in the Borough. The Green Belt comprises the land north and east of Twyford but excluding Wargrave. It also includes the land in the parish of St. Nicholas Hurst east of the 'The Straight Mile' and north of Carter's Hill.

Issue 47: Green Belt boundary, Major Developed Sites in the Green Belt and Development Adjoining the Green Belt

4.6.2 The Borough's residents and the Council attach great importance to Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of the Green Belt is its openness.

4.6.3 There is currently one major developed site within the Green Belt at the Star Brick & Tile Works, Knowl Hill. The Managing Development Delivery DPD will need to consider whether this or any other major developed site is necessary within the Borough. If so then it will need to include a policy and set a boundary for the major developed site.

4.6.4 Development on the land adjoining Green Belt can also have an impact on the openness of the Green Belt and it will be necessary to ensure that any such development is appropriate.

Context

4.6.5 The Government's policy for the Green Belt is contained within PPG2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt. One of the key features of Green Belts is their permanence. Paragraph 3.24 of PPG2 deals with the issue of new building within the Green Belt and refers to Annex C in respect of major Existing Developed Sites. PPG2 paragraph 3.15 makes clear that the visual amenities of the Green Belt should not be harmed by development proposals outside, but conspicuous from it.

4.6.6 As indicated in paragraph 4.59 of the Core Strategy, the Council does not consider that very exceptional circumstances exist to warrant changes to the Green Belt. The Council's vision and approach to accommodating housing growth shows that it can be met without the need to review the Green Belt within the Borough. The Core Strategy, at paragraph 4.61 requires the precise boundary of the Green Belt to be defined in the MDD DPD. This will reflect that designated by WDLP Policy WGB1. PPG2 (at paragraph 3.15) makes it clear that visual amenities of the Green Belt should not be harmed by development proposals outside, but conspicuous from it. Saved WDLP Policy WGB2 covers the issue of development adjoining the Green Belt.

4.6.7 Saved policy WGB6 of the WDLP identifies one major developed site in the Green Belt within the Borough at the Star Brick and Tile Works at Knowl Hill. It is also an existing waste site. The Council has considered whether it should review the boundary and approach to development within the major

developed site designated at the Star Brick and Tile Works. However, as there have been no changes to Government policy on Green Belt's since adoption of the WDLP (March 2004), it is not considered that there is any justification for changing the current approach. This site has a defined development envelope, which is show in Map 8.2. Within this envelope the Council will accept the principle of future development, subject to all relevant policies and site specific considerations.

4.6.8 The Council is not aware of any other sites coming forward that would comply with PPG2.

Issue 47: Green Belt boundary, Major Developed Sites in the Green Belt and Development Adjoining the Green Belt – Suggested Option

Our approach is:

To set the boundary of the Green Belt which reflects that shown on the Core Strategy Key Diagram and in line with saved policy WGB1. See map 8.1.

To retain the existing policy approach and site boundary (as per Saved WDLP Policy WGB6) for the Star Brick and Tile Works major developed site in the Green Belt.

The boundary of the Star Brick and Tile works development envelope, as set by the WDLP, will be carried forward into the MDD DPD (map 8.2).

To ensure that development outside the Green Belt, but conspicuous when viewed from it, will not be permitted if it is detrimental to visual amenity of the Green Belt in terms of character, scale, form, setting and materials.

We consider that this can be achieved by:

- Reflecting Policy WGB1 of the WDLP.
- An approach that carries forward saved WDLP policy WGB2 and WGB6. This policy amplifies Core Strategy Policy CP12.

Issue 47: Green Belt boundary, Major Developed Sites in the Green Belt and Development Adjoining the Green Belt – Alternative Option

The Council does not consider there is an alternative.

At stated in paragraph 4.59 of the Core Strategy, the Council does not consider that exceptional circumstances exist to warrant changes to the Green Belt. There have been no changes in circumstances since the adoption of the Core Strategy.

The site specific issues regarding Star Brick and Tile Works at Knowl Hill are not adequately dealt with by other policies at a local or national level. The issue of development adjoining the Green Belt is not adequately dealt with by other policies at a local or national level.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP12 (Green Belt) Paragraph 4.59, 4.60, 4.61
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Relevant Wokingham District Local Plan Saved Policies

Policy WGB2	Development adjoining the Green Belt
Policy WGB6	Major Developed Sites in the Green Belt

National Policy Linkage

PPG2	Green Belts
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Q. Do you have any comments on the boundary for the Major Developed Site in the Green Belt as shown in Map 8.2? Yes or no? If yes, please provide further information.

4.7 LANDSCAPE

4.7.1 This section considers the Borough Council's proposed approach to protecting, maintaining and enhancing the landscape of the Borough.

4.7.2 The landscape section considers the role of the Borough's Landscape Character Assessment, Special Landscape Areas, River Corridors and Valleys, Sites of Urban Landscape Value and landscaping, ancient hedgerows and trees.

Issue

4.7.3 Wokingham Borough has a varied landscape from river valleys, woodland areas and areas of scenic quality. These areas are important to local character and the amenity of an area.

4.7.4 Development can impact on the overall character of a landscape either by the intrusion of development into that landscape or by the removal of important elements of the landscape.

4.7.5 It is important to ensure that any proposed development both respects and contributes to the enhancement of the character of its immediate landscape.

Context

4.7.6 PPS7 recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. Whilst the Borough does not contain any nationally designated landscapes (such as Areas of Outstanding Natural Beauty), the Landscape Character Assessment highlights the most important parts of the Borough's landscape and the degree to which it can accommodate development.

4.7.7 PPS1 states that the character of the countryside and urban areas should be conserved and enhanced. The aim of landscape policies are to maintain, conserve or enhance the quality and diversity of the landscape character in each location. Any proposed developments will need to reflect local landscape character. PPS7 encourages the use of criteria-based local policies to protect local landscapes, by utilising tools such as Landscape Character Assessments to identify local distinctiveness.

4.7.8 The Core Strategy emphasises the need to protect the Borough's landscape. Policy CP3 c) of the Core Strategy requires proposals to have no detrimental impact on landscape.

Landscape Character Assessment

4.7.9 The Borough's Landscape Character Assessment, adopted in 2004 is a detailed study of the Borough's landscape. It provides information on the quality, capacity and sensitivity to change. The Landscape Character Assessment is a recognised approach and reflects local and national policy and guidelines.

4.7.10 The assessment takes into account factors that have helped shape a landscape including geology, ecology and use by people. It also outlines how landscapes should be conserved and managed. Development proposals should take account of the results of the Council's Landscape Character Assessment.

4.7.11 The Landscape Character Assessment identifies the quality, sensitivity and capacity of landscapes along with a landscape strategy for each Landscape Character Area.

4.7.12 The Council considers that a landscape policy based upon approaches laid down in the Borough's Landscape Character Assessment will better reflect the character of the area and its capacity, if any, for change brought about by development.

Issue 48: Special Landscape Areas

4.7.13 The Core Strategy (at paragraph 4.19) requires the MDD DPD to review the Areas of Special Landscape Importance (ASLI's) and Saved WDLP Policy WLL2. This is to ensure they reflect the Council's adopted Landscape Character Assessment. ASLI's will not be carried forward but will be replaced with a Policy which has regard to the Council's Landscape Character Assessment.

4.7.14 Most parts of the Borough currently covered by ASLI's will be covered by the proposed Special Landscape Area Policy.

4.7.15 However, there are some areas currently covered by ASLI policy which will not be covered by the Special Landscape Areas policy. These areas are already covered by other planning designations including countryside, Green Belt and the Thames Valley Area all of which seek to protect areas from inappropriate development.

Context

4.7.16 Saved Policy WLL2 of the WDLP relates to ASLI's. This policy seeks to:

- protect the ASLI from development that would detract from its rural character and special landscape qualities
- enhance the rural character and landscape qualities by encouraging appropriate management and have regard to the effect that any development on land surrounding an ASLI would have on its character and setting

4.7.17 The WDLP identified 5 ASLI's in the following areas:

- Swallowfield/ Beech Hill
- Loddon River Valley
- Farley Hill
- Bearwood
- The Blackwater

4.7.18 These ASLI's were identified prior to the Council undertaking a Landscape Character Assessment for the Borough. The Borough's Landscape Character

Assessment reflects advice laid down in National Policy (PPS7) and is based on robust evidence. The proposed approach is to develop a Special Landscape Areas Policy to reflect the findings of the Landscape Character Assessment.

4.7.19 Maps 9.1-9.3 show the extent of the Borough to which a proposed Special Landscape Areas policy would apply.

4.7.19 Maps 9.1-9.3 show the extent of the Borough to which a proposed Special Landscape Areas policy would apply.	
Issue 48: Special Landscape Areas – Suggested Option	
Our approach is: The Council proposes to replace Saved WDLP Policy WLL2 (Areas of Special Landscape Importance) with a policy on Special Landscape Areas which will be based upon the Landscape Character Assessment. Set boundaries of Special Landscape Areas (see maps 9.1 to 9.3).	
We consider that this can be achieved by:	
<ul style="list-style-type: none"> • Ensuring Special Landscape Areas are based on the high landscape quality areas identified in the Landscape Character Assessment. These boundaries will replace the ASLI boundaries. • An approach whereby proposals will not be permitted that have a detrimental impact on the special landscape or which adversely affect both long distance and local views within these Special Landscape Areas. • An approach that does not allow the loss of important landscape elements/features that contribute to local distinctiveness, the loss of landscape characteristics that add to the perception of an area including tranquillity. 	
Issue 48: Special Landscape Areas – Alternative Option	
To carry forward the approach laid down in Policy WLL2 of the WDLP.	
<i>This approach would not reflect the high landscape quality areas identified in the Landscape Character Assessment.</i>	

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 c) (General Principles for Development). Paragraph 4.19
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Relevant Wokingham District Local Plan Saved Policies

Policy WLL2	Areas of Special Landscape Importance.
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Other Wokingham Borough Council Guidance

Landscape Character Assessment SPG (2004)

National Policy Linkage

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas

Q. Do you have any comments on the boundary for Special Landscape Areas as

shown in maps 9.1-9.3? Yes or no? If yes, please provide further information.

Issue 49: Sites of Urban Landscape Value

Issue

4.7.20 There are open areas within settlements important to local character and amenity. These sites are known as Sites of Urban Landscape Value (SULV's) and are areas important in character and landscape terms and which may also have biodiversity and recreational roles.

4.7.21 The WDLP identified SULV's in the following areas:

- Bulmershe
- South Lake, Woodley
- Maiden Lake, Earley
- Joel Park, Wokingham

4.7.22 In the case of the SULV in the Bulmershe area the character is greatly enhanced by the presence of a strong tree and shrub screen on the rear boundaries of and within the gardens of properties on the east side of Pitts Lane and Church Road. The inclusion within a SULV does not affect the householders statutory permitted development rights and nor does it preclude normal domestic use of garden areas (WDLP paragraph 2.81).

4.7.23 The Core Strategy (at paragraph 4.19) requires the MDD DPD to review the SULV's and Saved WDLP Policy WLL5.

4.7.24 Maps 9.1-9.3 show the boundaries of the SULV.

Issue 49: Sites of Urban Landscape Value – Suggested Option
<p>Our approach is:</p> <p>To carry forward Saved WDLP Policy WLL5. The boundaries of the SULV, as set by the WDLP, will be carried forward into the MDD DPD but with an amendment to the SULV in the Bulmershe Area.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Amending the SULV in the Bulmershe Area to reflect the development of the New Addington School (planning application F/2006/8099 approved 8 November 206)) and Goals Soccer Development (planning application F/2006/9350 approved 12 June 2007). • Restricting inappropriate development that could adversely affect the landscape characteristics (including historic character, townscape or urban form of the area), the visual prominence, recreational or wildlife importance and the individual landscape features (such as ponds, woodland, trees and hedgerows).
Issue 49: Sites of Urban Landscape Value – Alternative Option
<p>To not carry forward policy and rely on PPS1 and Core Strategy Policy CP3.</p> <p><i>This issue is not adequately dealt with by other policies at a local or national level.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy	Policy CP1 (Sustainable Development);
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(2010)	Policy CP3 c) (General Principles for Development). Paragraph 4.19
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Relevant Wokingham District Local Plan Saved Policies

Policy WLL5	Sites of Urban Landscape Value
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Other Wokingham Borough Council Guidance

Landscape Character Assessment SPG (2004)

National Policy Linkage

PPS1	Delivering Sustainable Development
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Q. Do you have any comments on the boundaries for Sites of Urban Landscape Value as shown in maps 9.1-9.3? Yes or no? If yes, please provide further information.
Q: Are you aware of any sites which you feel need to be removed/ designated as Sites of Urban Landscape Value? Yes or no? If yes, please provide further information.

Issue 50: River Corridors and Valleys

Issue

4.7.25 Some of the Borough's best quality landscapes are associated with or based upon river valleys. The valley of the River Thames is identified as an important feature within the Landscape Character Assessment. Other river valleys including the Loddon and Blackwater are also in the highest Landscape Character category (paragraph 4.21 of the Core Strategy).

The Thames

Context

4.7.26 The South East Plan (Policy C7) highlights the regional significance of the River Thames.

4.7.27 Core Strategy policy CP3 c) requires development proposals to have no detrimental impact on river valleys. Saved WDLP Policy WLL3 (The Thames Valley) and Policy WR19 (Recreational Use of the Thames) are relevant to this issue.

4.7.28 Maps 9.1 and 9.3 show the boundary of the Thames Valley Area.

Issue 50: The Thames Valley – Suggested Option

Our approach is:

To carry forward Saved WDLP Policy WLL3.

The boundary of the Thames Valley Area, as set by the WDLP, will be carried forward into the MDD DPD.

We consider that this can be achieved by:
<ul style="list-style-type: none"> • Preserving the river environment, landscape and character of the Thames riverside and its surrounding area. • Where appropriate, ensuring a consistent approach with neighbouring authorities.
Issue 50: The Thames Valley – Alternative Option
Do not identify the Thames Valley on the proposals map and have no policy. Rely on Policy CP3 c) of the Core Strategy.
<i>This issue is not adequately dealt with by other policies at a local or national level.</i>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 c) (General Principles for Development); Policy CP7 (Biodiversity); Policy CP11 (Proposals Outside Development Limits (including Countryside)).
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Relevant Wokingham District Local Plan Saved Policies

Policy WLL3	The Thames Valley
Policy WR19	Recreational Use of the Thames
Policy WR20	Provision of Transient Mooring Facilities

Other Wokingham Borough Council Guidance

Landscape Character Assessment SPG (2004)

National Policy Linkage

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas

Q. Do you have any comments on the boundary for the Thames Valley Areas as shown in maps 9.1-9.3? Yes or no? If yes, please provide further information.

Issue 51: Loddon and Blackwater Valley Area

Issue

4.7.29 The Loddon and Blackwater Valley Area is a major landscape feature in Wokingham Borough. It is also an important wildlife habitat corridor and a recreational resource for residents of the Borough and visitors.

4.7.30 The Loddon and Blackwater Valley includes the major tributaries such as the Emmbrook, Barkham Brook, the Broadwater and the River Blackwater. These form part of the Valley Areas.

4.7.31 In order to ensure that the valley area is maintained and enhanced the MDD DPD could include policy on Loddon and Blackwater Valley to seek the management and enhancement of the important wildlife habitat corridor, landscape features and recreational resources.

Context

4.7.32 Core Strategy policy CP3 c) requires development proposals to have no detrimental impact on river valleys.

4.7.33 Saved WDLP Policy WR13 (Recreational Use of the Loddon Valley and WR17 (Loddon/ Blackwater Riverside Footpath) are relevant to this issue.

4.7.34 The Loddon and Blackwater Valley Area is considered to be the most important biodiversity habitat complex in Wokingham Borough. There are three Biodiversity Opportunity Areas within the Project area:

1. Centred on the Country Parks at Dinton Pastures and Charvil.
2. Loddon Valley South of the M4 between Shinfield and Arborfield
3. Within the Blackwater Valley (saved WDLP Policy WR15) (See Issue 26).

4.7.35 Maps 9.1-9.3 show the potential boundary of the Loddon and Blackwater Valley Areas.

Issue 51: The Loddon and Blackwater Valley – Suggested Option
<p>Our approach is:</p> <p>To include a policy on the Loddon and Blackwater Valley and tributaries to seek the management and enhancement of the important wildlife habitat corridor, landscape features and recreational resources.</p> <p>Identify the Loddon and Blackwater Valley Area on the Proposals map. This will be a new designation. The boundary of the proposed Loddon/ Blackwater Riverside Footpath, as set by the WDLP, will be carried forward into the MDD DPD.</p>
<p>We consider that this can be achieved by:</p> <ul style="list-style-type: none"> • Reflecting Saved WDLP Policies WR13 and WR17. • Seeking to complete the establishment of a riverside footpath and bridleway, to accommodate dual use, along the river network in the area for the purposes of informal recreation. • Promoting the development of appropriate recreational opportunities whilst ensuring the level and type of recreational use within project area does not adversely impact the biodiversity and landscape value of the area.
Issue 51: The Loddon and Blackwater Valley – Alternative Option
<p>Do not identify the Loddon and Blackwater Valley on the proposals map and have no policy. Rely on Policy CP3 c) of the Core Strategy.</p> <p><i>This issue is not adequately dealt with by other policies at a local or national level.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy	Policy CP1 (Sustainable Development);
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(2010)	Policy CP3 c) (General Principles for Development); Policy CP7 (Biodiversity); Policy CP11 (Proposals Outside Development Limits (including Countryside)).
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Relevant Wokingham District Local Plan Saved Policies

Policy WR13	Recreational Use of the Loddon Valley
Policy WR17	Loddon/ Blackwater Riverside Footpath

Other Wokingham Borough Council Guidance

Landscape Character Assessment SPG (2004)

National Policy Linkage

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Conservation

Q. Do you have any comments on the boundaries for the *Loddon and Blackwater Valley Areas* as shown in maps 9.1-9.3? Yes or no? If yes, please provide further information.

Issue 52: Landscaping, trees, hedgerows, woodlands and new development

Issue

4.7.36 The MDD DPD could include policies to seek to ensure that landscaping (including tree planting) and the protection of trees and woodlands are adequately addressed throughout the planning process.

Context

4.7.37 The importance of protecting, conserving and also enhancing biodiversity in the wider environment outside designated sites is a key principle of PPS9. This can include woodland areas which are of nature conservation importance and provide important habitats and wildlife corridors from one habitat to another.

4.7.38 The Core Strategy also includes relevant policy CP1, CP3, CP7 and CP11 to protect, conserve and enhance biodiversity.

4.7.39 Saved WDLP Policies WCC3 (The Central Berkshire Forest), WLL4 (Landscape and New Development), WBE4 (Landscape and Planting) and WBE5 (Trees and New Development) are also relevant.

Issue 52: Landscaping, trees, hedgerows, woodlands and new development – Suggested Option

Our approach is:

To have policy on:

- Protection and retention of existing woodland areas, hedges and trees and the promotion of new tree planting;

<ul style="list-style-type: none"> • Landscape and new development (both within and adjoining the countryside – transition between settlements and countryside) • Landscape and planting in new development • Trees and new development
We consider that this can be achieved by:
<ul style="list-style-type: none"> • Reflecting the Landscape Character Assessment and any further landscape capacity work. Reference will be made to the British Standard 5837 (2005) – Trees in relation to construction. • Ensuring landscape proposals form an integral part of a developments overall layout and design. • Not allowing the removal of protected trees (TPO's), unless there are clearly justifiable grounds for removal, and appropriate provision is made for replacement planting. • Protecting and enhancing other woodland areas which are of nature conservation importance.
Issue 52: Landscaping, trees, woodlands and new development – Alternative Option
<p>Do not include policy in the MDD DPD on landscaping, trees, hedges, woodlands and new development and rely on other policies in the Development Plan and national policy.</p> <p><i>The Council considers that this issue is not adequately dealt with by other policies at a local or national level.</i></p>

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP1 (Sustainable Development); Policy CP3 (General Principles for Development); Policy CP7 (Biodiversity); Policy CP11 (Proposals Outside Development Limits (including countryside)).
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Relevant Wokingham District Local Plan Saved Policies

Policy WCC3	The Central Berkshire Forest
Policy WLL4	Landscape and New Development
Policy WBE4	Landscape and New Planting
Policy WBE5	Trees and New Development

Other Wokingham Borough Council Guidance

Landscape Character Assessment SPG (2004)

National Policy Linkage

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Conservation

4.8 Transport and Movement

- 4.8.1 This section considers the approach to maintaining and enhancing rights of way, footpath and cycle networks. It will also indicate how Council intends to show protected road lines and safeguarded land for other transport schemes (e.g rail) which are linked to improvements to the Strategic Transport Network, on the MDD DPD Proposals Map. The LTP3 (2011-2026) (adopted March 2011) provides details of how the Council intends to address transport issues including reducing congestion on our roads over the next 15 years.
- 4.8.2 Wokingham is an affluent Borough and enjoys strong and prosperous economic growth. One of the major reasons why businesses are attracted to Wokingham Borough is that it is within close proximity of London and has excellent links to Heathrow and the M4.
- 4.8.3 Transport links have an important role in enabling the Borough to take advantage of its location and in providing access to employment, health, leisure and recreational facilities. It is therefore important that a variety of transport networks including public transport and Rights of Way for cycling and walking are accessible and available.

Issue 53: Strategic Transport Network

Context

- 4.8.4 National policy for transport is principally set out in PPG13 although there are references in many other documents such as PPS3.
- 4.8.5 The Core Strategy contains transport policies on Managing Travel Demand (CP6) and on Improvements to the Strategic Transport Network (CP10). Policies CP18-21 (SDL's) include transport schemes that will be provided in connection with the development.
- 4.8.6 The Core Strategy, at paragraph 4.55, states that indicated alignments for the improvements to the Strategic Transport Network will be shown in the MDD DPD.
- 4.8.7 Some of the improvements identified in Policy CP10 have been carried forward from the Local Plan and others form part of the requirements of the SDL's (Policies CP18-21). Examples of improvements to the Strategic Transport Network listed in Policy CP10 include:
- Measures to improve cross Thames travel which may include a bridge
 - Reading Road to Wellington Road Link Road, Wokingham
 - Provide a Park & Ride near the Coppid Beech roundabout on the A329, Wokingham
 - Cross Rail
- 4.8.8 The Secretary of State for Transport issued a Safeguarding Direction on 29 April 2009, identifying which land should be safeguarded for a potential extension of the Crossrail scheme from Maidenhead to Reading. This land will be identified on a Proposals map in the draft Submission document,

although there is no need to repeat this safeguarding through policy in this document.

4.8.9 The proposed areas for safeguarding and protected road lines are shown in Map 10.1. Appendix 9 of this document includes Figure 24 of the LTP3 which is a map of the indicative strategic transport projects. This reflects the improvements to the Strategic Transport Network identified in Core Strategy Policy CP10. Paragraph 10.2 of the LTP3 identifies that “the Council will continue to review the need for necessary new strategic transport infrastructure beyond that set out in the Core Strategy.”

Issue 53: Strategic Transport Network – Suggested Option

Our approach is:

To show road lines to be protected and safeguarded land for other transport schemes (e.g rail) which are linked to improvements to the Strategic Transport Network, identified in Policy CP10, CP18-21, Appendix 7 of the Core Strategy and the SDL Masterplan SPD’s, on the MDD DPD Proposals Map.

The proposed areas for safeguarding and protected road lines are shown in Map 10.1.

We consider that this can be achieved by:

- Where a scheme identified in policy CP10, CP18-21 and Appendix 7 of the Core Strategy and the SDL Masterplan SPD’s is sufficiently advanced, the road line to be protected will be shown in detail on the Proposals Map.
- Reflecting the adopted LTP3, including protected road lines and other transport improvements. The alignments included in the LTP3 will be included in the MDD DPD proposals map unless a more advanced alignment has been agreed i.e through planning permission.
- Less developed schemes that need to be protected will be listed in the MDD DPD.
- Ensuring the road lines identified are reviewed as proposals are further progressed.
- Having regard to cross-boundary issues.

Issue 53: Strategic Transport Network – Alternative Option

The Council do not consider there is an alternative.

This issue is not adequately dealt with by other policies at a local level.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP6, Policy CP10 (Improvements to the Strategic Transport Network), Policy CP18-21 (SDL’s). Paragraph 4.55.
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Relevant Wokingham District Local Plan Saved Policies

N/A	
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National Policy Linkage

PPG13	Transport
PPS3	Housing

Q. Do you have any comments on the proposed areas for safeguarding and protected road lines as shown in map 10.1? Yes or no? If yes, please provide further information.

Issue 54: Public Transport Provision and Improvement

Context

- 4.8.10 The Council has a key role in ensuring that all development makes proper provision for access by public transport. This will help achieve policies CP6 (Managing Travel Demand), CP10 (Improvements to the Strategic Transport Network) of the Core Strategy and the requirements of the SDL Masterplan SPD's and Infrastructure Delivery SPD for the SDLs.
- 4.8.11 The Government's Manual for Streets⁵² provides guidance for practitioners involved in the planning, design, provision and approval of new residential streets, and modifications to existing ones. It aims to reduce the impact of vehicles on residential streets by asking practitioners to plan street design intelligently and proactively, and gives a high priority to the needs of pedestrians, cyclists and users of public transport. A Companion Guide (Wider Application of the Principles) to Manual for Streets published in September 2010.
- 4.8.12 The updated Borough Design Guide SPD will include highways design guidance, including public transport accessibility.
- 4.8.13 The WDLP includes a saved policy on Public Transport Provision and Improvement (WT10). The Local Transport Plan (LTP3) and Policy CP6 (Managing Travel Demand) of the Core Strategy cover these issues in detail.

The LPT3 Goals are:

- Highways Goal: "To have a resilient, safe highway network that balances capacity for all users, enhances the economic prospects of the Borough, and promotes sustainable travel."
- Active Travel Goal: "To work with partners to promote walking and cycling as a health-enhancing physical activity for all of our residents through providing:
 - Connected, convenient, safe and signed pedestrian networks across the Borough to enhance existing networks;
 - New cycleways integrated with the existing cycle network; and
 - Improved cycle parking at stations, businesses and schools"
- Public Transport Goal: "To promote an integrated and inclusive public transport network that provides a convenient, acceptable, reliable and affordable alternative to car travel. "
- Smarter Choices and Demand Management Goal: "To enable people who live, visit and work in the Borough to make informed, safe and sustainable travel decisions from a range of transport options."

⁵² Can be viewed at <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

- Strategic Projects Goal: “To manage the demand for travel in order to ensure that people have a high level of access to different destinations, with sufficient choice, whilst minimising the adverse effects of congestion.”

LTP3 (at paragraph 9.4) discussed modal shift and states “Encouraging people to use alternative and more sustainable modes of travel is therefore of the utmost importance if we are to meet the transport challenges facing Wokingham Borough as it is not feasible to deliver enough capacity for unrestrained demand by private car at peak periods.”

4.8.14 The Council needs to consider if the MDD DPD should include a policy on Public Transport Provision and Improvement or whether the Core Strategy and the LTP3 provide suitable guidance.

Issue 54: Public Transport Provision and Improvement – Suggested Option

Our approach is:

Include a specific policy on Public Transport Provision, in particular on smarter choices, demand management and modal shift.

We consider that this can be achieved by:

Planning proposals to accord with:

- The LTP3 (and future LTP’s) policies, in particular the Goal of “Smarter Choices and Demand Management” and modal shift.
- Policies CP6 and CP10 of the Core Strategy, SDL Masterplan SPD’s and Infrastructure Delivery SPD for the SDLs, the updated Borough Design Guide SPD and Manual for Streets.
- Use any appropriate census data for evidence on transport/ movement patterns.
- Assessing sites submitted to the Council (for consideration in the MDD DPD) on their potential impact on the highway network (transport modelling for schemes over a certain size) – see table 2.53.

Issue 54: Public Transport Provision and Improvement – Alternative Option

To not include a policy on Public Transport and Provision.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Policy CP6 (Managing Travel Demand)
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Relevant Wokingham District Local Plan Saved Policies

Policy WT10	Public Transport Provision and Improvement
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Other Local Policy

Local Transport Plan 3
Emerging updated Borough Design Guide SPD.

National Policy Linkage

PPG13	Transport
Manual for Streets and Companion Guide (Manual for Streets 2)	

Issue 55: Rights of Way and Footpath and Cycleway Network

Context

4.8.15 Protection of Rights of Way is covered by legislation (Countryside and Rights of Way Act 2000), but this does not extend to ensuring there is connectivity and permeability to existing Rights of Way from new developments.

4.8.16 National rights of way policy is set out in the Government's Rights of Way Circular (1/09). The Council as a Highway Authority and Surveying Authority has a duty to manage and maintain the rights of way network. The delivery of new rights of way is set out in the Council's Rights of Way Improvement Plan⁵³, a statutory document required by the Countryside and Rights of Way Act 2000⁵⁴.

4.8.17 Saved Policy WBE3 of the WDLP requires development proposals to demonstrate good accessibility with easy and safe internal access along a network of interlinked footpaths. The policy also makes clear that the loss of Rights of Way will not be permitted unless appropriate alternative provision can be made.

4.8.18 The Council wants to protect and enhance the existing Rights of Way, footpath and cycleway network and the also improve the connectivity and permeability of new developments to the existing Rights of Way, footpath and cycleway network. Rights of Way could include:

- New public rights of way links from residential areas to transport links such as stations;
- Links to Public Open Space, Country Parks, Local Wildlife Sites and areas of Suitable Alternative Natural Greenspace (SANG);
- Links from new and existing residential areas, links to schools and amenities where appropriate and possibly creating new circular bridleway routes where appropriate.

4.8.19 The MDD DPD could provide policy on this matter and carry forward aspects of saved Policies WBE4 (Accessibility) of the WDLP.

Issue 55: Public Rights of Way – Suggested Option

Our approach is:

To develop a policy that reflects saved Policy WBE3 to include improved connectivity and permeability to all Rights of Way (including Bridleways) and footpath and cycleway networks.

We consider that this can be achieved by:

⁵³ <http://www.wokingham.gov.uk/parks/countryside/public-rights-of-way/improvement-planning/>

⁵⁴ <http://www.legislation.gov.uk/ukpga/2000/37/contents>

- Requiring new development, where appropriate, to improve the Rights of Way, footpath and cycleway network for current and future users with particular regard for those with disabilities.
- Requiring the provision of links to existing network and new links to be convenient to development but set within the landscape.
- Where appropriate, requiring new links to integrate into existing links.
- Ensuring accordance with the Council's Rights of Way Improvement Plan.
- Mitigating development impact on the Rights of Way and footpath and cycleway network.
- Not permitting the loss of a Rights of Way, footpath and cycleways unless appropriate alternative provision can be made.

Issue 55: Public Rights of Way – Alternative Option

To not have specific policy on this matter and rely on Policy CP1 10), CP2, CP3 and CP6 and to include further guidance in the revised Borough Design Guide SPD.

The Council considers that this issue is not adequately dealt with by other policies at a local or national level.

Development Plan Policy Linkage

Wokingham Borough Core Strategy (2010)	Core Strategy Policy CP1 10) (Sustainable Development); CP2 (Inclusive Communities); CP3 (General Principles for Development) and CP6 (Managing Travel Demand).
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Relevant Wokingham District Local Plan Saved Policies

Policy WBE3	Accessibility
Right of Way Improvement Plan (December 2009)	

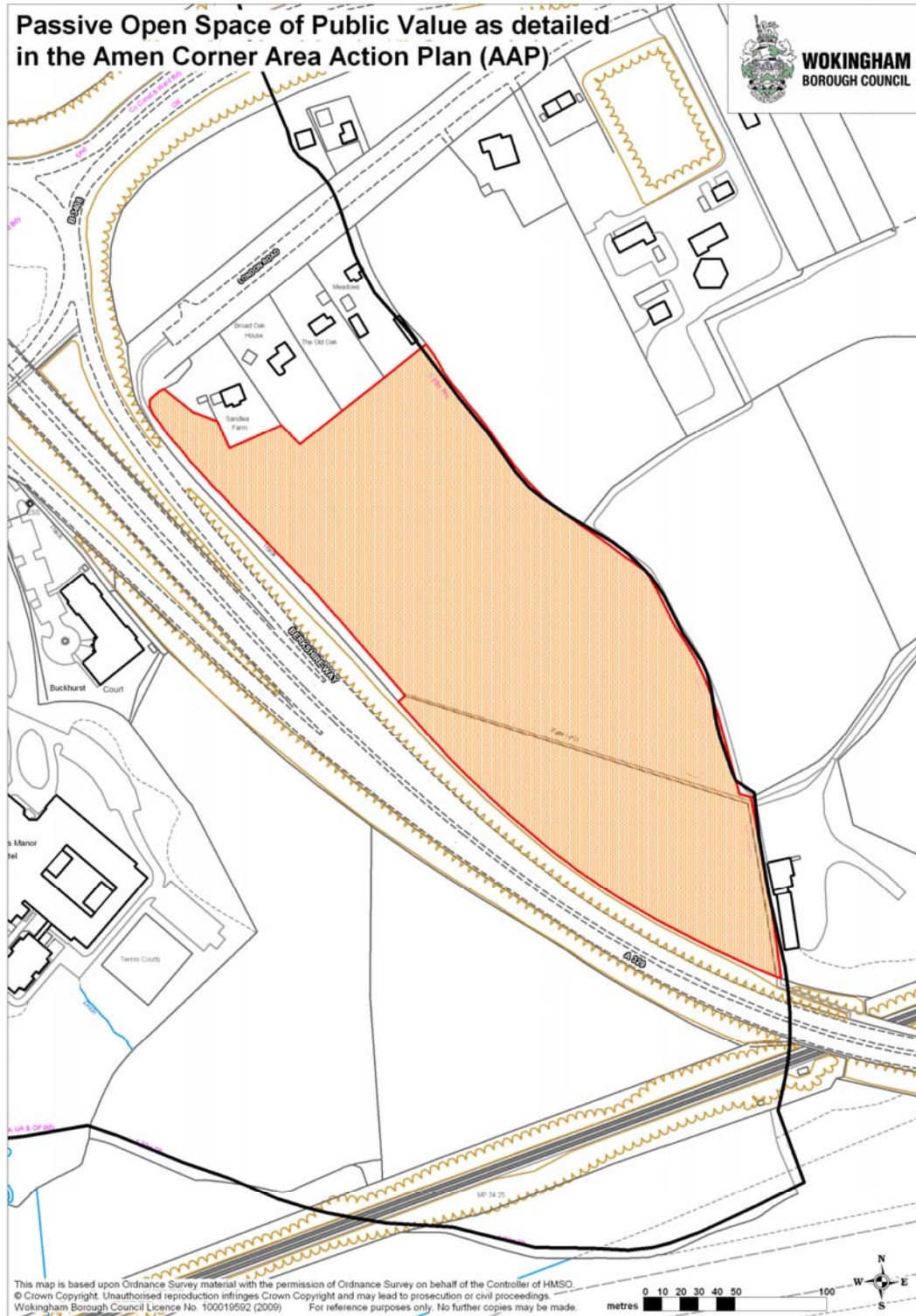
National Policy Linkage

PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation

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MDD DPD: Appendices

Appendix 1 – Map of “Wokingham Countryside Strip” within Bracknell Forest’s Amen Corner Supplementary Planning Document



Appendix 2 – List of new residential planning permissions: April 2008- March 2011

Explanation of housing numbers with respect of permissions since April 2008

The figures in the Core Strategy regarding housing delivery from sites to be identified through the MDD all relate to schemes which are to occur between 1 April 2008 and 31 March 2026. However, between April 2008 and 31 March 2011, planning permissions have either been granted or the authority has resolved to approve schemes on sites that were not included in the housing land supply position. The following lists all sites that did not have permission in April 2008 for the number of dwellings now envisaged. Therefore, having regard to the requirements set out in the Core Strategy, details of the permissions can be included as part of the relevant contribution towards the 1,000 dwellings that we still required under Core Strategy policy CP17

Planning permissions granted or resolution to grant between 1/4/08-31/3/11 in Major Development Locations (requirement 550)

Application Number	Location	Dwellings
F/2007/1754	242 London Rd, Earley	4
F/2007/1884	3 Whitegates Lane, Earley	1
F/2007/2790	34a Hilltop, Earley	10
CLE/2007/3025	238 London Road, Earley	1
F/2008/0509	53 The Drive, Earley	2
F/2008/1181	15 Gregory Close, Lower Earley	1
F/2008/1834	32 Henley Wood Road, Earley	1
O/2008/1881	385 Wokingham Rd, Earley	3
F/2008/2270	Land south of Childs Hall, Upper Redlands Rd, Earley	1
F/2008/2432	96 Elm Rd, Earley	6
F/2009/0234	2 Church Rd, Earley	2
F/2009/0887	36-38 Chiltern Crescent, Earley	8
F/2009/1272	466 Wokingham Rd, Earley	3
F/2009/1313	132 Church Rd, Earley	1
F/2009/1710	38 & 40 Silverdale Rd, Earley	2
CLE/2009/1824	18 Mays Lane, Earley	1
F/2009/2255	32 Henley Wood Road, Earley	1
CLE/2009/2512	35 Delamere Road, Earley	1
CLE/2010/1182	7 Plympton Close, Earley	1
F/2010/2196	52 Moorhen Drive, Lower Earley	1
CLE/2010/2628	12 Compton Close, Earley	1
F/2009/0829	Hutton & Rowan, Shinfield Rd, Shinfield N	1
F/2009/2586	Shinfield Lodge, Aphelion Way, Shinfield N	1
F/2007/2816	29 Malvern Way, Twyford	1
F/2008/0458	24 High Street, Twyford	4
F/2009/1182	55 Wargrave Rd, Twyford	2
F/2009/1880	R/o 6 Church Street, Twyford	2
F/2009/2051	Garden Cottage, 46, 50 & 58 High Street, Twyford	-1
F/2010/0340	81 Hurst Road, Twyford	1

Application Number	Location	Dwellings
F/2010/2132	Fairfield, Longfield Road, Twyford	1
F/2010/2430	66 Wargrave Rd, Twyford	1
F/2010/2842	76 Wargrave Rd, Twyford	1
F/2007/1999	423 & 425 Reading Rd, Winnersh	5
F/2008/0370	27 Robinhood Lane, Winnersh	1
F/2008/0739	36 Watmore Lane, Winnersh	1
F/2009/0044	20 Robinhood Lane, Winnersh	1
F/2009/0630	410 Reading Rd, Winnersh	-1
F/2009/2571	441 Reading Rd, Winnersh	1
F/2010/1220	290 Reading Road, Winnersh	1
F/2010/2181	4 Priory Court, Winnersh	1
O/2007/1429	66 London Rd, Wokingham	4
F/2008/0126	11-17 Wiltshire Rd, Wokingham	36
F/2008/0380	28 Chestnut Ave, Wokingham	2
F/2008/0672	R/o 54 Rose St, Wokingham	3
F/2008/0790	31 & 33 Chestnut Ave, Wokingham	4
F/2008/1220	2 Venus Close, Wokingham	1
F/2008/1300	Adj. 80 Arthur Rd, Wokingham	1
F/2008/1331	27 Broad St, Wokingham	7
F/2008/1467	96 Norreys Ave, Wokingham	1
F/2008/1555	11 Market Place, Wokingham	-1
F/2008/1651	Salisbury House, Milton Rd, Wokingham	6
F/2008/2090	316 Finchampstead Rd, Wokingham	2
F/2008/2131	1 Rose Court, Wokingham	1
F/2008/2448	Dowles Green Cottage, Dowles Green, Wokingham	1
O/2008/1534	5-7 Manor Rd, Wokingham	4
F/2008/2600	11 South Drive, Wokingham	1
F/2008/2721	3 Rectory Close, Wokingham	1
F/2009/0181	26 Waterloo Rd, Wokingham	1
F/2009/0334	The Emmbrook School, Emmbrook Road, Wokingham	-1
F/2009/0501	226 Finchampstead Rd, Wokingham	1
F/2009/0511	37 Broad Street, Wokingham	1
F/2009/1453	155-157 Barkham Road, Wokingham	2
F/2009/1612	Adj 54 Woosehill Lane, Wokingham	1
F/2009/1979	3 Havelock St, Wokingham	1
O/2009/2100	195a, 197 & 199 Reading Rd, Wokingham	4
F/2009/2238	296 Barkham Rd, Wokingham	1
F/2009/2429	8 Denton Road, Wokingham	-2
F/2009/2435	Baileys House, Central Walk, Wokingham	10
F/2009/2654	23 Broad Street, Wokingham	1
F/2010/0198	6 Broad St, Wokingham	4
F/2010/0708	320-322 Finchampstead Road, Wokingham	1
O/2010/0787	8 Evendons Close, Wokingham	4
F/2010/1013	128 Finchampstead Road, Wokingham	1
F/2010/1072	65-67 Peach Street, Wokingham	2
CLE/2010/1091	94a Finchampstead Road, Wokingham	1
F/2010/1132	Swift House, Market Place, Wokingham	12
F/2010/1383	20 Stanley Road, Wokingham	1
F/2010/1389	277 Barkham Rd, Wokingham	-1

Application Number	Location	Dwellings
F/2010/1559	Beeches Manor (adj 35 Reading Rd), Wokingham	8
F/2010/1678	26-28 Market Place, Wokingham	7
CLE/2010/1731	48 Reading Road, Wokingham	-1
F/2010/1984	3 Denton Road, Wokingham	1
F/2010/2228	6 Langborough Road, Wokingham	5
F/2010/2404	39 Peach Street, Wokingham	4
F/2010/2514	8 Broad Street, Wokingham	3
F/2007/1424	Coniston Close, Woodley	5
O/2008/0225	7 and r/o 1-5 Butts Hill Road, Woodley	7
F/2008/0885	Wildwood, Warren Rd, Woodley	4
O/2008/0995	14 Selcourt Close, Woodley	4
O/2008/1282	Sandford Farm, Woodley ⁵⁵	108
F/2008/1641	4-6 Woodwaye, Woodley	2
F/2008/2148	R/o 32 Warren Rd, Woodley	1
F/2008/2256	54 Headley Rd, Woodley	10
F/2008/2369	155 Crockhamwell Rd, Woodley	2
F/2008/2587	4 Oak Way, Woodley	1
F/2009/0237	92 Hazel Drive, Woodley	1
O/2009/0932	Former Addington School, Loddon Bridge Rd, Woodley	51
F/2009/1334	Former Crescent House, South Lake Crescent, Woodley	9
F/2010/2124	50 Colemans Moor Lane, Woodley	1
	Total	428

Therefore, if the authority was only looking to deliver the 550 requirement for major development locations, it would need to find sites for 122 dwellings through the MDD DPD.

Planning permissions granted 1/4/08-31/3/11 in Modest Development Locations (requirement 350)

App. No.	Location	Dwellings
O/2007/1963	91 & 97 Kiln Ride, Finchampstead North	2
F/2007/2663	Gorse Ride Community Centre, Gorse Ride North, Finchampstead North	1
F/2009/1657	Hansom Cab, Lower Wokingham Rd, Finchampstead North	1
F/2010/1358	162a & 164 Nine Mile Ride, Finchampstead North	1
F/2010/0976	Ardwell Lodge, Ardwell Close, Crowthorne	1
F/2010/0809	Land between 24 & 26 The Avenue, Crowthorne	1
F/2008/0709	39 New Rd, Ruscombe	1
F/2009/0985	Land r/o 122-130 London Rd, Ruscombe	14
F/2009/2624	Land r/o 132 London Rd, Ruscombe	1
F/2009/0080	50 Oatlands Road, Shinfield	6
F/2009/0605	44-54 Oatlands Rd, Shinfield	2
F/2010/1347	14-16 Grovelands Avenue, Spencers Wood	3

⁵⁵ Permission is for 492 dwellings which is 108 higher, than that allocated for the site through the Local Plan (384 dwellings).

App. No.	Location	Dwellings
F/2010/1335	76-82 Grazeley Rd, Three Mile Cross	6
F/2007/2123	Elizabeth Court, Victoria Rd, Wargrave	2
F/2007/3116	144 Victoria Rd, Wargrave	2
F/2008/1959	55 High Street, Wargrave	-1
F/2008/2700	5-6 Fox Steep Cottages, Crazies Hill, Wargrave	1
F/2009/1944	50 Victoria Rd, Wargrave	1
F/2009/1959	4 High St, Wargrave	2
F/2009/2511	10 & 12 Dark Lane, Wargrave	5
F/2009/1589	12 Highway, Crowthorne	1
	Total	53

Therefore, if the authority was only looking to deliver the 350 requirement for modest development locations, it would need to find sites for 297 dwellings through the MDD DPD.

Planning permissions granted 1/4/08-31/3/11 in Limited Development Locations (requirement 100)

App no.	Location	Dwellings
F/2008/1465	370 Barkham Rd, Barkham Hill	1
F/2009/0488	50 Bearwood Rd, Barkham Hill	1
F/2007/2863	Bucklands and Huntley, Doles Lane, Barkham	1
F/2009/0952	52-58 Bearwood Rd, Barkham	1
F/2007/2895	23 Park View Drive South, Charvil	2
F/2008/1587	43 Old Bath Road, Charvil	2
F/2008/1728	15 Charvil House Road, Charvil	1
F/2008/2667	2 Strathmore Drive, Charvil	1
F/2007/2422	Finchampstead Baptist Church, The Village, Finchampstead	1
F/2007/2233	Peacocks, School Rd, Hurst	1
O/2008/0819	1 & 2 Wards Cross, Hinton Rd, Hurst	1
F/2009/0323	Oak Cottage, School Rd, Hurst	1
F/2010/0885	19 Yeosfield, Riseley	1
F/2010/1706	Maythorne Villa, Basingstoke Road, Riseley	1
F/2008/0583	1 Sindlesham House Cottages, Mill Lane, Sindlesham	1
F/2008/2631	Old Oak, Mole Road, Sindlesham	3
F/2009/0506	7 St. Mary's Road, Sindlesham	1
O/2010/0366	5-7 Mayfields, Sindlesham	4
F/2007/1082	Hobbs House, Thames St, Sonning	2
F/2008/1873	7 South Drive, Sonning	1
F/2009/1419	Adj Great House at Sonning, Thames St, Sonning	2
	Total	30

Therefore, if the authority was only looking to deliver the 100 requirement for major development locations, it would need to find sites for 70 dwellings through the MDD DPD.

Planning permissions granted or resolution to grant between 1/4/08-31/3/11 outside Development Locations (requirement 0)

App no.	Location	Dwellings
CLE/2009/1901	Bearwood Nurseries, Church Lane, Arborfield	1

F/2010/0829	Lockey Farm, Sindlesham Road, Arborfield	1
F/2010/2515	Walkers Yard, Eversley Rd, Arborfield Cross *	12
F/2010/1633	Barkham Antique Centre, Barkham Street	2
CLE/2008/2406	Old Billingbear Brickworks, Carters Hill, Billingbear	1
F/2009/2372	Ravenswood Bungalow, Ravenswood Avenue, Crowthorne	1
F/2009/2682	Pinewood House, Nine Mile Ride, Wokingham	1
CLE/2008/1429	Amber Lodge, Heath Ride, Finchampstead North	1
CLE/2008/2317	Greenacre Farm, New Mill Road, Eversley, Hook	1
VAR/2008/2376	Meadowside, Park Lane, Finchampstead *	1
F/2009/1964	The Field House, Longwater Lane, Finchampstead *	1
F/2010/1665	Plot 1, Little Moor, Park Lane, Finchampstead *	1
F/2010/1717	Plot 2, Little Moor, Park Lane, Finchampstead *	1
O/2008/1353	Park Place, Remenham Hill, Remenham, Henley-on-Thames	-7
F/2007/2879	Grazeley Court Farm, Kybes Lane, Grazeley	4
F/2008/2211	Wheatsheaf, Church Lane, Grazeley	1
CLE/2008/0536	Bridleway Farm, Islandstone Lane, Hurst	1
F/2008/1986	Douglas House, Davis Way, Hurst	1
CLE/2009/0222	Lea Farm, Lodge Road, Hurst	1
CLE/2009/0687	Magpies, Nelson Lane, Hurst	1
CLP/2010/0411	2 & 3 Pykes Farm Cottages, Forest Road, Wokingham	-1
F/2010/0866	Kingsclere, Forest Road, Wokingham	-1
F/2010/0958	Octopus Design, Little Hill Road, Hurst	1
F/2009/1467	Tanners Dairy, Swallowfield Road, Arborfield	1
CLE/2009/0987	Barossa Farm Stables, School Road, Riseley	1
CLE/2010/0039	Kingsbridge Farm, Swallowfield Street, Swallowfield	1
CLE/2009/1943	Myrtles, Evendons Lane, Wokingham	1
CLE/2010/0226	The Cottage, Meadwood, Loddon Drive, Wargrave	1
F/2008/2293	Kings Field, Blakes Road, Wargrave	10
	Total	41

In addition, planning permission has been granted for a further 41 dwellings on sites outside of development limits where the policies of the Core Strategy did not envisage such development occurring⁵⁶.

Consequently, taking account of the permissions/resolutions to grant on sites within development limits since April 2008 would mean only 489 dwellings would need to be delivered to achieve the 1,000 dwellings required under policy CP17. Alternatively, if account is taken of permissions outside of development limits, this is reduced to 448.

⁵⁶ The 10 dwellings approved at Kings Field, Blakes Road, Wargrave were as a rural exception scheme which is acceptable under Core Strategy policy CP5. The scheme locations followed by an asterisk relate to proposals for Gipsy and Traveller pitches which are acceptable under policy CP2.

Appendix 3 - Constraints and opportunities for development by settlement.

A3.1 This appendix provides details of the constraints and facilities that could affect the choice of sites in and around the Borough's towns and villages for residential and other development. This appendix also includes a summary of constraints for each settlement.

Major Development Locations

A3.2 Core Strategy policy CP17 envisages that 550 dwellings will be delivered on sites within these settlements, although planning permission has been granted since April 2008 for 428 dwellings (see appendix 2). The requirements of the policy for major development locations could therefore be achieved through the identification of sites for 122 dwellings (with no maximum size).

Earley

A3.3 Map 1.5 indicates that there are a number of constraints to development around Earley, including land within zones 2, 3a and 3b of the flood plain, noise contour NEC C & D and the highly sensitive landscape character area. It is also important to assess the implications of policy CP19 which requires the maintenance of separation of Earley from Shinfield (see map 3.3).

Green Park

A3.4 Map 1.8 indicates that there are a number of constraints to development around Green Park, including land within zones 2, 3a and 3b of the flood plain and noise contour NEC C & D. Furthermore the Green Park development in south Reading is split between Reading Borough, West Berkshire District and Wokingham Borough. Whilst no-one lives within the Wokingham Borough part of Green Park, homes are proposed within the Reading Borough part of the site. Within the current development limit is the Berkshire Brewery which has now closed (see Core strategy paragraphs 2.76 and 2.77). The submission draft Site Allocations and Policies DPD of Reading Borough allocates the parts of the brewery within their area for between 400 and 750 dwellings (Policy SA2b) together with other uses. The revised submission draft (February 2011) document changes this policy (SA2b) to an employment based redevelopment with the former proposal as the alternative.

Shinfield (N of M4)

A3.5 Map 1.13 indicates that there are a number of constraints to development around Shinfield (N of M4); including land within noise contour NEC C & D. It is also important to assess the implications of policy CP19 which requires the maintenance of separation of Shinfield (N of M4) from Shinfield (see map 3.3).

Twyford

A3.6 Map 1.20 indicates that there are a number of constraints to development around Twyford, including land within zones 2, 3a and 3b of the flood plain or the Green Belt. Government policy is clear that very exceptional circumstances are required to justify amendments to the Green Belt which the Council does not consider exist.

Winnersh

- A3.7 Map 1.22 indicates that there are a number of constraints to development around Winnersh, including land within zones 2, 3a and 3b of the flood plain or noise contour NEC C & D. It is also important to assess the implications of policy CP19 which requires the maintenance of separation of Winnersh from Wokingham (see map 3.2).

Wokingham

- A3.8 Map 1.23 indicates that there are a number of constraints to development around Wokingham, including land within zones 2, 3a and 3b of the flood plain or noise contour NEC C & D. It is also important to assess the implications of policies CP20 and 21 (see maps 3.2 and 3.4 respectively) which require maintaining the separation of Wokingham from Bracknell/Binfield, Crowthorne (Pinewood), Finchampstead North and Winnersh. Additionally, there may be a limit to growth around Wokingham depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered. The views arising from the SHLAA workshop (paragraph 3.13) regarding whether a location with Strategic Development Locations should take any further growth may also be relevant.

Woodley

- A3.9 Map 1.24 indicates that there are a number of constraints to development around Wokingham, including land within zones 2, 3a and 3b of the flood plain.

Modest Development Locations

- A3.10 Core Strategy policy CP17 envisages that 350 dwellings will be delivered on sites within these settlements, although planning permission has been granted since April 2008 for 53 dwellings (see appendix 2). The requirements of the policy for modest development locations could therefore be achieved through the identification of sites for 297 dwellings (maximum of 100 dwellings on any one site).

Arborfield Garrison

- A3.11 Map 1.2 indicates that there are a number of constraints to development around Arborfield Garrison, including land within zones 2, 3a and 3b of the flood plain. It is also important to assess the implications of policy CP18 which require maintenance of separation of Arborfield Garrison from Arborfield Cross, Barkham Hill and Finchampstead North (see map 3.1). The views arising from the SHLAA workshop (paragraph 3.13) regarding whether locations with Strategic Development Locations should take any further growth may also be relevant. Additionally, there may be a limit to development around Arborfield Garrison depending upon depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Finchampstead North

- A3.12 Map 1.6 indicates that there are a number of constraints to development around Finchampstead North, including land within zone 2 of the flood plain or highly sensitive landscape areas. To ensure compliance with Core Strategy policies CP18 and CP21 (see maps 3.1 and 3.4 respectively), careful consideration will need to be had for any sites that could affect the

separation of Finchampstead North from Arborfield Garrison and Wokingham. Additionally, there may be a limit to development around Finchampstead North depending upon depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Pinewood (Crowthorne)

A3.13 Map 1.10 indicates that there are a number of constraints to development around Pinewood (Crowthorne), including land within zones 2, 3a and b of the flood plain or highly sensitive landscape areas. To ensure compliance with Core Strategy policy CP21, careful consideration will need to be had for any sites that could affect the separation of Pinewood from Wokingham (see map 3.4). Additionally, there may be a limit to development around Pinewood depending upon depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

A3.14 Additionally, the Council is aware that Bracknell Forest Council⁵⁷ is proposing the development of 1,000 dwellings on the former Transport and Road Research Laboratory off Nine Mile Ride, Crowthorne. Whilst Wokingham Borough has objected to the development envisaged by Bracknell Forest, it will work closely with them to address our concerns once Bracknell Forest has decided what should occur here. Since the TRL site directly adjoins Wokingham Borough, the Council welcomes views on how development (if confirmed by Bracknell Forest) could be integrated with the areas within Wokingham.

Ruscombe

A3.15 Map 1.12 indicates that there are a number of constraints to development around Ruscombe, especially as all the land adjoining the village (within its parish) are within the Green Belt. Government policy is clear that very exceptional circumstances are required to justify amendments to the Green Belt which the Council does not consider exist.

Shinfield

A3.16 Map 1.14 indicates that there are a number of constraints to development around Shinfield, including land within zones 2, 3a and 3b of the flood plain or within highly sensitive landscape areas. To ensure compliance with Core Strategy policy CP19, careful consideration will need to be had for any sites that could affect the separation of Shinfield (including the Science Park) from Earley, Shinfield (N of M4), Three Mile Cross and Spencers Wood (see map 3.3). The views arising from the SHLAA workshop (paragraph 3.13) regarding whether locations with Strategic Development Locations should take any further growth may also be relevant, although it is recognised that the SDL completely encircles the village. Therefore the only opportunities will be on sites within the existing boundary. Additionally, there may be a limit to development in Shinfield depending upon depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Spencers Wood

A3.17 Map 1.17 indicates that there are a number of constraints to development around Spencers Wood including land within zones 2, 3a and 3b of the flood

⁵⁷ In their November 2010 Site Allocations Development Plan Document – Preferred Option (Policy SA5)

plain or highly sensitive landscape areas. To ensure compliance with Core Strategy policy CP19, careful consideration will need to be had for any sites that could affect the separation of Spencers Wood from Shinfield, Swallowfield and Three Mile Cross (see map 3.3). The views arising from the SHLAA workshop (paragraph 3.13) regarding whether locations with Strategic Development Locations should take any further growth may also be relevant.

Three Mile Cross

A3.18 Map 1.19 indicates that there are a number of constraints to development around Three Mile Cross including land within noise zone NEC C & D. To ensure compliance with Core Strategy policy CP19, careful consideration will need to be had for any sites that could affect the separation of Three Mile Cross from south Reading/Green Park, Shinfield and Spencers Wood (see map 3.3). Land to the west of the A33 (outside of the settlement) in Three Mile Cross is within flood zones 2, 3a and 3b. The views arising from the SHLAA workshop (paragraph 3.13) regarding whether locations with Strategic Development Locations should take any further growth may also be relevant.

Wargrave

A3.17 Map 1.21 indicates that there are a number of constraints to development around Wargrave including land within zones 2, 3a and 3b of the flood plain or the Green Belt. Government policy is clear that very exceptional circumstances are required to justify amendments to the Green Belt which the Council does not consider exist.

Limited Development Locations

A3.18 Core Strategy policy CP17 envisages that 100 dwellings will be delivered on sites within these settlements, although planning permission has been granted since April 2008 for 30 dwellings (see appendix 2). The requirements of the policy for limited development locations could therefore be achieved through the identification of sites for 70 dwellings (maximum of 25 dwellings on any one site).

Arborfield Cross

A3.19 Map 1.1 indicates that there are a number of constraints to development around Arborfield Cross. To ensure compliance with Core Strategy policy CP18, careful consideration will need to be had for any sites that could affect the separation of Arborfield Cross from Arborfield Garrison (see map 3.1). Additionally, there may be a limit to development in Arborfield Cross depending upon depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Barkham Hill

A3.20 Map 1.3 indicates that there are a number of constraints to development around Barkham Hill. To ensure compliance with Core Strategy policy CP18, careful consideration will need to be had for any sites that could affect the separation of Barkham Hill from Arborfield Garrison (see map 3.1). Furthermore, they may be a limit to growth around Barkham Hill depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Charvil

A3.21 Map 1.4 indicates that there are a number of constraints to development around Charvil including land within zones 2, 3a and 3b of the flood plain or highly sensitive landscape areas.

Finchampstead

A3.22 Map 1.7 indicates that there are a number of constraints to development around Finchampstead including land within zones 2, 3a and 3b of the flood plain or highly sensitive landscape areas. Furthermore, there may be a limit to growth around Finchampstead depending upon how much SPA mitigation is available once proposals elsewhere in the Borough have been considered.

Hurst

A3.22 Map 1.9 indicates that there are a number of constraints to development around Hurst including land within zones 2, 3a and 3b of the flood plain.

Riseley

A3.23 Map 1.11 indicates that there are a number of constraints to development around Riseley. Furthermore, there is a limit to growth around Riseley due to the availability of SPA mitigation.

Sindlesham

A3.24 Map 1.15 indicates that there are a number of constraints to development around Sindlesham including land within noise zone NEC C & D. Land outside of the settlement area (close to the River Loddon) of Sindlesham is within flood zones 2, 3a and 3b.

Sonning

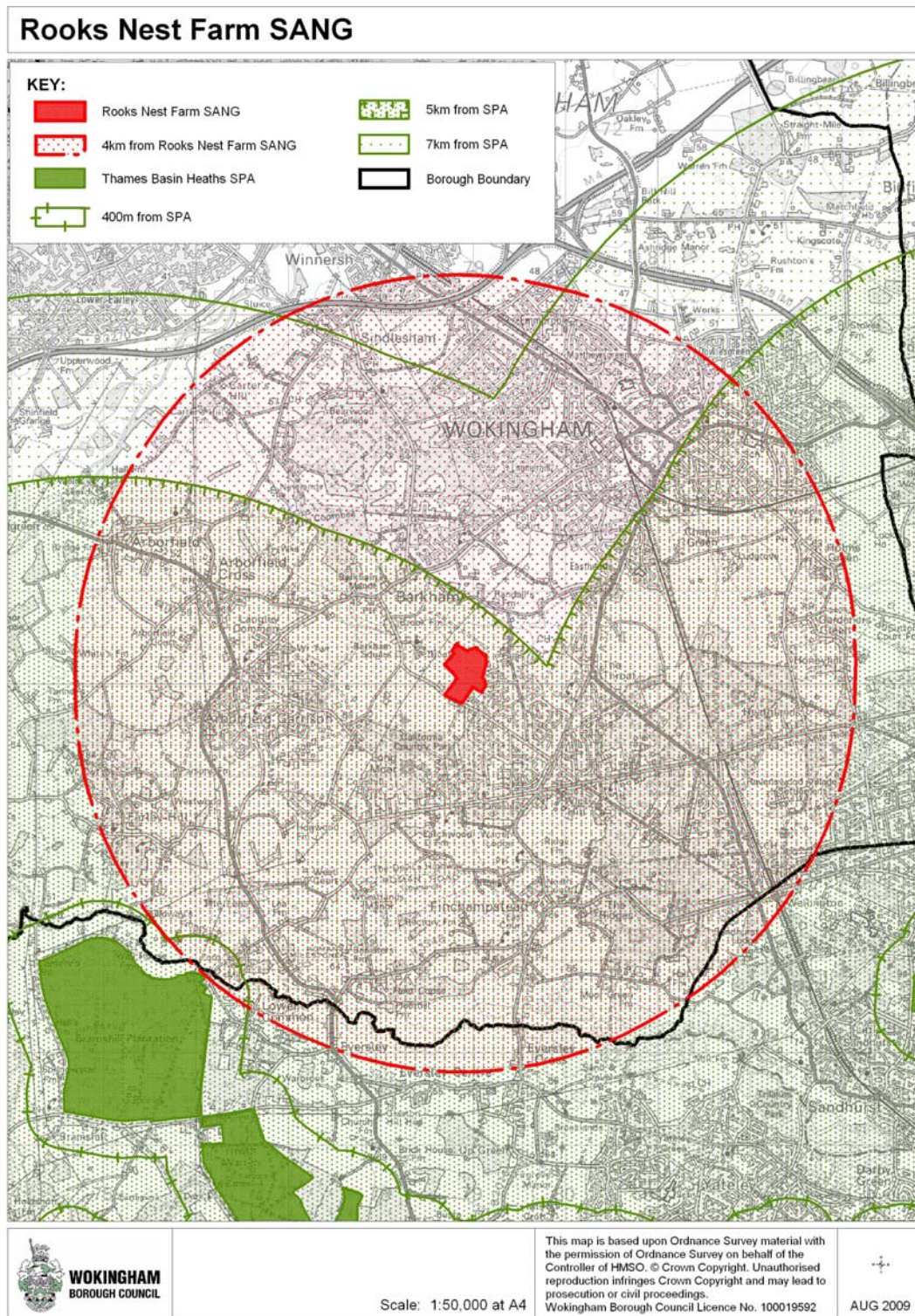
A3.25 Map 1.16 indicates that there are a number of constraints to development around Sonning including land within zones 2, 3a and 3b of the flood plain or highly sensitive landscape areas.

Swallowfield

A3.26 Map 1.18 indicates that there are a number of constraints to development around Swallowfield including land within zones 2, 3a and 3b of the flood plain or highly sensitive landscape areas. To ensure compliance with Core Strategy policy CP19, careful consideration will need to be had for any sites that could affect the separation of Swallowfield from Spencers Wood and Shinfield (see map 3.3). Furthermore, there is a limit to growth around Swallowfield due to the availability of SPA mitigation.

Appendix 4

Map A4 – Catchment of Rooks Nest Woods SANG



Appendix 5: Authorised Gypsy, Travellers and Travelling Showpeople sites from April 2006 to March 2011

Site name	Planning Application Number	Proposal	Approval date	Number of Pitches as defined by Planning Permission
New Acres (inc Kingsbridge), Nine Mile Ride, Wokingham Without				3
Twyford Orchards, Twyford	F/2007/0634	Proposed provision of one additional plot consisting of hard standing and amenity wash block.	02/05/2007	1
'The Promise' (166 Nine Mile Ride), Finchampstead	F/2008/2353	Proposed change of use for the siting of two mobile homes for residential use and change of use of the existing store room for use as day room for residential purposes.	15/09/2009 (Allowed at Appeal)	2
Honeysuckle Lodge, Land adjacent to Downshire Lodge	F/2006/6921	Proposed change of use of land to Romani gypsy site for 2 homes. Retrospective.	17/10/2008 (Allowed at Appeal)	2
Summerleigh (Summerlea), Park Lane, Finchampstead	F/2009/1954	Application for retention of mobile home for one gypsy family.	12/11/2009	1
Meadowside, Park Lane,	VAR/2008/2376	Proposed variation to condition 4 of	10/12/2009 (Allowed at	1

Site name	Planning Application Number	Proposal	Approval date	Number of Pitches as defined by Planning Permission
Finchampstead		consent VAR/2005/6482 to allow an additional mobile home to be stationed on Plot 2 (Retrospective).	Appeal)	
Twin Oaks, The Field House, Longwater Lane, Finchampstead	F/2009/1964	Proposed use of land for the stationing of one long stay pitch for one gypsy family (1 mobile home and 1 touring caravan). Retention of access and entrance gates. Retrospective.	27/01/2011 (Allowed at Appeal)	1
Walkers Yard, adjacent to Highfield Park, Arborfield	F/2010/2515	Application for change of use to a permanent gypsy site consisting of 12 no. pitches lighting columns parking and entrance gates. Removal of existing industrial building.	31/03/2011	12
Plot 1 Littlemoor, Park Lane, Finchampstead	F/2010/1665	Application for change of use of land to British Romani Gypsy site for the stationing of 1 mobile home 1 stable block and 1 touring caravan with new access to site (retrospective).	31/03/2011 (Allowed at Appeal)	1
Plot 2 Littlemoor, Park Lane, Finchampstead	F/2010/1717	Application for change of use of land to Gypsy site for the stationing of 1 mobile home 1 stable block and 1 touring caravan with new access to site (retrospective)	31/03/2011 (Allowed at Appeal)	1
Total				25

Appendix 6: Homes and Communities Agency's draft Internal Space Standards

Table of representative minimum space standards by unit type and occupancy: Unit type	1B 2P (Flat)	2B 3P (Flat or Bungalow)	2B 3P (House)	2B 4P (Flat or Bungalow)	2B 4P (House)	3B 5P (Flat or Bungalow)	3B 5P (House) (2 storey)	3B 5P (House) (3 storey)	4B 6P (Flat or Bungalow)	4B 6P (House) (2 storey)	4B 6P (House) (3 storey)
No. of people	2	3	3	4	4	5	5	5	6	6	6
No. of bedrooms	1	2	2	2	2	3	3	3	4	4	4
No. of bathrooms	1	1	1	1	1	1	1	1	1	1	1
No. of additional WC's / shower rooms to bathroom	0	0	0	0	0	1	1	1	1	1	1
No. of storeys	1	1	2	1	2	1	2	3	1	2	3
Mandatory minimum GIA (Floor Area) m²	48	61	71	70	80	86	96	101	99	109	114

Source: Housing Design and Sustainability Standards Consultation, Homes and Communities Agency (2010)

Appendix 7: Comprehensive policy, guidance and research

Wokingham Borough Flooding and Sustainable Planning Task and Finish Group

The Wokingham Borough Flooding and Sustainable Planning Task and Finish Group has been conducting a review of the Council's flooding and sustainable (planning) policies since October 2010, and also called on witnesses from the Environment Agency, Thames Water, the Loddon Valley Residents' Association, the Council Officer's and the Executive to give a wider view to the policy area.

The report and recommendations was agreed by the Council's Executive on 31 March 2011.

Core Strategy Policy CP1

Policy CP1:

- Criteria 9 – Require development proposals to avoid increasing (and where possible reduce) risks of or from all forms of flooding (including groundwater).
- Paragraphs 4.3 to 4.5 also provide guidance.

The Wokingham Borough Core Strategy can be viewed at:

<http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/ldf/new-ldf-core-strategy/>

Sustainable Design and Construction SPD

Adopted in May 2010, this document provides an up-to-date and comprehensive approach to considering sustainable design and construction in new development. It includes guidance on water resource management (Section 11) and Flood Risk Management (Section 12). Sustainability Issue 5 in Section 12 requires new development to be designed to be resilient to flooding as appropriate and to consider the possible change in flood risk over the lifetime of the development because of climate change. All sources of flood risk should be considered. It also refers to the nil detriment situation ((e.g run-off from site (post development) must not increase and where possible be reduced.

The Sustainable Design and Construction SPD can be viewed at:

<http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/sustainable/sustainabledesignandconstruction/>

Updated Wokingham Borough Strategic Flood Risk Assessment

The SFRA is a strategic investigation that is intended to provide an overview of flood risk throughout the Borough, providing the framework within which future planning decisions, including development applications, are to be reviewed. It includes recommendations for planning application decision making purposes. The SFRA was

first published in July 2007 and a review is in progress and should be published in spring 2011.

The current SFRA can be viewed at:

<http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/flood-risk/sfra/>

Emerging Blackwater Valley Water Cycle Scoping Study

A Water Cycle Study (WCS) is a method for determining what sustainable water infrastructure is required and where and when it is needed and ensuring Thames Water, South East Water and the Environment Agency are stakeholders. It is a risk based approach ensuring that town and country planning makes best use of environmental capacity and opportunities, and adapts to environmental constraints.

The first stage in the production of the WCS is the WCS Scoping Study. A WCS Scoping Study for the Blackwater Valley Authorities, which include Hart, Surrey Heath, Rushmoor, Bracknell Forest, Wokingham and Bracknell is currently being produced and is likely to be published in spring 2011. The Scoping Study gathers the relevant planning information, reviews existing evidence and confirms the development scenarios with each Local Authority. It also defines the WCS objectives and identifies the programme for the next stages of the WCS (if required to inform strategic planning)

Information on WCS can be viewed at

<http://www.environment-agency.gov.uk/research/planning/33368.aspx>

Emerging Surface Water Management Plans

A Surface Water Management Plan (SWMP) is a plan which outlines the preferred surface water management strategy in a given location. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.

The Greater Reading SWMP (which includes parts of Wokingham Borough) is now underway, although still very early in its production stages. This is joint project with Reading Borough and Wokingham Borough.

Information on SWMP can be viewed at:

<http://www.defra.gov.uk/environment/flooding/manage/surfacewater/plans.htm>

Statutory requirements of Flood and Water Management Act 2010

Sir Michael Pitt's review of the flooding in 2007 stated that "the role of local authorities should be enhanced so that they take on responsibility for leading the co-ordination of flood risk management in their areas". The Act provides for this through the new role of the lead local flood authority (Wokingham Borough Council).

The Act enables effective partnerships to be formed between the lead local flood authority and the other relevant authorities (such as Internal Drainage Boards,

highways authorities, water companies and the Environment Agency) who retain their existing powers. It also empowers a lead local flood authority or the Environment Agency to require information from others needed for their flood risk management functions.

Summary of the Act

- Duty for the Council to maintain Investigate and maintain register
- Provides the Council with powers to designate structures and features that affect flooding (third party assets).
- Establishes a SuDS Approving Body (the "SAB") at unitary local authority levels (Wokingham Borough Council). The SAB would have responsibility for the approval of proposed drainage systems in new developments and redevelopments, subject to exemptions and thresholds. Approval must be given before the developer can commence construction.
- Duty for the Council to contribute to sustainable development in discharging their flood risk management (FCERM) functions.

The Flood and Water Management Act 2010 can be viewed at:

<http://www.legislation.gov.uk/ukpga/2010/29/contents>

- Including Sustainable Drainage Systems (SUDs) Approval Board

Statutory requirements of Flood Risk Regulations 2009

The Flood Risk Regulations 2009 outline the roles and responsibilities of the various authorities (including Wokingham Borough Council) consistent with the Flood and Water Management Act and provide for the delivery of the outputs required by the Flood Directive in England and Wales:

Flood Risk Regulations 2009 has established four stages of the flood risk management cycle:

1. The Preliminary Flood Risk Assessment (PFRA)
2. Identifying Flood Risk Areas Maps (showing impact and extent of possible future significant flood events)
3. Flood Hazard and Flood Risk Maps
4. Flood Risk Management Plans (identifying how significant flood risks are to be mitigated).

PFRA is an initial screening exercise that aims to review historical and future (potential) flood risk which will allow the identification of areas of potential significant risk. The PFRA for Wokingham Borough (as the Lead Local Flood Authority) is underway. The PFRA must be completed by June 2011.

The Flood Risk Regulations 2009 can be viewed at:

<http://www.legislation.gov.uk/uksi/2009/3042/contents/made>

Further information on PFRA can be viewed at:

<http://www.environment-agency.gov.uk/research/planning/125459.aspx>

PPS25 (Development and Flood Risk) and its Practice Guide

Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

PPS25 and its Practice Guide can be viewed at:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/pps25/>

Environment Agency and Water Companies

The Council work closely with the Environment Agency and the water companies (Thames Water and South East Water). They are consulted on relevant planning applications and also during the production of the Council's Development Plan and research and guidance (such as the SFRA and WCS Scoping Study).

Appendix 8: Review of town, district and village centres

The following provides a review of the town, district and village centres. This reflects the Core Strategy, advice in the 2007 and 2010 Retail Studies.

Wokingham Town Centre (map 6.8)

Wokingham is the largest town centre in the Borough and is designated a major town centre in the Core Strategy. Wokingham currently fulfils its role in the retail hierarchy as the main comparison shopping destination in the Borough (paragraph 5.11 of Retail Study Refresh (2010)). The current primary shopping frontages (as defined in the WDLP) comprise Bush Walk, Market Place, Denmark Street, Peach Street, Rose Street, Old Row Court and Waitrose (Rectory Road) and The Arcade. The current secondary frontages include Broad Street and the more peripheral areas of Denmark Street and Peach Street.

The Core Strategy expects that the role of Wokingham centre, during the Plan period, will be to serve the convenience needs of its catchment and to reduce leakage of comparison expenditure to other centres. Policy CP14 (Growth and Renaissance of Wokingham Town Centre) of the Core Strategy sets out the broad approach to achieving this in line with the findings of the Retail Study (paragraph 4.63 of the Core Strategy).

Reinstatement of Shopping in Broad Street and Rose Street, Wokingham

The small frontage in Broad Street, Wokingham and which extends into Rose Street, should be treated as a special case within the town centre. Saved policy WSH8 of the WDLP provides guidance on the reinstatement of shopping in Broad Street and Rose Street, Wokingham. The proposed secondary frontage for Wokingham, includes Broad Street. The location of Broad Street makes it fundamental to the successful linkage of the renaissance of the town centre. Designating Broad Street as a secondary frontage would accord with the retail circuit plan of the Wokingham Town Centre Masterplan SPD.

Woodley Town Centre (map 6.9)

Woodley is the second largest town centre in the Borough and is designated as a small town/district centre in the Core Strategy. The current primary and secondary shopping frontages are all located on Crockhamwell Road. Woodley is a tightly compacted centre surrounded by residential uses and adjacent to a primary school. Woodley is a low density centre that is easy to navigate by foot as it is predominantly focused along a central, wide pedestrianised precinct. The centre is easily accessible by car and has three peripheral car parks.

The Core Strategy expects that the role of Woodley, during the plan period, will be to serve the convenience needs of its catchment together with some limited comparison goods. The Retail Study indicates a number of improvements that could be made to the usage of the main pedestrian precinct. This will be considered through the MDD DPD (paragraph 4.63 of the Core Strategy).

Lower Earley District Centre (map 6.4)

Lower Earley is designated as a small town/district centre in the Core Strategy. The primary frontages comprise Asda Mall and Chalfont Square. The centre has no defined secondary frontages. Lower Earley is located adjacent to Chalfont Park and bounded by Rushey Lane and Elm Lane. The centre is divided into two distinct areas by Chalfont Way. The eastern part of the centre includes a large Asda store. The western park includes a Marks and Spencer Simply Food and Iceland.

The Core Strategy expects that the role of Lower Early, during the plan period, will be to serve the convenience needs of its catchment together with some limited comparison goods. It also expects the centre to become a stronger focus for the community, providing for an enhanced civic function.

The District Plan in policy WSH 14 makes proposals for Lower Earley District Centre (map 6.1). The MDD DPD will look to consolidate Lower Earley District Centre as the hub for Earley. The Centre provides a wide range of retail, community and leisure facilities and limited employment development. Appendix 1 of the Core Strategy indicates that Policy WSH14 will be replaced by a policy in the MDD DPD.

Twyford Village Centre (map 6.6)

Twyford is a compact centre, with the main shopping area clustered around the conjunction of London Road, Church Street, High Street and Wargrave Road. Twyford is designated as a small town/district centre in the Core Strategy. The current primary shopping frontages are located on London Road, High Street and Church Street. The current secondary frontages are located on Church Street and High Street.

The Core Strategy expects that the role of Twyford, during the plan period, will be to serve the convenience needs of its catchment together with some limited comparison goods. The Retail Study indicates a number of improvements to the quality of the centre which will be considered through the MDD DPD.

Winnersh Village Centre (map 6.7)

Winnersh village centre is located approximately 4 km to the north west of Wokingham along the A329. The centre is dominated by a Sainsburys superstore located on the junction of the A329 (Reading Road) and the B3030(Mole Road). The Local Shopping Centre area defined in the 2004 Local Plan is fragmented along Reading Road due to the presence of a number of residential properties dispersed throughout the centre.

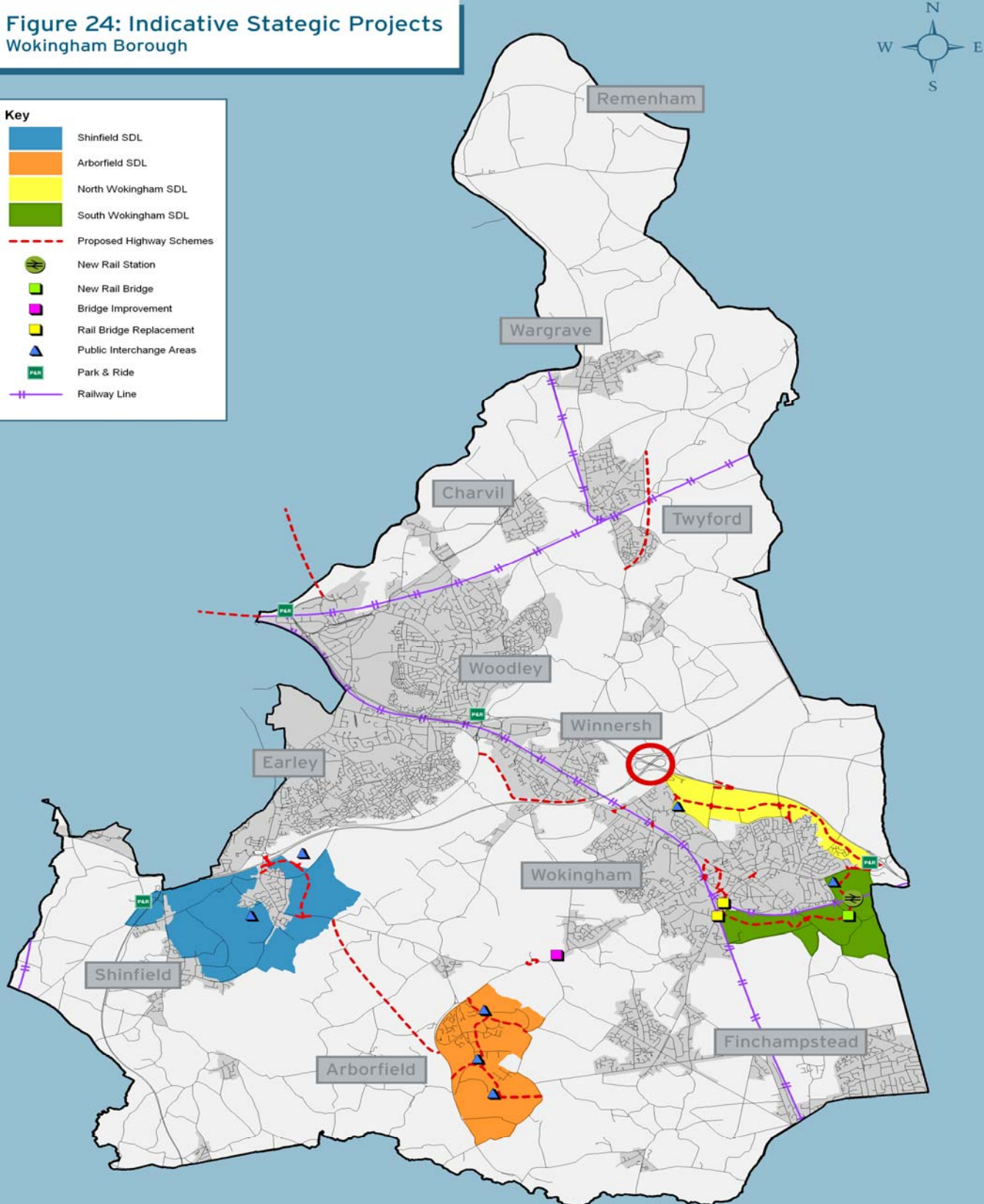
Given the close proximity to Wokingham and its position in the Borough retail hierarchy, Winnersh is unlikely to ever attract a high number of non-convenience shoppers. It may therefore be more desirable to concentrate on retaining and improving the facilities available rather than looking to enhance its role (paragraph 5.27 of the Retail Study Refresh (2010)).

Appendix 9: Indicative Strategic Transport Projects (as per Figure 24 of the LTP3). This reflects the improvements to the Strategic Transport Network identified in Core Strategy Policy CP10

Figure 24: Indicative Strategic Projects
Wokingham Borough

Key

- Shinfield SDL
- Arborfield SDL
- North Wokingham SDL
- South Wokingham SDL
- Proposed Highway Schemes
- New Rail Station
- New Rail Bridge
- Bridge Improvement
- Rail Bridge Replacement
- Public Interchange Areas
- Park & Ride
- Railway Line



Glossary

Adopted Proposals Map	A component of a LDF and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.
Air Quality Management Area (AQMA)	An area where air quality objectives are not being met. There is a requirement to draw up an action plan for each AQMA.
Allocated site	A parcel of land which is identified for a particular use within a DPD.
Annual Monitoring Report (AMR)	A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a LDF.
Appropriate Assessment	This is required when a plan or project is likely to result in a significant effect upon a Natura 2000 site when considered in combination with other similar proposals. The Appropriate Assessment indicates how these likely significant effects will be avoided.
Area Action Plan (AAP)	A type of DPD focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
Audit Report	The State of the District Audit Report published in December 2005
AWE	Atomic Weapons Establishment
AWE A	Atomic Weapons Establishment – Aldermaston site
AWE B	Atomic Weapons Establishment - Burghfield site
Berkshire Structure Plan (BSP)	The old-style development plan setting out strategic planning policies for Berkshire. It was approved by the Secretary of State on 15 July 2005. It was replaced by the South East Plan (the RSS) following its approval by the Secretary of State on 6 May 2009.
Best and most versatile agricultural land	This is defined in paragraph 28 of PPS7 – Sustainable Development in Rural Areas
Biodiversity	Or Biological Diversity is a term given to the variety of life on Earth, and the natural patterns it forms.
BREEAM (Building Research Establishment Environmental Assessment Method)	A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail etc).
Code for Sustainable Homes (CfSH)	The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a home against design categories, rating the 'whole home' as a complete package.
Community Facilities	See paragraph 4.17 of Core Strategy
Community Infrastructure Levy	The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support

	<p>development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre. The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development. The Community Infrastructure Levy will replace planning obligations as the mechanism for funding the delivery of most forms of infrastructure from April 2014.</p>
Community Strategy	<p>A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.</p>
Comparison goods	<p>Clothing and footwear; household textiles and furnishings; furniture and floor coverings; household appliances; audio visual equipment; hardware, DIY goods, decorating supplies; chemist and medical goods, cosmetics and beauty products; books; jewellery, watches; china, glassware and kitchen utensils; recreational, personal and luxury goods.</p>
Convenience goods	<p>Food alcoholic drink, tobacco products, newspapers and periodicals, non-durable household goods.</p>
Core Employment Area (CEA)	<p>These tend to be the largest employment areas in the Borough and are where development for business, industry or warehousing will generally be permitted and where, the expansion or intensification of existing employment uses is acceptable.</p>
Core Strategy	<p>A DPD setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. The Wokingham Borough Core Strategy was adopted on 29th January 2010.</p>
Delivery Framework	<p>The strategic approach overseen by the Thames Basin Heaths Joint Partnership Board setting guidance for measures to avoid the impacts of residential development upon the Thames Basin Heaths Special Protection Area.</p>
Detailed Emergency Planning Zone (DEPZ)	<p>An area within either 3km of AWE Aldermaston or 1.5km of AWE Burghfield where issues of emergency preparedness are considered.</p>
Development Limits & Development Boundaries	<p>Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.</p>
Development Plan	<p>A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.</p>
Development Plan Documents (DPD)	<p>It also includes the Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.</p> <p>DPD are prepared by local planning authorities and outline the key development goals of the local development framework.</p> <p>DPD include the core strategy, site-specific allocations of land and,</p>

where needed, AAP. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.

All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

DPDs form an essential part of the LDF.

Flood Zones	The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain. See PPS25.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none">• check the unrestricted sprawl of large built up areas• prevent neighbouring towns from merging• safeguard the countryside from encroachment• preserve the setting and special character of historic towns• assist urban regeneration by encouraging the recycling of derelict and other urban land
	<p>Green belts are defined in a local planning authority's development plan.</p>
Greenfield	Land that is not previously developed (see glossary definition).
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment (PPS5 Annex 2: Terminology)
Housing Delivery Strategy	Will identify and allocate sufficient housing land in accordance with requirements, vision and spatial strategy set out in the Core Strategy. This is a type of DPD.
Inclusive Communities	Communities that promote integration and aim to tackle the exclusion of marginalised groups. This is primarily achieved through suitable housing provision, the co-ordination of appropriate services and addressing the requirements of the population.
Infrastructure	Permanent resources service society's needs including: roads, sewers, schools, hospitals, railways and communications (see also Core Strategy paragraph 4.27).
Lifetime Homes	What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being.
Limited Development	Limited development locations are those containing a basic range of services and facilities and are physically and socially cohesive.

Location	Within the development limits of these settlements, limited development would be acceptable. This includes affordable housing to meet identified local needs. They are listed in Core Strategy policy CP9.
Local Area Agreement (LAA)	A LAA sets out the key priorities for a three year period and its priorities and actions are agreed with the Government and other agencies involved in its implementation.
Local Development Documents (LDD)	These include DPD (which form part of the statutory development plan) and SPD (which do not form part of the statutory development plan). LDD collectively deliver the spatial planning strategy for the local planning authority's area.
Local Development Framework (LDF)	<p>The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:</p> <ul style="list-style-type: none"> • DPD (which form part of the statutory development plan) • SPD <p>The local development framework will also comprise of:</p> <ul style="list-style-type: none"> • the SCI • the LDS • the AMR • any Local Development Orders or Simplified Planning Zones that may have been added
Local Development Order (LDO)	An order made by a local planning authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are locally-owned partnerships between local authorities and businesses. Local enterprise partnerships will play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business in order to quicken the economic recovery.
Local Plan	An old-style development plan prepared by district and other local planning authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local Borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.
Local Strategic	An overall partnership of people that brings together organisations

Partnership (LSP)	from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.
Local Transport Plan (LTP)	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.
LPS	Local Plan Survey
LPS2	New Homes Survey – Response to a survey from about 1,000 dwellings in summer 2004. Provides information on where people in homes built in previous 5 years work, shop, are educated and undertake leisure activities in different parts of the Borough.
Major Development Location	Major development locations are those with the greatest range of facilities and services which also allow residents the greatest choice in modes to access them. It is within the development limits of these settlements where major development (including urban extensions within these limits) would be acceptable. They are listed in Core Strategy policy CP9.
MDD DPD	The Managing Development Delivery Development Plan Document
Modest Development Location	Modest development locations are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas e.g. Bracknell, Crowthorne and Reading. It is within the development limits of these settlements where modest development would be acceptable. They are listed in Core Strategy policy CP9.
Natura 2000 sites	These include Special Areas of Conservation and Special Protection Areas.
Noise Exposure Categories (NEC)	These range from A-D and help local planning authorities in their consideration of applications for residential development near transport-related noise sources. Category A represents the circumstances in which noise is unlikely to be a determining factor, while Category D relates to the situation in which development should normally be refused (see also PPG24 (Annex 1)).
Planning Advice Note	An informal document produced by the authority providing additional guidance on an issue. These may be produced to provide additional guidance whilst the authority prepares Supplementary Planning Documents or commission's further research to resolve any issues.
Planning Obligations	New developments create impacts, such as a need for additional or improved community facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Applicants will therefore need to either demonstrate how they propose to mitigate these impacts or provide a contribution via a planning obligation (normally Section 106 of the Town & Country Planning Act 1990) to address this. (see also Community Infrastructure Levy)
Planning Policy Guidance (PPG)	Issued by central government setting out its national land use policies for England on different areas of planning. These are

	gradually being replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Preliminary Flood Risk Assessment (PFRA)	This is an initial screening exercise that aims to review historical and future (potential) flood risk which will allow the identification of areas of potential significant risk.
Previously developed land	Defined in PPS3, Annex B
Primary shopping area	Primary shopping areas are where retail uses are concentrated and generally comprises primary and secondary shopping frontages
Primary shopping frontage	Areas within the primary shopping area that have a high proportion of retail uses in Use Class A1 (shops).
re3	Joint waste disposal strategy/contract of Bracknell Forest, Reading and Wokingham Boroughs
Regional Economic Strategy (RES)	<p>These statutory strategies take an integrated and sustainable approach to economic development and regeneration by tackling business competitiveness, productivity and the underlying problems of unemployment, skills shortages, social exclusion and physical decay. They provide:</p> <ul style="list-style-type: none"> • a regional framework for economic development, skills and regeneration to ensure better strategic focus for, and co-ordination of, activity in the region whether by the agency or by other regional, sub-regional or local organisations; • a framework for the delivery of national and European programmes and influence the development of government policy; and • the basis for the Regional Development Agency's (RDA) detailed action plans. <p>(see also Regional Strategy)</p>
Regional Spatial Strategy (RSS)	See also "South East Plan" and "Regional Strategy"
Regional Strategy	Section 70(6) of The Local Democracy, Economic Development and Construction Act 2009 combined the Regional Spatial Strategy and Regional Economic Strategy into the Regional Strategy. The Localism Bill (presented to Parliament on 13 December 2010) envisages the removal of Regional Strategies from the Development Plan.
Reserve site/ allocation	Sites allocated for development post 1 April 2026. However, in line with paragraph 4.82 of the Core Strategy they could be developed before this in order maintain supply against broad requirements of Core Strategy policy CP17.
Saved Policies / Saved Plan	Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.
Science Park	A science park is essentially a cluster of knowledge-based

	businesses, where support and advice are supplied to assist in the growth of the companies. In most instances, science parks are associated with a centre of technology such as a university or research institute.
Secondary shopping frontage	Areas within the primary shopping area that contain a greater diversity of use than primary shopping frontages but still have a predominately retail character.
Settlement Boundaries	See Development Limits
Site Specific Land Allocations	Where land is to be allocated for a particular use or mixed use it should be identified in this document.
South East Plan (SEP)	The Regional Spatial Strategy for South East England covering the period 2006-26. It was approved by the Secretary of State on 6 May 2009. See also Regional Strategy.
Special Areas of Conservation (SAC)	Sites classified under the European Community Directive on Habitats to protect internationally important habitats.
Special Protection Areas (SPA)	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Statement of Community Involvement (SCI)	The SCI sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The SCI is an essential part of the LDF.
Statement of Consultation / Statement of Compliance	A report or statement issued by local planning authorities explaining how they have complied with their SCI during consultation on LDD.
Strategic Development Location (SDL)	These are the key sites allocated through Core Strategy policies CP18-21 to take a significant proportion of the Borough's development to 2026.
Strategic Environmental Assessment (SEA)	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the: <ul style="list-style-type: none"> • preparation of an environmental report • carrying out of consultations • taking into account of the environmental report and the results of the consultations in decision making • provision of information when the plan or programme is adopted • showing that the results of the environment assessment have been taken into account
Strategic Flood Risk Assessment (SFRA)	PPS25 "Development and Flood Risk" requires Local Planning Authorities to prepare a SFRA in consultation with the Environment Agency. The primary purpose of the SFRA is to determine the variations in flood risk across the area so that informed planning decisions can be made. The SFRA for the Borough was published in

	August 2007.
Strategic Housing Land Availability Assessment (SHLAA)	PPS3 indicates that a SHLAA should be undertaken as part of the evidence base for the Local Development Framework (LDF). PPS3, paragraph 54 emphasises the value of a SHLAA in helping the identification of sufficient deliverable sites for residential development. PPS3 also recognises the value of a SHLAA for the assessment of whether a rolling five year supply of housing land is available, as required under paragraph 7.
Strategic Housing Market Assessment (HMA)	Strategic Housing Market Assessments help local authorities and their partners to understand the dynamics and drivers of their housing market. It also provides the evidence base to inform LDF and ultimately seeks to identify the actions that will help deliver better housing and social and economic outcomes for those living in the area. Undertaking a Strategic Housing Market Assessment is a key requirement of Government's planning for housing policy, set out in Planning Policy Statement 3 Housing (PPS3).
	The Berkshire Strategic Housing Market Assessment was published in October 2007
Structure Plan	An old-style development plan, which sets out strategic planning policies and formed the basis for detailed policies in local plans. The Structure Plan for Berkshire has been replaced by the South East Plan.
Submission Document	A Development Plan Document submitted to the Secretary of State for independent examination by a government-appointed planning inspector.
Supplementary Planning Document (SPD)	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan. These were produced under the old planning system and have less weight than a Supplementary Planning Document that followed statutory procedures.
Surface Water Management Plan (SWMP)	A plan which outlines the preferred surface water management strategy in a given location. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.
Sustainability Appraisal (including Environmental Appraisal)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
	The government has set out four aims for sustainable development in its strategy A Better Quality of Life, a Strategy for Sustainable

Development in the UK. The four aims, to be achieved simultaneously, are:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

Sustainable Urban Drainage (SUD)	Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems towards engineering solutions, which mimic natural drainage processes.
Thames Basin Heaths Special Protection Area (TBH SPA)	A collection of sites on the borders of Berkshire, Hampshire and Surrey covering an area of 8,274 hectares. It was classified under the European Community Directive on Wild Birds to protect internationally important bird species on 9 March 2005 for the populations of three Annex 1 bird species – Nightjar, Woodlark and Dartford Warbler.
Water Cycle Study (WCS)	Method for determining what sustainable water infrastructure is required and where and when it is needed
Wokingham District Local Plan (WDLP)	The old-style development plan prepared by the then district council setting detailing planning policies in the area. It was adopted on 11 March 2004. Following the implementation of the Planning & Compensation Act 2004, some of the policies ceased to be relevant for determining planning applications after 28 September 2007. See Core Strategy appendix 1 for more information on saved policies.

Further information on the planning system and other terms can be found on the following websites:

www.communities.gov.uk – The Department for Communities and Local Government (DCLG) provides information relating to housing, planning and regeneration bringing together regional and local government (including the regional Government Offices), housing, planning and regeneration along with the social exclusion unit and neighbourhood renewal.

www.planningportal.gov.uk - The Planning Portal is a system developed by The Planning Inspectorate providing general information on planning and related matters throughout England and Wales.

Please note: The glossary is only an introductory guide to planning terms and should not be used as a source for statutory definitions.

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