

**Statement of Consultation for the
Draft Arborfield & Newland Village Design Statement
January 2015**

1. Introduction

- 1.1. The purpose of the Statement of Consultation (this report) is to demonstrate when and how Wokingham Borough Council consulted the general public on the Draft Arborfield & Newland Village Design Statement (Draft VDS). This report also contains a summary of all the comments received on the Draft VDS and the Council's response to these.
- 1.2. This report has been produced in accordance with Regulation 12 (a) of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) and paragraphs 2.1.2 and 2.1.3 of the Council's currently adopted 2014 [Statement of Community Involvement](#).

2. Summary of Consultation and Publicity Undertaken

- 2.1. Consultation of the Draft VDS ran for six weeks from Tuesday 11th November 2014 to 5pm on Tuesday 23rd December 2014. Altogether a total of fifteen written responses were received, two were from other local authorities, one by a county council, four by individuals, six by statutory consultees, one from a parish council and one on behalf of a developer.
- 2.2. A broad range of methods were used to publicise the consultation period for the Draft VDS. These were as follows:
- The Draft VDS was made available to view on the Council's website and hard copies were made available to view in the Council's Civic Offices
 - Direct letters and emails (where email addresses were provided) were sent to all of the people on the Council's LDF database
 - The consultation was advertised in several different places on the Council's website
 - Posters were created and displayed in community buildings and on noticeboards in Arborfield & Newland Parish
 - An email advertising the consultation was sent to Arborfield & Newland Parish Council. The Council asked the Parish Council to forward the email on to all those on their parish email list
- 2.3 Examples of the above publications and those displayed in the public domain can be found in Appendix One.

3. Summary of Consultation Responses

3.1. Below is a table which summarises all of the comments made during the consultation period of the Draft VDS. The Council's responses to these comments are within this table, and where stated, the Draft VDS has been changed in accordance with these comments.

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
01	Mr N Prior	Not related to VDS	N/A	<p>"I have already sent in my objection to this plan(not that I or anybody else will be listen to) could you please confirm receipt of my previous objection.</p> <p>It was on the grounds of substantial damage to the environment.Like Buckhurst you couldn't find worse sites if you tried in greenfield areas,who is the person who picks these very unsuitable sites(let me guess the councils favourite developer).</p> <p>The secondary school (which I have only just been made aware of)would not even take up the demand of this extreme development in this and the Arborfied area.Yes a school is needed for the demand at present but without this further huge development,my wife had been a science teacher,head of year and assistant principal in local area schools, so my family has strong views on the poor education offered in wokingham .</p> <p>No suitable infastructure Spread of developement Will set a precedent that the council cannot</p>	<p>No change. This objection is about development on 'unsuitable sites' and lack of infrastructure. However, these comments do not specifically relate to the A&N VDS so therefore no changes are required.</p>

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
				<p>argue against (unless it continues its totally bias planning policies). outside settlement area Green gap Green fields intrusion to the countryside (including views)</p> <p>To be honest you could go through the planning regulations on this site and not find a good reason for adoption."</p>	
02	Woking Borough Council	No comment	N/A	"Woking Borough Council has no comment as the document has no implications for the future of planning of Woking."	Noted
03	Oxfordshire County Council	No comment	N/A	"Thank you for consulting Oxfordshire County Council on the above draft SPD. The document does not raise any strategic policy issues for Oxfordshire so we have no comments."	Noted
04	Mr R Peat	Support / Suggest change	Map	<p>"As a document that has been extensively consulted on locally I am happy to support it's adoption, and particularly support it's comments about the provision of adequate parking in any new developments, points that I hope will be taken on board as significant developments begin in the area.</p> <p>My main criticism is that the Parish Boundary shown on page one of the document is incorrect. In particular the boundary with Finchampstead south of the Badgers Mount development is shown significantly further south, indeed on the south side of the stream, when in fact it runs much closer to the back of</p>	<p>CHANGE MADE – The Council has created a new map with the correct parish boundaries to replace the map included in the draft document.</p> <p>Noted – Support for the overall document.</p>

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
				<p>Barker Close. I attach a printout from the Ordnance Survey mapping data showing the correct boundary for Arborfield, the boundary is also incorrect between Arborfield and Barkham towards Langley Common Road and is too far South in Farley Hill where it includes part of Parsons Farm when the boundary should follow Wokingham Lane, the byway that runs along the north edge. Whilst it appears that the boundary is consistently off suggesting that the boundary was drawn on by hand using Microsoft Word, and the layout has been messed up by the underlying graphic being squashed vertically, possibly during the PDF conversion process it is important that details such as this are sorted out in a document that is to be officially adopted."</p>	
05	Natural England	General support for design guidelines	N/A	<p>"Thank you for your consultation on the above dated 11 November 2014, which was received by Natural England on 11 November 2014. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England welcomes design guidelines that respect, and where possible, enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring</p>	<p>No change. Their comments relate to preparing design guidelines generally rather than being specifically about the A&N VDS. The Parish is not within an area covered by or adjoining a National Park or AONB and therefore those comments are not relevant to Arborfield & Newland Parish. As the VDS complements the guidance in the Council's Borough Design Guide (Supplementary Planning Document) and this latter document explains how the landscape character assessments are to be used in determining planning applications in the Borough, the issues raised by Natural</p>

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
				<p>benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>The following is offered as general advice which we would expect to have been considered in the preparation of a Town or Village Design Statement:</p> <p>Landscape</p> <p>To preserve the wider landscape character of area, the Town or Village Design Statement should recognise and give appropriate consideration to the impact of the design statement on protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB), if the town or village is within or adjacent to one.</p> <p>Landscape Character Assessments (LCA) provide a context for looking at possible changes and for seeking to ensure that the countryside character is protected and enhanced. Local area LCAs and those for protected landscapes (where applicable), should be cross-referenced as they are a useful tool to ensure that the Village Design Statement makes a positive contribution in terms of design, form and location, to the character and functions of the landscape, and avoids any unacceptable impacts. Following the principles of LCA at a local scale helps to capture the significant features, style and patterns of settlement and setting within the landscape and key views in and around the village. National Park and AONB Management</p>	<p>England will be considered through this process.</p>

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				<p>Plans can also provide useful information for design statements within or adjoining protected landscapes.</p> <p>Natural England is revising the suite of 159 National Character Area (NCA) profiles to make environmental evidence and information easily available to a wider audience. NCA profiles are guidance documents which include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy. They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action.</p> <p>The revised and current NCA profiles are available on the NCA pages of our website for you to refer to. The complete series of revised profiles will be published by April 2014.</p> <p>Green Infrastructure and Sustainable Design</p> <p>Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover the benefits including space for recreation, access to nature, flood storage and urban cooling to support climate change mitigation, food production, wildlife habitats and health & well-being improvements provided by trees, rights of way, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.</p>	

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				<p>Green infrastructure is also relevant in a rural context, where it might additionally refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country.</p> <p>The Design Statement could usefully promote high quality and multifunctional green infrastructure. Green Infrastructure by Design provides an introduction to delivering green infrastructure at the micro and neighbourhood scale through features such as street trees, green facades and green roofs, where consistent with the local character. These features can be extremely important in increasing ecological connectivity between green spaces, particularly when footpaths and green corridors are not feasible.</p> <p>Biodiversity</p> <p>The Design Statement should have recognised and referenced designated wildlife sites¹ and other biodiversity assets in the immediate area, such as protected species, ecological networks, habitats and green spaces. Design guidelines should respect, and where possible, enhance the town or village's local and neighbouring biodiversity resources. The Town and Country Planning Association has produced a practical and design orientated Biodiversity by Design guide to achieving high levels of biodiversity in</p>	

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				<p>developments, which may be of use. When preparing the Design Statement, your local Wildlife Trust and local environmental record centre should have been consulted, and local and national Biodiversity Action Plans should be referenced where relevant.</p> <p>Community Engagement</p> <p>As an organisation, we are committed to involving the community in our work, ensuring that local people and the organisations that support them are consulted at the earliest possible stage. We are keen to see this principle adopted as part of the village design statement formulation process so that local people have a chance to contribute to the development of the statements from the outset.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service."</p>	
06	Marine Management Organisation	No comment	N/A	<p>"Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation.</p> <p>If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website www.gov.uk/mmo"</p>	Noted
07	Highways Agency	No comment	N/A	<p>"Thank you for your letter dated 10 November 2014 inviting the Highways Agency (HA) to comment on the Consultation on Draft</p>	Noted

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				<p>Arborfield & Newland Village Design Statement.</p> <p>The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport.</p> <p>The HA will be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN. We would wish to be consulted on development proposals that have potential to affect traffic volumes on the M4 such as the Arborfield bypass mentioned in your letter.</p> <p>We have reviewed the consultation and do not have any comment at this time."</p>	
08	Early Town Council	No Comment	N/A	<p>I am writing further to your email of 11th November regarding the above.</p> <p>Details of the consultation were given to Councillors at a recent meeting of the Town Council's Planning Committee.</p> <p>The Committee resolved that no comment should be made on the document by the Town Council.</p>	Noted

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
09	Savills / Crest Nicholson	Suggest changes	Impact on Surroundings Page 5	"The supporting text could be made clearer to clarify what is meant by 'to have regard to...' as this is ambiguous. The term should be properly defined or reworded to make this clear for the avoidance of doubt.	No change. 'To have regard to' is a standard phrase in planning documents and planning legislation (see s19(2) of the Planning and Compulsory Purchase Act 2004) and allows professional judgement by the planning officer. The Council believes that this phrase is appropriate, especially having regard to the additional guidance in the Borough Design Guide Supplementary Planning Document (SPD).
			3) Position of Building page 6	Whilst we generally support the principle for building lines to continue to be set back from the road, flexibility should be allowed to permit exceptions where this is justified. Additional wording could be introduced to permit flexibility, e.g. 'Building lines should be set back from the road where appropriate' (or 'where this would maintain the character of the area').	CHANGE MADE The Council agrees with this concept and has added 'where this would maintain the character of the area'. There is additional guidance on building setbacks in the Borough Design Guide SPD.
			4b) Driveways Page 7	We endorse the principle regarding the extent of hard standing but the text does not clarify what is meant by 'extensive areas' and this could be clarified. It is appropriate that a mix of surfacing types could be introduced to visually break up parking areas, e.g. pavements, bonded gravel, tarmac. Loose materials are not always a practical choice for driveways. More flexibility should be introduced to say that loose materials will be encouraged where feasible - this would	CHANGE MADE The Council agree that loose materials are not always a practical choice and so have added the following sentence: 'These surfaces could be used where this would maintain the character of the area.' Regarding clarification of 'extensive area', this allows for the professional judgement of the planning officer.

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				not preclude tarmac or block paving or other surfacing. Clarification should be provided to define what constitutes an 'extensive area'.	
			5b) Trees Page 8	We note the comment which states 'all trees should wherever possible be retained and cared for'. It appears excessive to seek to retain all trees, particularly those which are of low quality. We suggest this could be reworded as follows 'All trees of high quality and value should wherever possible be retained and cared for'.	<p>CHANGE MADE</p> <p>The Council agrees with this comment and has added 'of high quality and value'.</p>
			7 Sustainable Housing Page 10	The first or second paragraphs do not define what is meant by 'sustainable development standards' and this should be clarified. The second paragraph appears to place much emphasis on solar panelling, adding this can be covered by permitted development rights. Energy efficiency involves much more than just solar panelling and sustainability should extend to all dwellings, not just Arborfield Garrison. 'Sustainable development standards' should be defined. Energy efficiency/renewables, etc should extend to all dwellings within the parish, not just Arborfield Garrison. Greater consideration should be made regarding what measures should be sought on dwellings.	<p>CHANGE MADE</p> <p>The Council and the Parish have re-written this section to incorporate the suggested changes. The section now reads:</p> <p><i>'Housing should reflect sustainable development standards and be appropriate to character developments. Sustainable / eco housing is welcomed in balance with the surrounding character of the development area.</i></p> <p><i>For existing and infill homes and buildings, energy efficiency measures that reduce energy consumption such as loft and cavity insulation, upgraded boilers and controls and draft exclusion should be encouraged, but</i></p>

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					<p><i>should take into consideration any impact on the character of the building and the surrounding area. As there are few homes incorporating visible renewable energy technologies, such features may appear out of character. Because of this, non-visible technologies should be given priority. Where measures would involve alterations to a listed building, this will require listed building consent.</i></p> <p><i>For new developments, such as the Arborfield Garrison Strategic Development Location, it would be beneficial to consider alternative forms of heat capture such as ground source heat pumps or the use of design to increase solar gain and benefit from the passive stack effect to both heat and ventilate buildings. In larger developments, it may even be possible to consider the use of combined heat and power plans with possible district heating schemes.'</i></p>
			8 & v. Architectural Features Pages 11-12	8. The limitation of dwellings being 1 or 2 storeys lacks flexibility and is too prescriptive. Height should respond to its context/character and in some instances three storey or higher can be acceptable as a design response in appropriate locations. Secondly, we question the statement to discourage houses with high	<p>CHANGE MADE</p> <p>The Council accepts that there may be circumstances where taller dwellings are appropriate as explained in Section R9 on page 39. The Council has added 'although there are some areas where three storey houses can be found. New buildings should</p>

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				<p>ridgelines. This is also very prescriptive and in terms of place making, townscape, character areas and their architectural language would unduly restrict designs, particularly where higher roof lines can be an important feature in the street scene, add character and be a positive influence. The wording should be revised to allow flexibility for alternative storey heights and higher ridgelines, where appropriate, to reflect character/local context.</p> <p>8.v. The text states large window frames/openings should be avoided. In the right context large window frames / openings can be appropriate and flexibility should be allowed for in the text. The initial flexibility is already included in the first sentence at paragraph v. The 2nd sentence referring to cottage style windows being encouraged and large window frames/glazing being avoided can be deleted.”</p>	<p>reflect the pattern of building heights in the surrounding area. For new estates, three storey houses may be acceptable where they are sited on major routes, in landmark locations, fronting onto major green open spaces or public spaces, or are in settlement centres.’ Regarding ridgelines, the Council considers the guidance in the VDS to be flexible enough to accommodate high ridgelines where appropriate.</p> <p>CHANGE MADE The Council accepts that in some limited contexts large windows can be appropriate. However, they are not generally appropriate in this rural parish. The Council adds ‘generally’ before ‘be avoided’.</p>
10	English Heritage		Designs in the Settlement Areas Page 13-25	<p>“Thank you for consulting English Heritage on the Draft Village Design Statement SPD. We welcome this initiative as a tool to provide a robust approach to managing change in the historic environment by providing clear guidance and principles to inform development proposals.</p> <p>In particular we felt the sections outlining the quality of existing historic buildings of interest</p>	<p>Noted</p> <p>Of the 11 adopted VDS, only 3 include maps such as EH suggests. While the Council agrees that inclusion of such maps would be beneficial, it seems onerous to require the Parish to include them as part of the VDS.</p>

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				<p>and settlement character, including main design features, were of particular value. This section formed of pages 13 – 25, might be enhanced by the addition of mapping to indicate the locations and distribution of buildings of interest (or concentration of buildings of interest) or areas of particular or distinct character. Mapping also provides an opportunity to consider the contribution currently made by other features of the landscape that should be taken into consideration in development proposals, which might include areas of woodland or individual trees, or views of particular importance.</p>	
			7 Sustainable Housing	<p>With reference to a particular point where we felt the statement might be enhanced; paragraph 7 (Sustainable Housing) gives a high level of prominence to solar panels as a means of reducing energy consumption. Solar panels in themselves do not actually reduce energy consumption (indeed their production and transportation consumes a considerable amount of energy), although once installed they produced low carbon electricity. However, the greatest use of energy in most homes is consumed in heating for which gas and oil are nationally the main sources of energy. We would suggest identifying measures that actually reduce energy consumption by reducing heat loss or making use of more efficient heating technology such as loft and</p>	<p>CHANGE MADE The Council and the Parish have re-written this section to incorporate the suggested changes. The section now reads:</p> <p><i>'Housing should reflect sustainable development standards and be appropriate to character developments. Sustainable / eco housing is welcomed in balance with the surrounding character of the development area.</i></p> <p><i>For existing and infill homes and buildings, energy efficiency measures that reduce energy consumption such as loft and cavity insulation, upgraded boilers and controls and draft exclusion should be encouraged, but</i></p>

No.	Consultee	Nature of Comment	Para / Section VDS	Comments	Council's Response
				<p>cavity wall insulation, repair and maintenance to reduce draughts and upgrading of central heating boilers and controls. Historic buildings may have their own energy saving measures, such as window shutters, that are presently disused or in need of reinstatement. We recommend advising property owners to consider a broad range of energy saving measures and taking into consideration the impact on the character of their building and the surrounding area when making their choice. We also recommend advising owners to consider measure to reduce actual energy use first (which can also raise comfort levels within properties) before considering energy generation options. Where measures would involve alterations to a listed building that would affect its character (including internal alterations), this will require listed building consent. It would be helpful if this is made clear in the guidance.</p> <p>With regard to potential larger scale installations as part of development of Arborfield Barracks, it would be beneficial to consider other forms of heat capture such as ground source heat pumps or the use of design to increase solar gain and benefit from the passive stack effect to both heat and ventilate homes. In these larger developments it may even be possible to consider the use of combined heat and power plant with possible district heating schemes. As such we would</p>	<p><i>should take into consideration any impact on the character of the building and the surrounding area. As there are few homes incorporating visible renewable energy technologies, such features may appear out of character. Because of this, non-visible technologies should be given priority. Where measures would involve alterations to a listed building, this will require listed building consent.</i></p> <p><i>For new developments, such as the Arborfield Garrison Strategic Development Location, it would be beneficial to consider alternative forms of heat capture such as ground source heat pumps or the use of design to increase solar gain and benefit from the passive stack effect to both heat and ventilate buildings. In larger developments, it may even be possible to consider the use of combined heat and power plans with possible district heating schemes.'</i></p>

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				<p>recommend updating the guidance to consider the potential of a broad range of potential energy efficiency options and to advise that in making a choice of the most suitable methods, the need to protect the positive character and appearance of the area should be taken into consideration.</p> <p>We hope these suggestions help in taking forward the Village Design Statement as a tool to support planning in Arborfield and Newland. Should you wish to discuss any points within this letter please do not hesitate to contact me."</p>	
11	Waverley Borough Council	No comment	N/A	"Thank you for consulting Waverley on this document. I can confirm that we have no comments to make."	Noted
12	Berkshire Archaeology	No comment	N/A	"Thank you for consulting Berkshire Archaeology regarding the above Village Design Statement. There are no archaeology issues or issues that affect archaeology included within the statement; therefore we have no further comment to make on the document."	Noted
13	Office for Nuclear Regulation	No comment	N/A	"I note that no part of the Arborfield & Newland Parish lies within any ONR consultation zone (around any GB nuclear site). ONR have no comment to make regarding land use planning matters within this Parish."	Noted

Appendix 1 – Evidence of Consultation

Wokingham Borough Council Website:

Design Guide Supplementary Planning Document - Wokingham Borough Council

The screenshot shows the Wokingham Borough Council website. The header includes the council logo, navigation links (Accessibility, Help, Services A-Z, Contact Us), and a search bar. A breadcrumb trail reads: Home / Planning, building control and regeneration / Advice for developers / Design Guide Supplementary Planning Document. A blue banner promotes 'Get fit and healthy in 2015!' with a photo of people exercising. The main content area is divided into three columns: 'Main menu' with links like 'Design Guide Supplementary Planning Document', 'Borough Design Guide Supplementary Planning Document (SPD)' with an 'Interactive Borough Design Guide' link and a list of 'Previous documents', and 'Popular pages' with a search and comment link.

Design Guide Supplementary Planning Document - Wokingham Borough Council

Village Design Statement

Arborfield and Newland Parish have submitted an Arborfield and Newland Village Design Statement for adoption as a SPD. The first stage of the adoption process is to determine whether the document will require a Strategic Environmental Assessment. We consulted Natural England, The Environment Agency and English Heritage on our provisional assessment that no Strategic Environmental Assessment under the 2004 regulations was necessary for the SPD. We have published the final statement that no SEA is required, taking account of the responses of these bodies.

Consultation

We are now consulting on the draft Arborfield and Newland Village Design Statement. Village Design Statements (VDS) are prepared by local communities with support of Parish Councils to provide a detailed description of the character of an area to be used in determining planning applications. We currently have 11 Village Design Statements which are part of the adopted Borough Design Guide Supplementary Planning Document. The Arborfield and Newland Village Design Statement has been presented for adoption as a standalone SPD.

Consultation documents

- Public notice of Arborfield and Newland Village Design Statement

Letter send to LDF Database:

Tel: 0118 974 6456 (Direct Line)
Email: rebecca.bird@wokingham.gov.uk

10 November 2014

To: as per email distribution list

Dear Sir or Madam



WOKINGHAM
BOROUGH COUNCIL

Land Use & Transport
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6000
Fax: (0118) 974 6770

**Consultation on Draft Arborfield & Newland Village Design Statement
Notice under Regulation 13 of the Town and Country Planning (Local Development)
(England) Regulations 2004**

I am pleased to consult you about the document described above and enclose a copy of the formal statutory notice at the end of this letter. The consultation document is a Village Design Statement (VDS), which was prepared by Arborfield & Newland Parish Council to provide a detailed description of the character of the parish to be used in determining future planning applications, in accordance with Countryside Agency guidelines. Wokingham Borough Council currently has 11 VDS, which are part of the adopted Borough Design Guide SPD. The Arborfield & Newland Village Design Statement has been presented for adoption by Wokingham Borough Council as a standalone SPD.

Copies of the document are available for inspection from 11th November 2014 at the Council's Shute End Offices, Wokingham during normal office hours Monday to Friday 8.30am to 5.00pm and is also available to view on the Council's website at <http://www.wokingham.gov.uk/planning/developers/designspd/>.

Representations are invited on the above document and may be accompanied by a request to be notified at a specified address of the adoption of the SPD. All representations should be sent either in writing to Rebecca Bird, Neighbourhood Planner, Wokingham Borough Council, Council Offices, Shute End, Wokingham, RG40 1WN or by email to policyandplans@wokingham.gov.uk. Only representations that arrive at the Council's specified address within the six week period commencing on 11th November and ending at 5pm on 23rd December 2014 may be considered as of right.

I look forward to receiving your comments. The Council's Executive is scheduled to consider adoption of the Village Design Statement on 28 March 2015.

Please note that you are receiving this notification as you are on our database as expressing interest in planning policy. To meet our data protection act duties, we will be closing this database. If you would like to be included in future notifications regarding any planning policy consultations, please contact us with an expression of interest by emailing policyandplans@wokingham.gov.uk or by calling 0118 974 6478.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Bird'.

Rebecca Bird
Neighbourhood Planner

Notice of Consultation, included in letter and email:

**WOKINGHAM BOROUGH COUNCIL
NOTICE OF CONSULTATION**

**PLANNING AND COMPULSORY PURCHASE ACT 2004
The Town and Country Planning (Local Development) (England) Regulations 2004**

**Notice of Consultation on the
Arborfield & Newland Village Design Statement (Regulation 13)**

Arborfield & Newland Parish Council has prepared the above document and submitted it to Wokingham Borough Council for adoption as a Supplementary Planning Document (SPD). If adopted, the Village Design Statement (VDS) will provide more detailed advice on how policies CP1 and CP3 in the adopted Core Strategy together with policy CC01 of the Adopted MDD will be applied and will provide further guidance through which to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in Arborfield & Newland Parish.

The Council consulted on its provisional view that a Strategic Environmental Assessment (SEA) was not required for the VDS and the responses received accepted this view.

Copies of the above document along with the SEA determination statement are available for inspection from the 11th November 2014 at the Council's Shute End Offices, Wokingham during normal office hours Monday to Friday 8.30am to 5.00pm. The document is also available to view on the Council's website at: <http://www.wokingham.gov.uk/planning/developers/designspd/>.

Representations are invited on the Village Design Statement. Representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All representations should be sent either in writing to Rebecca Bird, Neighbourhood Planner, Wokingham Borough Council, Council Offices, Shute End, Wokingham, RG40 1WN or by email to policyandplans@wokingham.gov.uk. Only representations that arrive at the Council's specified address within the six week period commencing on 11th November and ending at 5pm on 23rd December 2014 may be considered as of right.

Heather Thwaites
Director, Environment

Dated: 10th November 2014

Consultation Statement for SPD, available on WBC website:

CONSULTATION STATEMENT OF SUPPLEMENTARY PLAN DOCUMENT

Per The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 12(a) and The Environmental Assessment of Plans and Programmes Regulations 2004 Regulation 11

Title: Draft Arborfield & Newland Village Design Statement Supplementary Planning Document (SPD)

Subject Matter and Area Covered: Village design statements provide an assessment of local character and distinctiveness as valued by local people. Local communities can prepare a VDS to provide design guidance so that new development is in keeping with local character. A VDS supplements policies and information contained within the Local Plan. The Arborfield & Newland VDS applies to the area covered by Arborfield & Newland Parish.

Names of consultees: As the draft SPD was created by Arborfield & Newland Parish Council with Wokingham Borough Council providing an advisory role in its production, the Council has not consulted on the preparation of the draft document. The parish consulted on the draft document, which is detailed on pages 26-27 of the draft document. Wokingham Borough Council is consulting on the draft SPD for the six week period commencing on 11th November and ending at 5pm on 23rd December 2014. Copies of the document are available for inspection at the Council's Shute End Offices, Wokingham during normal office hours Monday to Friday 8.30am to 5.00pm and are also available to view on the Council's website at: <http://www.wokingham.gov.uk/planning/developers/designspd/>.

The Council consulted Natural England, The Environment Agency and English Heritage on its provisional assessment that no Strategic Environmental Assessment under the 2004 regulations was necessary for the SPD. The Council alongside the SPD has published its final statement that no SEA is required, taking account of the responses of these bodies.

How the consultees were consulted: Not applicable.

A summary of the main issues in the consultation: Not applicable.

How the main issues were addressed in the SPD: Not applicable.

Poster displayed on Parish Noticeboards and in Community Buildings:



Arborfield and Newland Village Design Statement

Have your say

Arborfield and Newland Parish Council have created a Village Design Statement (VDS) and submitted it to Wokingham Borough Council for adoption as a Supplementary Planning Document. The VDS contains guidelines on the design of future development in the Parish.

We want your views. Is the VDS a useful guide?

The document is available to view at www.wokingham.gov.uk, at the planning reception in the Council's Civic Offices at Shute End, Wokingham and at the Arborfield Village Hall.

You can write to us at: Land Use and Transport Team, Wokingham Borough Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR or email us at: policyandplans@wokingham.gov.uk.

Consultation runs from 11th November 2014 and all comments must be received by 5pm on 23rd December 2014.



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This document has been prepared by Arborfield & Newland Parish Council and submitted to Wokingham Borough Council for adoption as a Supplementary Planning Document