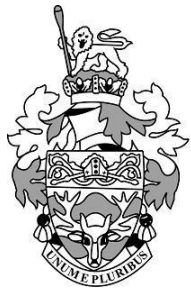


Local Plan Update: Revised Growth Strategy Consultation 2021

Report on Initial Consultation Outcomes

September 2022



WOKINGHAM
BOROUGH COUNCIL

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1. Introduction

- 1.1. This report provides a high-level summary of the outcomes of the public consultation on the Local Plan Update Revised Growth Strategy which took place from Monday 22 November 2021 to 5pm on Monday 24 January 2022.
- 1.2. This report explains the process undertaken, including the methods used, the people involved, the number of comments received, and a summary of the main issues raised. It does not attempt to capture every point made.

2. Background

- 2.1. The Revised Growth Strategy consultation took place using a comprehensive programme of engagement activities and methods, including the following main actions:
 - Two postcards distributed to around 64,000 households across the borough – prior to the consultation and at the start of the consultation
 - A letter from the Leader of the Council and accompanying 'Common Concerns about the Local Plan Update' leaflet distributed to around 64,000 households across the borough
 - Electronic newsletter distributed to all individuals and organisations registered on the council's planning policy consultation database
 - Two drop-in sessions held at local venues in the borough (Wokingham and Arborfield)
 - Four virtual information sessions held on Microsoft Teams
 - Press releases and statutory notices placed on the council's website and in the local newspaper
 - Consultation details published on the council website, Engage Wokingham Borough and social media pages (e.g. Twitter and Facebook)
 - Hard copies of the Revised Growth Strategy and key evidence documents were made available at the council offices, with a full consultation display available in the Shute End reception lobby.
- 2.2. Further details of the actions undertaken to support the consultation are provided in **Section 3**.
- 2.3. 2,886 responses were received from individuals and organisations to the consultation. Comments were received through the online survey, by email, letter and letter. In addition, 4 petitions, from 3 organisations were received.

- 2.4. It should be noted that the figures have been adjusted to remove duplicate comments (e.g. the same comment submitted using the online survey and via email or hard copy) although this may not have removed all duplication.
- 2.5. 1,624 responses were received from individuals and organisations submitted by email or letter. The remaining 1,262 responses were submitted using the online survey. The number of individuals and organisations that responded exceeded that received in response to preceding consultation exercises. By way of illustration, the previous 'Homes for the Future' consultation undertaken between November 2019 and February 2019 attracted responses from 1,463 individuals and organisations.
- 2.6. Data analysis has shown that in a small number of cases the same individual submitted multiple separate responses, sometimes with differing views. For completeness, all responses have been included in the data analysis, unless the same respondent requested that an earlier response had been superseded. For the purpose of calculating response numbers, as stated above efforts have been made to remove duplicates so an individual is recorded as responding once.

3. How were people involved in the consultation?

- 3.1. An extensive programme of engagement activities was undertaken to advertise the consultation and engage with interested parties, in line with the regulatory requirements and other actions set out in the council's Statement of Community Involvement 2019 (SCI)¹. The SCI is a statutory document which sets out how the council will undertake consultation and engagement with the community, businesses and others during the preparation of planning policy, including local plans. The SCI also provides clarity on the extent of community involvement that will take place and sets out clear procedures and standards that will be followed, providing transparency for our residents, businesses and other bodies.

¹ Wokingham Borough 'Shaping our Future' – Statement of Community Involvement (March 2019), available on the council website at: <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/>

3.2. A summary is provided in the table below:

Three main principles of engagement in the Statement of Community Involvement (2019)		
Inform – Let the community know what is happening	✓	<ul style="list-style-type: none"> • Newsletter emailed to all consultees (including residents, agents, statutory bodies) registered on council's planning policy consultation database (Appendix 1) * • Consultation details published on website and at the council offices (Shute End) (Appendix 2) * • Consultation details published on council's social media pages (e.g. Facebook and Twitter) (Appendix 3) • Press releases published on website (Appendix 5) • Two postcards distributed to households across the borough (Appendix 6) • Letter from the Leader of the Council, accompanying information leaflet and videos on common concerns of the local plan (Appendix 7 and Appendix 8) • Information leaflet available online and at the in-person events (Appendix 9) • Wokingham Borough councillor and parish and town councillor briefing • Development Management and Specialist Officer Briefings
Consult – Give the community the opportunity to feed back their views	✓	<ul style="list-style-type: none"> • Comments invited on the Revised Growth Strategy through press releases, statutory notices on the council website and in local newspapers (Appendix 4 and 5) * • Two drop-in sessions held at local venues in the borough (Wokingham and Arborfield) with introductory boards providing information on the consultation (Appendix 10) • Four virtual consultation events held on Microsoft Teams • Static display held in the lobby of the council offices at Shute End
Involve – enable the community to participate; influence how it develops	✓	<ul style="list-style-type: none"> • Revised Growth Strategy consultation document and response forms were made available (paper and electronic) on the website, at the council offices* • Revised Growth Strategy consultation document and response forms were made available at drop-in sessions • Two postcards distributed to households in the borough, providing details of the consultation, the drop-in and virtual sessions, and how to respond to the consultation (Appendix 6)

* Minimum statutory requirement

Postcards

- 3.3. Two postcards were delivered to households across the borough – the first sent three weeks prior to the start of the consultation and the second sent at the start.
- 3.4. The postcards provided information on the purpose and details of the Revised Growth Strategy consultation. The postcards also provided further information on how people could take part in the consultation, for example by attending the in-person and virtual information sessions or viewing the Revised Growth Strategy and supporting evidence on the council’s website and the new Engage Wokingham Borough platform
- 3.5. The postcards are shown in Appendix 6.

Letter from the Leader of the Council

- 3.6. A letter from the Leader of the Council at the time of the consultation was delivered to households across the borough with an accompanying leaflet ‘Common Concerns about the Local Plan Update’. This was sent partly in response to a number of comments that arose during the consultation, as well as to clarify key information around the housing target for Wokingham Borough and why we need a local plan in place. A copy of the letter and leaflet can be seen in Appendix 7 and Appendix 8 respectively. A series of videos were also published addressing the common concerns and can be [viewed online here](#).

Information Sessions

- 3.7. Two drop-in sessions were held during the consultation period for people to ask questions on the Revised Growth Strategy consultation. The sessions were held at:
 - St Crispin’s School in Wokingham (Monday 22 November 2021; from 7pm to 9pm)
 - Arborfield Green Leisure Centre (Tuesday 30 November 2021; from 7pm to 9pm)
- 3.8. The drop-in sessions provided an opportunity for people to talk to officers and elected councillors about the proposals. Officers from a number of different technical backgrounds, including planning, transport and education, were available. The drop-in sessions were also supported by introductory boards providing information on the consultation and proposals in the Revised Growth Strategy. Images of these introductory boards are set out in Appendix 10.

- 3.9. A series of maps and diagrams of the borough, and the Revised Growth Strategy consultation proposals, were also used to stimulate and aid discussion. Several hard copies of the consultation document and supporting evidence were made available at each session for people to view. Information about how to respond was provided and paper copies of the response forms were also available to complete or take away. By comparison to similar events, both events were well attended with around 175 attendees at the Wokingham event and around 100 attendees at Arborfield event.
- 3.10. As part of the council's Covid-secure measures, people were asked to sign up online via Eventbrite to attend the in-person events. Tickets were free, but this allowed the council to understand the level of interest to aid management and contact residents should there be any changes in national Covid guidance.
- 3.11. Four virtual information sessions were also held to encourage and aid engagement. The sessions were held via Microsoft Teams on:
- Thursday 2 December 2021 (one from 6pm to 7pm and one from 7.30pm to 8.30pm) and
 - Monday 6 December 2021 (one from 6pm to 7pm and one from 7.30pm to 8.30pm).
- 3.12. These sessions were included due to the issues around the Covid-19 pandemic at the time. They enabled people who did not wish to attend in-person events to see and hear the information on the Revised Growth Strategy and ask questions from their own home (or other location).
- 3.13. The sessions were an hour long and featured the Council Leader, the Executive Member responsible for strategic planning and officers of the council. An overview of the Revised Growth Strategy was given as well as information on how to respond to the consultation. It also provided people the opportunity for a question-and-answer session. By providing four live online information sessions, the council hoped to be able to reach a wider audience and help engage with people that may have been unable to access the in-person drop-in sessions. A recording of one of the sessions was published online following the final virtual event. This can be [here](#).
- 3.14. To complement the above events, a static display was available in the lobby of the council offices at Shute End, Wokingham. This included the information boards from the in-person events as well as all documentation including response forms. Officers were available on specified days to talk through and answer any questions.
- 3.15. All the consultation documents were made available on the website (including Engage) and at the council offices at Shute End.

Social Media

- 3.16. Facebook and Twitter were used throughout the consultation to promote events and provide details of the consultation. Extracts of the content used to promote the consultation by social media are shown in Appendix 3.

Engage Wokingham Borough

- 3.17. A new all-in-one participation platform called Engage Wokingham Borough was introduced by the council prior to this consultation. It allows dialogue with residents and stakeholders, and consultation to support decision making. The platform is being used for council-wide consultations and the information gathered through Engage will be used to help make better decisions and tailor services to the needs of residents and businesses.
- 3.18. All information on the Revised Growth Strategy consultation could be viewed on Engage, including supporting documents, the programme and the online survey. To view and respond to the online survey, an account needed to be created. A screenshot of Engage is set out in Appendix 11. Responses received by email and letter were also accepted.

Consultation Questions

- 3.19. Since the full Draft Local Plan (2020) was prepared and consulted on the circumstances in which the council must plan have changed. This has meant that the strategy proposed in the Draft Local Plan (2020) was no longer achievable and that an alternative approach was required.
- 3.20. A central part of the Draft Local Plan (2020) was the creation of a new garden town at Grazeley in the south west of the borough. This provided an opportunity to create a new sustainable and well connected community of around 15,000 new homes across land with Wokingham Borough and the neighbouring West Berkshire District. This opportunity was being investigated jointly by the two councils in partnership with the adjoining Reading Borough Council. Subsequent to agreeing the Draft Local Plan (2020), a redetermination of the emergency planning arrangements around AWE Burghfield in case of an incident significantly extended the zone in which emergency plans must be in place. The extended zone included the land proposed for the Grazeley garden town and other villages for the first time. In light of this change, the Grazeley garden town proposal, and therefore the strategy proposed in the Draft Local Plan (2020), was no longer achievable.
- 3.21. Following further work, the Revised Growth Strategy set out an alternative approach to managing development. In particular it:
- Removed the proposed creation of a garden town at Grazeley;

- Included a new strategic allocation to create a garden village, including significant parkland, on land to the south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley;
- Included additional allocations for housing across the borough;
- Included additional designations of land for Local Green Space across the borough; and
- Extended the plan period to from 2036 to 2038.

3.22. As part of asking for views on the updated approach a series of questions around several areas were set out, including:

- The spatial strategy;
- The growth proposed at new and existing Strategic Development Locations;
- The growth proposed at other sites, including:
 - Sites previously proposed for allocation in the Draft Local Plan (2020) but where changes were proposed in the indicative capacity,
 - Additional sites proposed for allocation,
 - The content of development guidelines for all sites;
- The identification of Pinewood for self-funded regeneration; and
- Proposed Local Green Space designations.

3.23. Comments were also submitted by respondents on related issues, including:

- Land that has not been proposed for development (omission sites);
- Evidence studies published as part of the consultation;
- Position Statements and Topic Papers published as part of the consultation;
- The vision and objectives of the Local Plan Update;
- Policy areas sets out in the Draft Local Plan (2020);
- The consultation process, including methods of engagement; and
- The planning system and government targets for development.

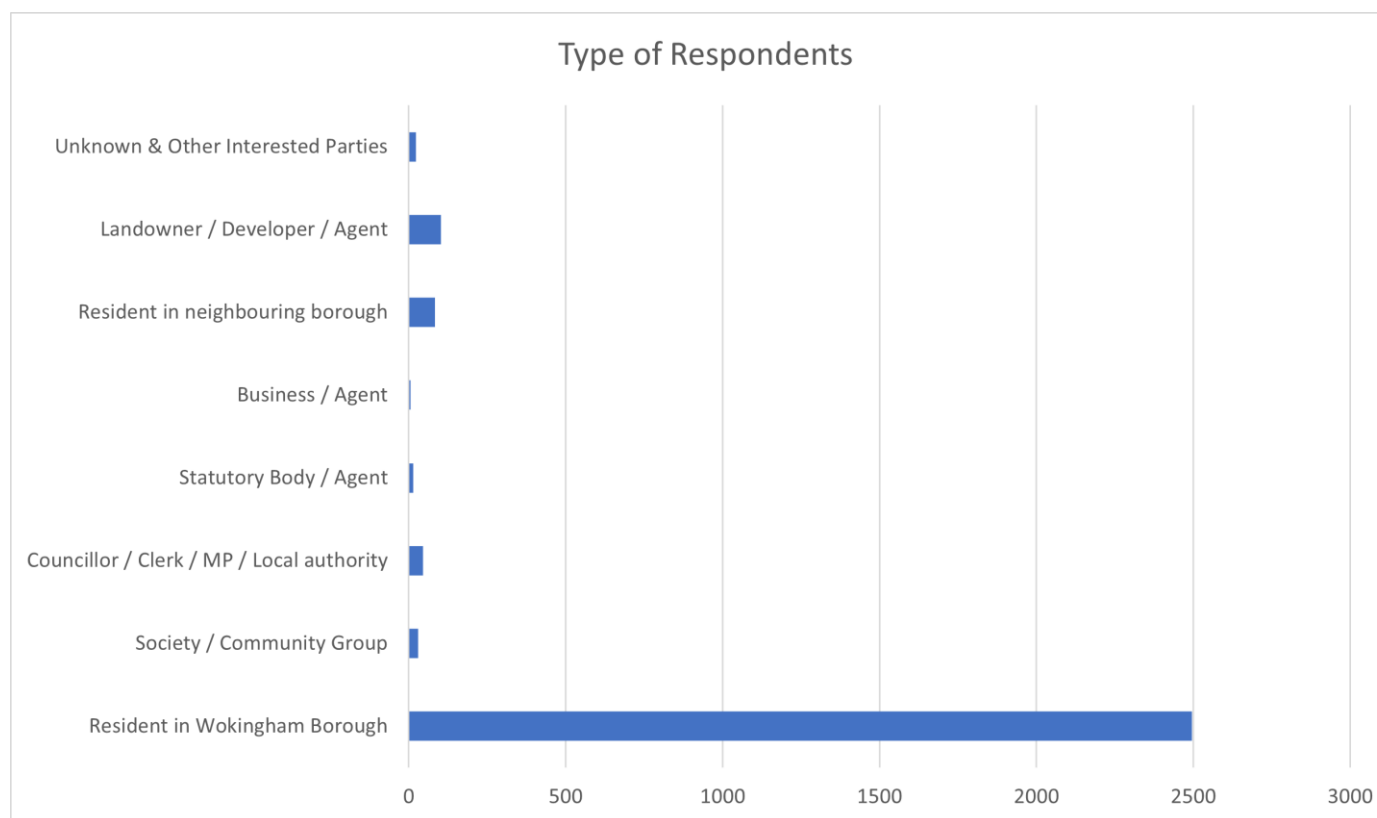
3.24. All comments received on these other matters have been reviewed and summarised as part of Section 5.

4. Who responded and where did they come from?

4.1. Following the removal of duplicate persons 2,800 individuals and organisations submitted responses to the Revised Growth Strategy consultation:

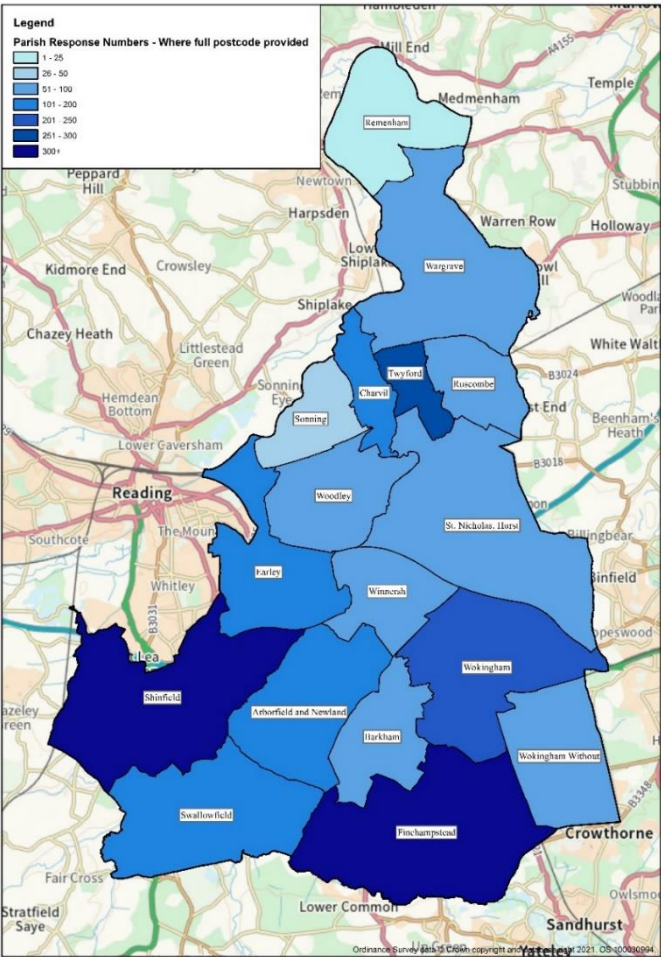
- 2,496 responses were from local residents, members of the public, town and parish councilors,
- 30 responses were received from community groups and organisations,
- 46 responses were received from a combination of Members of Parliament, neighboring councils, town and parish councils and borough councilors
- 14 responses were received from other statutory bodies, such as Thames Water, Berkshire Archaeology, National Highways and the Environment Agency
- 5 responses were received from businesses or agents acting on their behalf,
- 83 responses were received where the respondent recorded themselves as being residents of a neighbouring borough,
- 103 responses were received from developers/landowners, predominantly from promoters/landowners challenging the omission of sites, or the accompanying technical evidence,
- 23 responses were received from unknown and other interested parties including those who did not respond to the question.

4.2. The graph below shows the breakdown of responses by the type of respondent.



4.3. Responses were largely submitted by individual people with an address within the borough. Figure 1 shows the total number of responses received from each parish, solely where a postcode has been provided as part of the response.

Figure 1: Map showing the distribution of consultation responses by Parish



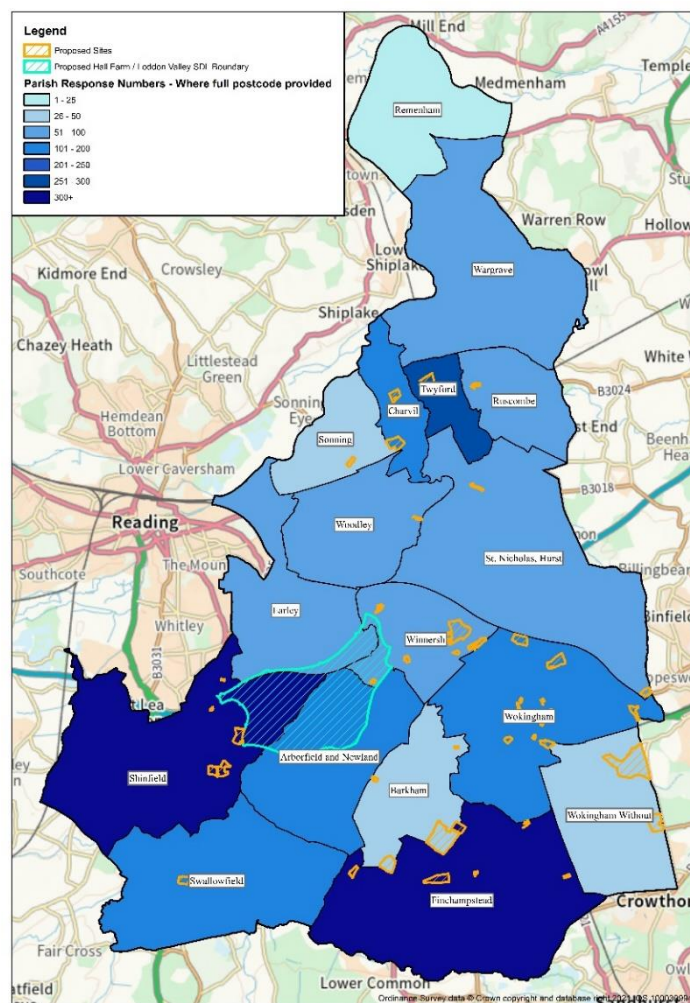
4.4. At the borough level, Figure 1 shows that most responses were received from people with a postcode associated with a few settlements, with the most associated with the parishes of Finchampstead, Twyford and Shinfield. This is set out in Table 1 below:

Table 1: Responses per Parish.

Parishes	Number of responses with valid postcode
Arborfield and Newland	175
Barkham	55
Charvil	133
Earley	110
Finchampstead	558
Remenham	1
Ruscombe	91
Shinfield	344
Sonning	31
St. Nicholas, Hurst	100
Swallowfield	162
Twyford	283
Wargrave	76
Winnersh	63
Wokingham	204
Wokingham Without	48
Woodley	58

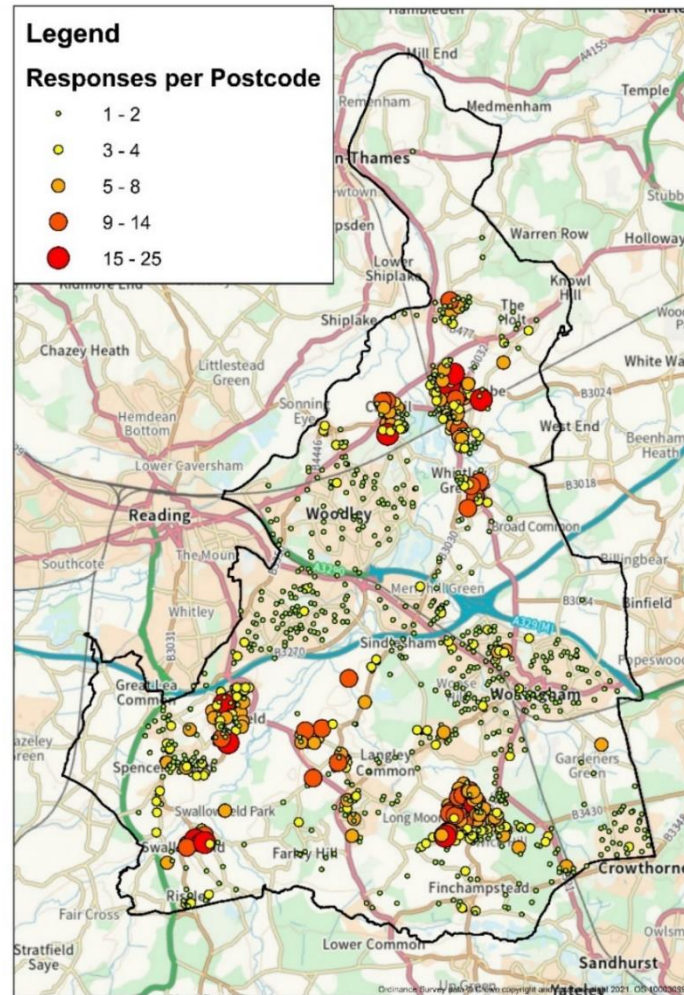
4.5. Further analysis (Figure 2 below) shows that the distribution of responses is largely linked to the location of land proposed for development in the Revised Growth Strategy. For example, a large proportion of responses were from the parishes Finchampstead and Shinfield.

Figure 2- Distribution of consultation responses by parish



4.6 Figure 3 below provides a finer scale of analysis, utilising postcode data (where provided) and shows a similar trend.

Figure 3- Distribution of consultation responses by postcode



5. What people said

- 5.1. All comments received have been reviewed, analysed and 'coded' against the parts of the Revised Growth Strategy to which they relate (e.g. the spatial strategy, site allocations, Local Green Space etc.).
- 5.2. As part of the consultation, four petitions were submitted from three organisations. Signatories include local residents, alongside others located outside of Wokingham Borough and in some cases, the UK. A summary of the issues raised in these petitions, and the number of signatories is set out below:
- Rooks Nest Farm Petition: 1,112 signatories seeking the removal of the proposed development at 'Land at Rooks Nest Farm.' Delivered by hand on 21st January 2022.
 - Save Our Ancient Riverside (SOAR) Petition: 2,224 signatures submitted supporting the proposed designation of the Kennetmouth as Local Green Space, and seeking amendments to the wording of Draft Local Plan (2020) Policy SS11: Safeguarded Routes, to remove reference to the high-quality express bus service or dedicated public transport route along the A4. A second petition was resubmitted from 2018, along with a sample of objections submitted as part of the planning application for the MRT scheme. A combined document was submitted via email on 1st February 2022.
 - Save Pinewood from Development Petition: 3,886 signatories seeking the removal of Pinewood from being identified for self-funded regeneration. Submitted via email on 24th January 2022.
- 5.3. The table below provides an overview of the key issues raised by individuals and organisations to each policy area or proposed site allocation. In some instances, an element of judgement has been applied when categorising a response if the respondent had not explicitly stated that they support, were neutral or object to a site/policy.
- 5.4. The majority of responses commented on specific proposed allocations. In addition, a number of responses proposed new or amended areas of land to be considered for future development, alongside changes to the capacity of the proposed allocations. All the information submitted will be considered as part of future site assessments to inform the next stage of preparing the Local Plan.

Spatial Strategy

Q1a To what extent do you agree with the proposed changes to the spatial strategy policy?	
i) The primary focus of new growth through the identification of a new Strategic Development Location at Hall Farm / Loddon Valley	
Residents and community groups	<p>Agree/somewhat agree: 542 Neutral: 60 Somewhat disagree/disagree: 756</p> <p>A range of comments were received both supporting and objecting to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley. Key points are discussed in more detail in Q6.</p> <p>Some comments from local residents broadly supported the principle of a new Strategic Development Location at Hall Farm / Loddon Valley and included the following:</p> <ul style="list-style-type: none"> • Development at this scale can provide planned services, facilities and infrastructure such as health provision, school provision, open spaces and public transport services and infrastructure. • Large-scale development at this location could reduce the pressure on existing settlements in the borough from speculative development. • Proximity and accessibility to employment opportunities and existing/new services and facilities and transport infrastructure. • Welcome the opportunity to fully or partially relocate Royal Berkshire Hospital • Opportunity to plan for all types, tenures and mix of housing and accommodation. • Relatively unconstrained site (outside of the Metropolitan Green Belt). <p>Concerns expressed from local residents / community groups to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley on the following grounds:</p> <ul style="list-style-type: none"> • Settlements such as Arborfield and Shinfield have been subject to significant housing development over the years. • The slow delivery of key infrastructure, services and facilities to support the residents of the existing Strategic Development Locations.

	<ul style="list-style-type: none"> • Pressure on the capacity of existing local infrastructure in the area (e.g., utilities, roads, health provision, school provision). • Flood risk and drainage issues due to the presence of the River Loddon and Bearwood Lakes Category A Dam/Reservoir. • Access and highway impact on the local road network, notably Lower Earley Way (B3270), A327, A329, Hyde End Road and junction at The Shinfield Arms. • The loss of open countryside and agricultural land and harm to the natural environment (e.g., ancient woodland, hedgerows, trees, biodiversity). • Reduced separation between Shinfield, Arborfield and Winnersh and potential for this to lead to coalescence with Reading Borough. • Limited existing accessibility to major retail centres and railway stations. • The proximity to M4 will encourage use of private cars, contrary to the council's Climate Emergency objectives and the vision of the Local Plan. • Noise and air pollution issues due to proximity of strategic road network. • The impact of development on existing residents, including at Carters Hill and Hall Farm. • Impact on the local and historic character of Hall Farm and the surrounding area. • The proposal being contrary to the Arborfield and Barkham and Shinfield Neighbourhood Development Plans. • Cumulative impact of development from Hall Farm / Loddon Valley, Thames Valley Science Park, Shinfield Studios and other major development on neighbouring settlements. • The insufficient exploration of opportunities for development on brownfield sites elsewhere. • The potential presence of sharp sand and gravel reserves which are safeguarded in the Minerals and Waste Local Plan. • The opinion that housing site allocations should be shared evenly across the borough to reduce pressure on infrastructure, services and facilities in any one location. <p>Carters Hill Resident Action Group:</p> <p>A joint letter was received from this residential grouping signed by 18 residents occupying 10 properties. The letter raised the following concerns:</p> <ul style="list-style-type: none"> • The site is not considered the most sustainable of those strategic opportunities where masterplanning has been undertaken. • The south of the borough has received the vast majority of development in recent years.
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	<ul style="list-style-type: none"> • The proposal is contrary to the Arborfield and Barkham Neighbourhood Plan. • The proposal is considered contrary to national planning policy. • The impact of the proposal on local character. • The impact of the proposal on increasing congestion and a lack of sustainable rail links. • The loss of green space and agricultural land. • The impact on existing biodiversity. • The loss of residential amenity through impacts to the local footpath and bridleway network. • The impact of the proposal on heritage assets. • The impact of the proposal on health through noise and air pollution. <p>A local MP supported the identification of a new garden village at Hall Farm / Loddon Valley, particularly its links to the Thames Valley Science Park.</p>
Landowners and developers	<p>A range of comments were received from the development industry both supporting and objecting to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley.</p> <p>Some concerns expressed by the development industry towards the identification of the new SDL included the following reasoning:</p> <ul style="list-style-type: none"> • Insufficient evidence and unrealistic timescales and lead-in times for delivering the garden village and associated infrastructure. • Challenges with the delivery of significant infrastructure that have prevented the existing SDLs from coming forward (e.g., North Wokingham, South Wokingham). • The site is partially located in Flood Zone 3, but limited information has been provided regarding drainage and flood alleviation measures. • Insufficient evidence to demonstrate that the development would be deliverable and viable. • Unsustainable approach to development, common pitfalls in delivering 'garden villages' were cited including isolation and limited integration with the wider community and limited support for existing services and facilities. • Isolated location south of the M4 with limited accessibility for walking, cycling and public transport. • The plan should allocate additional sites of varied sizes and locations (omission sites) to provide sufficient flexibility in the council's housing land supply position in the shorter term.

	<p>Some comments from the development industry supported the identification of a new Strategic Development Location at Hall Farm / Loddon Valley for the following reasoning:</p> <ul style="list-style-type: none"> • The plan's strategy of delivering housing and infrastructure needs in the SDLs has proved successful. • The site is a sustainable location due to its proximity to Reading and Wokingham, the South of the M4 SDL and Arborfield SDL and its services, facilities and employment opportunities and existing and planned infrastructure. • Expansion of Thames Valley Science Park will help to support and grow the creative industries, notably Shinfield Studios Creative Media Hub and attract further innovative, knowledge and technology-based organisations. • A new garden village would be capable of achieving sustainable patterns of development with sound placemaking principles. <p>A landowner/developer supported the proposed Hall Farm / Loddon Valley SDL but suggested that their land should also be allocated for residential development.</p> <p>The primary landowner/developer promoting the proposed Hall Farm / Loddon Valley SDL supported the approach and included the following reasoning:</p> <ul style="list-style-type: none"> • Large-scale development is a long-term approach to meeting the identified housing and infrastructure needs of the borough. • Highly sustainable location for addressing development needs, providing homes alongside jobs (e.g., Thames Valley Science Park). • River Loddon corridor provides a significant opportunity to improve access to the countryside and deliver net gains in biodiversity. • Development at this scale can provide planned services and facilities, such as school provision, neighbourhood centres and public transport services and infrastructure within the community and connection to existing communities, notably Shinfield, Arborfield and Reading.
Statutory consultees, neighbouring authorities and other key bodies	<p>Reading Buses:</p> <ul style="list-style-type: none"> • The development should be designed to accommodate high quality, direct public transport links to key destinations. • Services need to be established early in the development phase to prioritise and encourage sustainable travel behaviours.

	<p>Mid and West Berkshire Local Access Forum:</p> <ul style="list-style-type: none"> • Limited detail provided on active travel routes to prioritise pedestrians, cyclists and horse riders (e.g., Public Rights of Way). <p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> • Partnership working is required to assess the potential for any cross-boundary and cumulative impacts on the local and strategic road network, notably the A329(M). <p>Reading Borough Council:</p> <ul style="list-style-type: none"> • Limited information at this stage to demonstrate that development at Hall Farm / Loddon Valley can be highly accessible by public transport, walking and cycling, including links to central Reading. • Welcome continued partnership working to investigate transport proposals for the new SDL. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> • Support a comprehensive package of infrastructure to incentivise sustainable behaviours and travel choices. • Consider the scale of development will put pressure on the local road network, notably the M4 which travels through Windsor and Maidenhead. • Welcome further cooperation to investigate the delivery of a new junction on the M4. <p>Berkshire Archaeology:</p> <ul style="list-style-type: none"> • Archaeological assessments required to identify any areas of significant archaeological interest to be preserved in situ and identify necessary measures to mitigate impact.
Town and Parish Councils	<p>Charvil Parish Council:</p> <ul style="list-style-type: none"> • Support the principle of a new Strategic Development Location at Hall Farm / Loddon Valley but expressed concerns regarding flood mitigation and any potential impacts on Charvil village downstream. • Development should seek to improve water use efficiency to reduce the risk of flooding. <p>Sonning Parish Council:</p> <ul style="list-style-type: none"> • Suggested optimising brownfield (previously developed) land in the borough but support in principle the identification of a new Strategic Development Location at Hall Farm / Loddon Valley as large-scale developments can provide planned services and facilities, such as school provision, neighbourhood centres.

	<ul style="list-style-type: none"> • Support the principle of a park along the River Loddon valley but should be managed and protected from residential development. <p>Concerns expressed by Arborfield and Newland Parish Council towards the identification of a new Strategic Development Location at Hall Farm / Loddon Valley included the following reasoning:</p> <ul style="list-style-type: none"> • The availability of better alternative sites that could reduce car dependency and meet the longer-term development needs of the borough. • Several on site constraints are not accurately reflected in the evidence base and site selection process. <p>Concerns expressed by Earley Town Council towards the identification of a new Strategic Development Location at Hall Farm / Loddon Valley included the following reasoning:</p> <ul style="list-style-type: none"> • Impact on the existing residents of Earley, Shinfield, Arborfield and Winnersh. • Pressure on the capacity of existing local infrastructure (e.g., roads, education provision and health provision). • Flood risk and drainage issues due to the presence of the River Loddon, known historic flooding in 2007, 2009, 2013, 2014, 2019 and 2020. • Limited information provided regarding flood alleviation and mitigation measures. • Access and highway impact on the local and strategic road network, notably Lower Earley Way, A33 and Junction 11 on the M4. • Proposed highway improvements (e.g., closure of Mill Lane) would increase congestion on the Rushey Way, Mill Lane and B3207 roundabout junction. • Proposed highway and road improvements contrary to encouraging and prioritising active travel. • Active travel routes should improve access to Wokingham, in addition to Earley and Reading. • Limited access to public transport services and infrastructure to access key settlements. • Work with key stakeholders to deliver new health care provision. <p>Concerns expressed by Winnersh Parish Council towards the identification of a new Strategic Development Location at Hall Farm / Loddon Valley and included the following reasoning:</p> <ul style="list-style-type: none"> • Pressure on the capacity of existing local infrastructure (e.g., roads, education provision and health provision). • Development would reduce the separation between existing settlements.
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	<ul style="list-style-type: none"> • Limited access to public transport services and infrastructure to access key settlements. • Access and highway impact on the local road network. • Proposed highway improvements would increase congestion on the existing local road network, notably Hatch Farm Way. • Flood risk and drainage issues due to the presence of the River Loddon and the dam at Bearwood Lake. • Loss of open countryside and agricultural land and harm to the natural environment (e.g., ancient woodland, hedgerows, trees, biodiversity). • Unsustainable location, limited access to retail and employment opportunities. <p>Concerns expressed by Shinfield Parish Council towards the identification of a new Strategic Development Location at Hall Farm / Loddon Valley and included the following reasoning:</p> <ul style="list-style-type: none"> • Access and highway impact on the local and strategic road network, notably south of the M4. • Transport report commissioned by the Parish Council indicates that traffic management measures not implemented with the Shinfield Eastern Relief Road (ERR) will now be necessary. <p>Shinfield Parish Council and Arborfield and Newland Parish Council submitted a joint response, which also expressed the following concerns:</p> <ul style="list-style-type: none"> • It is not clear how the council has reached the decision to propose development at Hall Farm / Loddon Valley, including through the Sustainability Appraisal. • The site is constrained by several factors, including areas located in flood zones 2 and 3, heritage (including the nearby Registered Park and Garden), landscape and trees and woodland. • Delivery of the site would have an adverse impact on air quality, including nearby AQMAs, and future occupiers would be affected by noise and vibration from the M4 motorway. • The area is poorly served by public transport which will place additional reliance on private vehicles. • The infrastructure requirements, including the proposed bridge over the M4 mean it is not clear whether the site could be delivered viably.
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ii) The identification of additional growth within and adjacent to existing Strategic Development Locations when consistent with their original vision	
Residents and community groups	<p>Agree/somewhat agree: 423 Neutral: 112 Somewhat disagree/disagree: 303</p> <p>Some comments from local residents / community groups broadly supported the approach to Strategic Development Locations (SDLs) due to planned provision of services, facilities and infrastructure and the protection of existing settlements in the borough from speculative development.</p> <p>A local Ward Member reiterated many of the issues raised by residents, in particular that Strategic Development Locations can be planned in with new infrastructure, services and facilities.</p> <p>Some concerns from local residents / community groups on the following grounds:</p> <ul style="list-style-type: none"> • Disagree with the identification of a new Strategic Development Location at Hall Farm / Loddon Valley (discussed further below). • Wokingham Borough has consistently over-delivered and there is no need for any further housing development. • Impact on the countryside, local biodiversity and areas of green space. • Housing site allocations should be shared evenly across the borough to reduce pressure on infrastructure, services and facilities. <p>Some concerns expressed by a local Ward Member that the reliance on the delivery of larger allocations such as Hall Farm / Loddon Valley and South Wokingham SDL may open the borough up to speculative development.</p>
Landowners and developers	<p>A range of comments were received from the development industry both supporting and objecting to the identification of additional growth within and adjacent to existing Strategic Development Locations.</p> <p>Comments broadly indicating support for this approach included the following reasoning:</p>

	<ul style="list-style-type: none"> • SDLs can deliver a significant portion of the borough's housing requirement which have proved successful in the past. • Support the provision of housing through the continued delivery of the South Wokingham SDL and a new self-contained garden village at Hall Farm / Loddon Valley. • SDLs would assist in achieving sustainable development due to their location in proximity to existing services and facilities and by contributing towards sustainable patterns of development (e.g., walking, cycling and public transport). • Opportunities to boost housing supply within the plan period. <p>A few concerns were expressed by the development industry towards this approach on the following grounds:</p> <ul style="list-style-type: none"> • Challenges with delivery of significant infrastructure that have prevented some SDLs from coming forward as successfully as was anticipated in the Core Strategy (2010). • Larger allocations are often complex, associated with significant infrastructure requirements and significant lead-in times which can delay their delivery.
Statutory consultees, neighbouring authorities and other key bodies	Support from Sport England towards the plan's approach for identifying site allocations.
Town and Parish Councils	<p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Supported the principle of additional growth within and adjacent to existing Strategic Development Locations as they reduce the need for the expansion of settlements into the countryside. <p>Sonning Parish Council:</p> <ul style="list-style-type: none"> • Also supported the principle of additional growth within and adjacent to the SDLs, in particular the concept and vision as referred to in paragraph 5 of the Revised Growth Strategy.

iii) The identification of modest development across the borough, consistent with the character and accessibility of places	
Residents and community groups	<p>Agree/somewhat agree: 484 Neutral: 106 Somewhat disagree/disagree: 248</p> <p>Very few comments received, which broadly indicated support for the plan's strategy to identify modest development across the borough.</p> <p>Some concerns expressed by local residents on the following grounds:</p> <ul style="list-style-type: none"> • Identification of smaller scale developments are less sustainable due to limited access to services and facilities, public transport services and employment opportunities. • Smaller allocations would increase congestion and air pollution due to limited access to transport links and other public transport services. • Reduce the physical and visual separation between settlements. • Pressure on the capacity of existing infrastructure, services and facilities. • Scale of modest development can impact on the local character of the existing settlement. • Impact on the countryside, local biodiversity and areas of green space. • Optimise use of previously developed (brownfield) land and make efficient and effective use of land (e.g., higher density). • Cumulative impact of smaller site allocations. <p>Concerns expressed by a Ward Member that more smaller sites should be allocated in the plan to boost supply in the short term and to attract a wider market for housebuilders.</p>
Landowners and developers	<p>A range of comments were received from the development industry both supporting and objecting to the plan's strategy in identifying modest development across the borough, consistent with their character and accessibility of places.</p> <p>Comments supporting the approach included the following reasoning:</p> <ul style="list-style-type: none"> • Allocation of smaller sites enables sustainable growth to be delivered across the borough.

	<ul style="list-style-type: none"> • Providing homes at existing settlements can encourage sustainable modes of travel and support existing town and local centres. • Balanced approach in sustaining housing supply in the borough. • Additional growth within and adjacent to existing SDLs can support the delivery of housing and infrastructure. <p>Some concerns expressed by the development industry included the following:</p> <ul style="list-style-type: none"> • No detailed housing trajectory provided to demonstrate the deliverability of the proposed site allocations. • Request a review of existing Development Limits (settlement boundaries) for certain settlements (e.g., Finchampstead, Hurst). • Additional land should be allocated at sustainable sites across the borough's settlement hierarchy to ensure housing is delivered towards the end of the plan period. • The plan should allocate additional sites of varied sizes and locations (omission sites) to provide sufficient flexibility in housing supply in the shorter-medium term. • The plan should identify reserved housing site allocations to maintain housing land supply in the likely event that delivery falls short. <p>Some developers/landowners continued to promote their land for allocation (omission sites) in the plan to provide sufficient flexibility in the likely event that delivery of the proposed allocations in the Local Plan fall short. These sites are set out later in the document.</p>
Statutory consultees, neighbouring authorities and other key bodies	Support from Sport England towards the plan's approach for identifying site allocations.
Town and Parish Councils	<p>Some concerns expressed by Charvil Parish Council, the Finchampstead Future Neighbourhood Planning Team and Hurst Neighbourhood Plan Working Group on the following grounds:</p> <ul style="list-style-type: none"> • Scale of modest development can impact on the local character of the existing settlement. • Pressure on the capacity of existing infrastructure, services and facilities. • Reduce the physical and visual separation between settlements. • Inconsistencies between settlement hierarchy and site selection.

iv) The extension of the plan period to 2018/19 - 2037/38, and an associated update to the development needs	
Residents and community groups	<p>Agree/somewhat agree: 484 Neutral: 150 Somewhat disagree/disagree: 196</p> <p>A number of comments received from residents / community groups, broadly indicating support for an extension to the plan period.</p> <p>Some comments from residents / community groups disagreed with the proposed extension to the plan period. Most comments set out that there is no further need housing development in the borough and disagreed with some of the housing allocations proposed.</p>
Landowners and developers	<p>A range of comments were received from the development industry both supporting and objecting to the proposed extension to the plan period to 2018/19 to 2037/38, and an associated update to the development needs.</p> <p>Very few comments were received, broadly indicating support for the extension to the plan period. Some comments did suggest that the plan period may need to be extended further if there are any delays to the preparation of the Local Plan.</p> <p>Some concerns expressed by the development industry included the following reasoning:</p> <ul style="list-style-type: none"> • The plan period should be extended further to align with guidance in paragraph 22 of the NPPF which indicates that local plans containing larger allocations should be set within a vision that looks further ahead (at least 30 years). • The plan period should be extended to ensure a 15-year period post-adoption required by the NPPF. • The Local Plan should seek a requirement of at least 768 dwellings per annum and discount any completions prior to the current year. • The Draft Local Plan does not achieve the minimum required by the standard method . • Base date of the plan should be re-set to a later date to align with the council's latest evidence of housing land supply. • Timetable for adoption of the plan is unrealistic. • Insufficient evidence to justify including completions prior to the base date .

	<ul style="list-style-type: none"> • Insufficient justification for the plan period to include the four years prior to the plan being submitted. • Starting point for the plan period should be the first year used when calculating the standard method. • Several responses proposed an extension to the plan period to 2040, alongside a resulting increase in housing need and supply.
Statutory consultees, neighbouring authorities and other key bodies	Bracknell Forest Council broadly support the proposed extension to the plan period, provided it does not impact on the alignment of evidence base for the Local Plan.
Town and Parish Councils	<p>Some concerns expressed by the Finchampstead Future Neighbourhood Planning Team on the following grounds:</p> <ul style="list-style-type: none"> • Local Plan already makes adequate provision for housing, which exceeds the local housing needs for the borough. • Wokingham Borough Council has not pushed Government enough to reduce the housing number. • The number of homes required by Government is skewed to the South-East of England, driving up house prices in the borough. <p>Twyford Parish Council welcomed the proposed extension to the plan period.</p>
Q1b Spatial Strategy Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.	
Residents and community groups	<p>A range of comments were received, the nature of which varied between local residents / community groups.</p> <p>Some local residents / community groups agreed with the proposed changes to the spatial strategy, and included the following reasoning:</p> <ul style="list-style-type: none"> • Continued protection of the Metropolitan Green Belt at Twyford / Ruscombe. • Development at this scale can provide planned facilities such as health care provision, school provision, open spaces and public transport infrastructure. • Support for the identification of a new Strategic Development Location at Hall Farm / Loddon Valley, connections to transport links and local employment opportunities and creating publicly accessible green space at River Loddon valley.

	<ul style="list-style-type: none"> • Uncertainty regarding the delivery of a railway station for the alternative proposal at Twyford / Ruscombe . • Maximise opportunities for walking, cycling and other forms of active travel (including Greenways). • Appropriate infrastructure should be provided and in place ready for new developments. <p>Some local residents / community groups disagreed with the proposed changes to the spatial strategy, and included the following reasoning:</p> <ul style="list-style-type: none"> • Settlements such as Arborfield, Three Mile Cross, Spencers Wood, Swallowfield and Shinfield have been subject to significant housing development over the years. • Access and highway impact on the local and strategic road network. • Impact of development on existing residents and communities. • Disagree with the number of homes required by the government, expressing that the countryside and green spaces should be protected from development. • Pressure on the capacity of local infrastructure, services and facilities (e.g., utilities, health provision). • The growth proposed in the borough is disproportionately low in some areas (e.g. Twyford, Hurst, Sonning) and should be distributed evenly and fairly across the borough. • Maximise opportunities to increase densities across sites and optimise use of brownfield (previously developed) land rather than greenfield sites. • Previous development has changed the character of settlements and the surrounding area. • Loss of open countryside and agricultural land and harm to the natural environment (e.g., ancient woodland, hedgerows, trees, biodiversity). • Alternative strategic sites were suggested north of the borough, including at Twyford / Ruscombe and Ashridge and should be considered as alternatives to the Hall Farm / Loddon Valley site. • Identification of a new Strategic Development Location at Hall Farm / Loddon Valley is contrary to the Arborfield and Barkham, and Shinfield Neighbourhood Plans. • Cumulative impact of development and housing growth on existing communities and settlements. • Slow delivery of key infrastructure, services and facilities to support the residents of the existing Strategic Development Locations. <p>A local MP also responded expressing a number of the concerns raised by residents, particularly regarding proposals for strategic scale development at Twyford/Ruscombe.</p>
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Landowners and developers	<p>A range of comments were received, the nature of which varied between landowners and the development industry.</p> <p>Some landowners / developers agreed with the proposed changes to the spatial strategy, and included the following reasoning:</p> <ul style="list-style-type: none"> • Recognition of the need to find land for development following changes to the deliverability of Grazeley Garden Town, following the Draft Local Plan consultation. • Support the approach that future growth is focussed on larger sites, including completion of the existing Strategic Development Locations which can deliver infrastructure, services and facilities. • Promoters and developers of several smaller areas of land supported the identification of additional small and modest development across the borough meeting local market preferences and supporting SME developers and providing greater diversity of housing supply. <p>Some landowners / developers disagreed with the proposed changes to the spatial strategy, and included the following reasoning:</p> <ul style="list-style-type: none"> • Support for the principle of the strategy, but suggested the identification of additional small and modest development across the borough which can deliver early in the plan period . • The plan should allocate additional sites of varied sizes and locations (omission sites) to provide sufficient flexibility in the likely event that the delivery of Hall Farm / Loddon Valley SDL is slower than anticipated. • Many supported the extension to the plan period, but also requested that it should be further extended to ensure a 15-year plan period post adoption. Several proposed an extension to 2040, alongside a resulting increase in housing need and supply. • Growth proposed in the borough is disproportionately low in some areas (e.g. Finchampstead, Hurst, Twyford) and the plan should allocate some development in smaller settlements to improve their vitality and affordable housing provision. • Challenges with the delivery of significant infrastructure that have prevented the existing SDLs from coming forward (e.g., North Wokingham, South Wokingham). • Insufficient evidence and unrealistic timescales and lead-in times for delivering the Hall Farm / Loddon Valley garden village and any associated infrastructure. • Alternative strategies for growth were promoted at locations in the borough, including Arborfield Cross, Ashridge, Twyford / Ruscombe. • Planned level of growth is disproportionately low given the role and sustainability of other settlements, e.g., Twyford.
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	<ul style="list-style-type: none"> • Plan supports / promotes development in several settlements which will result in less sustainable patterns of development. • Further clarity is needed regarding the emergency planning arrangements and implications for development within the Detailed Emergency Planning Zone around AWE Burghfield.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> • Welcome further discussions with Wokingham Borough Council on the proposed changes to the plan's spatial strategy. <p>Ministry of Defence:</p> <ul style="list-style-type: none"> • Consultation required for any development proposals that fall within the Aerodrome Height safeguarding zone surrounding RAF Odiham. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> • Support the decision not to allocate land east of Twyford in Ruscombe Parish as previous concerns raised regarding highway impact on the Royal Borough. • Welcome the plan's spatial strategy in targeting development towards suitable and sustainable locations across the borough. <p>Reading Borough Council:</p> <ul style="list-style-type: none"> • Support the plan's approach to identify strategic development location which can deliver timely delivery of essential infrastructure. <p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> • Cross-boundary transport impacts on the A329(M) through Bracknell and cumulative impact of development on the local road network should be considered. • Consider the balance of housing provision with the economic needs of the borough. • Support a surplus / oversupply of housing in the local plan as this provides sufficient flexibility in the plan period. <p>Reading Buses:</p> <ul style="list-style-type: none"> • Timely delivery of infrastructure and services, notably public transport services to establish sustainable travel behaviours from the outset.

	<ul style="list-style-type: none"> Alternative site at Ashridge is considered an unsustainable location due to limited accessibility to public transport services and infrastructure.
Town and Parish Councils	<p>Shinfield and Arborfield Parish Councils submitted a joint response:</p> <ul style="list-style-type: none"> Highlighting concerns regarding the concept of a garden village, including the pooling of affordable housing in one area, limited accessibility of new services and facilities for existing residents, and the significant carbon emissions generated through new development and associated transport. Extending existing settlements with large scale development is a more sustainable option, for example the Twyford/Ruscombe scheme would provide a new relief road. Alternative strategic scale development at Twyford / Ruscombe and Ashridge should be actively considered. <p>Charvil Parish Council:</p> <ul style="list-style-type: none"> Would not support a scheme in Twyford/Ruscombe due to its Green Belt location, and the adverse impact on local villages, particularly traffic and congestion. Concerns expressed regarding the quality and sustainability of housing schemes proposed and the lack of additional infrastructure. <p>Sonning Parish Council:</p> <ul style="list-style-type: none"> Expressed concerns about small scale development, which lack the infrastructure provided as part of larger strategic schemes. Any future scheme at Twyford/Ruscombe should deliver the proposed new railway station at Twyford Gardens prior to the development of the village. <p>Wokingham Without Parish Council:</p> <ul style="list-style-type: none"> Expressed concerns relating to the proposed extension to the South Wokingham SDL, highlighting, transport and access along with a lack of local facilities as key points of concern.

Arborfield SDL

Q2a Arborfield SDL To what extent do you agree with the proposed changes to the Arborfield SDL policy? a) Identification of Westward Cottage, Sheerlands Road for 10 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 204 Neutral: 109 Somewhat disagree/disagree: 153</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • Betterment of current unneighbourly use (HGV parking) and associated traffic along Sheerlands Road. • Agree with the concept of focussing development near to existing planned infrastructure. • Support for limited infilling within existing SDL. • Opportunity to increase capacity to optimise use of available land. • Opportunity to increase the area of proposed allocation. • Conditional support providing 10 dwellings is the maximum. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • The area is already overpopulated. • Impact on wildlife. • Impact on quality of living. • Infilling of existing SDLs is mission creep away from original vision. • Green space within SDL needs to be retained.
Landowners and developers	<p>The landowner responded to the consultation with the following:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Request revised allocation area which omits Westwood Cottage and renaming of site to Westwood Yard to reflect the area proposed for development.

	<ul style="list-style-type: none"> • Opportunity for increased capacity of up to 30 dwellings total to optimise use of available land. • Housing would make best use of previously developed land. • Highly sustainable location within Arborfield Garrison SDL, well related to existing settlement pattern. • 10 dwellings as proposed would be unviable compared to existing commercial use. • Development can be achieved which respects ecological constraints.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • No identified environmental constraints. • High clay content in soils meaning infiltration drainage difficult to achieve; consequently water attenuation features will need to be designed into site layout. <p>Thames Water:</p> <ul style="list-style-type: none"> • Do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development. • The scale of development is likely to require upgrades of the wastewater network. • A distribution main runs under the site.
Town and Parish Councils	<p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase capacity to optimise use of available land.
<p>Q2a Arborfield SDL</p> <p>To what extent do you agree with the proposed changes to the Arborfield SDL policy?</p> <p>b) Identification of Reading FC Training Ground, Hogwood Park</p>	
Residents and community groups	<p>The consultation did not include a specific question regarding this site because outline planning permission was granted in April 2021 for 140 dwellings, and proposal was included in the Draft Local Plan consultation (2020). However, a small number of responses were received which are highlighted below.</p> <p>Agree/somewhat agree: 3 Neutral: 0</p>

	<p>Somewhat disagree/disagree: 2</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • Reasonable development proposal in the context of the wider SDL. • Support the expansion of the Arborfield SDL. • Suitable for higher density development. • Suitable for increased levels of affordable housing. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • The site should instead be designated as Local Green Space. • Lack of local facilities which would help to ensure sustainability. • Lack of infrastructure provision in the local area. • Poor connectivity to the wider area.
Landowners and developers	<p>The landowner/developer supported the inclusion of Hogwood Park as part of the Arborfield Strategic Development Location and the principles of Policy SS4. The landowner/developer also confirmed availability and deliverability of the site within the plan period.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply and wastewater network infrastructure. • Early engagement with Thames Water regarding any likely upgrades to wastewater or water infrastructure are recommended.
Town and Parish Councils	<p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Support increasing density on this site towards 200 units. <p>Barkham Parish Council:</p> <ul style="list-style-type: none"> • Noise and odour pollution. <p>The Parish Council suggests that an alternative layout of the site should be considered that increases the buffer zone between the homes and industrial operations and improves screening.</p>

Q2b Arborfield SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q2c Development guidelines for Arborfield SDL

Please set out your comments on the development guidelines. If you would like to propose an amendment, please explain the change you would like to see and why.

Residents and community groups	<p>A range of comments were received regarding the continued delivery of the Arborfield Strategic Development Location (SDL).</p> <p>Concerns expressed by some local residents regarding the scale of development proposed in this location and the slower delivery of key infrastructure, services and facilities, such as the district centre, schools or health provision.</p> <p>Some support from local residents towards the continued delivery and approach of the Arborfield Strategic Development Locations, including the additional housing allocation for 10 dwellings at Westward Cottage, Sheerlands Road.</p> <p>A local Ward Member reiterated many of the issues raised by residents, and additionally challenged the delivery of infrastructure associated with the existing Strategic Development Locations.</p>
	<p>Development Guidelines:</p> <p>Some comments received in support of the development guidelines which align with the vision of the Arborfield Strategic Development Location.</p> <p>Very few specific comments were received on the development guidelines, as most residents / community groups expressed general concerns with the Arborfield SDL reiterating the key issues set out above. Additional comments stated the following:</p> <ul style="list-style-type: none">• Improvements requested to cycling and pedestrian routes to access services and facilities (e.g., Bohunt School).

	<ul style="list-style-type: none"> • Public realm improvements should better consider the needs of horse riders. • Traffic calming measures required. • Important to retain existing trees and maintaining rural character. • Measures to mitigate impacts of climate change through sustainable design and construction. • Maintain separation between Arborfield and neighbouring settlements. • Maximise opportunities for active travel (e.g., pedestrians and cyclists). • Contrary to the vision and objectives of the Arborfield and Barkham Neighbourhood Plan.
Landowners and developers	<p>A range of comments were received regarding the continued delivery of the Arborfield SDL.</p> <p>The developer/landowner for Arborfield Green supported the continued delivery of the SDL but suggested that the capacity of the site can accommodate a further 500 dwellings.</p> <p>The developer/landowner for Hogwood Park confirmed availability and deliverability of the site, as the land has been granted planning permission for up to 140 dwellings.</p> <p>Some concerns expressed by the development industry included the following reasoning:</p> <ul style="list-style-type: none"> • The figure for the Arborfield SDL should be reduced to align with evidence contained in the council's latest Five-Year Housing Land Supply Statement. • The allocation at Reading FC Training Ground, Hogwood Park should be excluded from the figure as the site is proposed to be retained outside of the boundary of the SDL. • The reliance of the SDLs and their overall contribution to housing distribution and growth in the borough. <p>Development Guidelines:</p> <p>Very few specific comments received on the development guidelines, with general concerns expressed by the development industry towards the SDL approach and the overall contribution to housing growth in the borough.</p> <p>A developer/landowner delivering the Arborfield Green development suggested that the wording of Policy SS4 should be amended as the site can accommodate a further 500 dwellings.</p>

	The developer/landowner for Hogwood Park supported the requirements in Policy SS4.
Statutory consultees, neighbouring authorities and other key bodies	<p>Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT):</p> <ul style="list-style-type: none"> Suggested that Policy SS4 should include a requirement for development to achieve Biodiversity Net Gain or to provide blue/green infrastructure in line with national policy and legislation (Environment Act 2021). <p>Thames Water:</p> <ul style="list-style-type: none"> Local upgrades to the existing wastewater network and water supply network infrastructure may be required. Early engagement with Thames Water is recommended. <p>Berkshire Archaeology:</p> <ul style="list-style-type: none"> Continue to support the SDL approach in having regard to protecting and investigating archaeological assets. <p>Development Guidelines:</p> <p>Environment Agency:</p> <ul style="list-style-type: none"> Recommended a commitment within the development guidelines to explore opportunities for Biodiversity Net Gains on site.
Town and Parish Councils	<p>Concerns expressed by Arborfield and Newland Parish Council regarding the slow delivery of the Arborfield Green Strategic Development Location, in particular delays to the delivery of the district centre, schools and health provision.</p> <p>Arborfield and Newland Parish Council and Shinfield Parish Council also submitted a joint response, which expressed the following additional concerns:</p> <ul style="list-style-type: none"> Limited health care facilities provided for in the Arborfield SDL. New school has not been made available due to it being used as a teaching space following the closure of Farley Hill Primary School . <p>Concerns expressed by Winnersh Parish Council on the following grounds:</p> <ul style="list-style-type: none"> Insufficient capacity for school provision in the area, in particular secondary school capacity in the Arborfield SDL (and the South of the M4 SDL).

	<ul style="list-style-type: none"> • Limited access to retail and employment uses. • Adverse impact of development on the highway network and existing infrastructure. • Limited public transport services and infrastructure to access key settlements in the area.
	<p>Development Guidelines:</p> <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Optimise and make effective use of land at Hogwood Park. • Opportunity to maximise capacity of sites by achieving higher densities.

South of the M4 SDL

Q3a South of the M4 SDL To what extent do you agree with the proposed changes to the South of the M4 SDL policy? a) Identification of Land north of Arborfield Road, Shinfield, for 191 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 229 Neutral: 68 Somewhat disagree/disagree: 558</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • Good existing road links – particularly to Reading and M4. • It is logical to focus further development where there is committed / completed infrastructure. • Good access to existing employment opportunities. • The site is consistent with the SDL vision. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • There will be no infrastructure or community benefits for the local community. • Existing congestion issues will be exacerbated. • Known flooding issues at the site. • Conflicts with the Shinfield Neighbourhood Plan. • Further harm to the character of Shinfield Village. • Pressure on services and facilities both in the local and wider area, such as doctor's surgeries, schools and leisure. • Erosion of separation between the settlements of Shinfield and Arborfield, resulting in sprawl from Reading. • Health and wellbeing impacts of removing the last remaining green space between housing development and Shinfield Relief Road. • A car dependent development would be created. • Questions of why the assessment of the site has changed since the 2020 HELAA. • Foul sewerage infrastructure is already overloaded.

	<p>Many responses referred to the development of the South of M4 SDL in addition to the specific sites identified. The following points were made regarding the South of M4 SDL in general:</p> <ul style="list-style-type: none"> • Disproportionate amount of development in this part of the borough. • Current development has not delivered the necessary infrastructure. • Development here is preferable to releasing Green Belt. <p>Very few specific comments were received on the development guidelines.</p>
Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Opportunities to connect to the site to the north which is currently being delivered, including via public transport, and other areas including the Langley Mead SANG to the south of the site. <p>Very few specific comments received on the development guidelines.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> • Request that further flooding evidence is provided to demonstrate that the exception and sequential tests have been passed and that a sequential approach will be applied to ensure that development on the site is located in the lowest areas of flood risk on the site and set back from the edge of the floodplain. • Expect biodiversity net gain as part of the development. <p>Thames Water:</p> <ul style="list-style-type: none"> • Local upgrades to the existing wastewater network and water supply network are likely to be required. Early engagement with Thames Water is recommended. <p>Development Guidelines:</p> <p>Environment Agency:</p> <ul style="list-style-type: none"> • It should be included as a guideline and a requirement that development should avoid areas of high flood risk .
Town and Parish Councils	<p>Shinfield Parish Council provided no specific comments on the proposed development at this site, but made the following general points:</p>

	<ul style="list-style-type: none"> • There is an uneven distribution of development around the borough. • Development has resulted in additional pressure on the capacity of local infrastructure and services for instance education/school provision, health provision and public transport services. • There have been delays to the delivery of Shinfield Local Centre associated with the South of the M4 SDL • Development has adversely impacted the highway network, notably the A327 . • There are limited public transport services to settlements such as Spencers Wood, Shinfield and Wokingham. • Limited availability of active travel routes. • There have been delays in delivering green infrastructure. • An IDP should be prepared which is fully costed and requires up front infrastructure provision with limitations on housing occupations until infrastructure is provided. <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • This is already an extensive development area, with appropriate infrastructure either in place or being delivered. • It has excellent communication links, especially to the M4. • Better rail links should be considered. • Improved density should be considered. <p>Very few specific comments received on the development guidelines .</p>
<p>Q3a South of the M4 SDL</p> <p>To what extent do you agree with the proposed changes to the South of the M4 SDL policy?</p> <p>b) Identification of land east and west of Hyde End Road for 175 dwellings</p>	
Residents and community groups	<p>Agree/somewhat agree: 218 Neutral: 84 Somewhat disagree/disagree: 233</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • Good existing road links – particularly to Reading and M4.

	<ul style="list-style-type: none"> • It is logical to focus further development where there is committed / completed infrastructure . • Good access to existing employment opportunities. • The site is consistent with the SDL vision. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • Concerns regarding the coalescence of the settlements of Shinfield and Spencers Wood. • Potential detrimental impact on ancient woodland. • Loss of valuable natural amenity space. • Hyde End Road is narrow in sections and unsuitable for additional traffic. • The development would bring no infrastructure or community benefits for the local community. • Existing congestion issues will be exacerbated. • There are known flooding issues on the site. • Detrimental impact on local wildlife. • Loss of agricultural land. • Development conflicts with the Shinfield Neighbourhood Plan. • Further harm to the character of Shinfield Village. • Pressure on services and facilities both in the local and wider area, such as doctor's surgeries, schools and leisure. • Erosion of separation between the settlements of Shinfield and Arborfield, resulting in sprawl from Reading. • Health and wellbeing impacts of removing last remaining green space between housing development and Shinfield Relief Road. • A car dependent development would be created. • Questions of why the assessment of the site has changed since the 2020 HELAA. • Foul sewerage infrastructure already overloaded. <p>Many responses referred to the development of the South of M4 SDL in addition to the specific sites identified. The following points were made regarding the South of M4 SDL in general:</p> <ul style="list-style-type: none"> • Disproportionate amount of development in this part of the borough. • Current development has not delivered the necessary infrastructure. • Development here is preferable to releasing Green Belt. <p>Very few specific comments received on the development guidelines.</p>
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Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Opportunity to increase capacity of up to 45 dwellings to optimise use of available land, to deliver approximately 220 dwellings in total. <p>Very few specific comments received on the development guidelines.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> • Request that further flooding evidence is provided to demonstrate that the exception and sequential tests have been passed and that a sequential approach will be applied to ensure that development on the site is located in the lowest areas of flood risk on the site and set back from the edge of the floodplain. • Expect biodiversity net gain and no detrimental impact to the irreplaceable Ancient Woodland. <p>Thames Water:</p> <ul style="list-style-type: none"> • Local upgrades to the existing wastewater network and water supply network are likely to be required. Early engagement with Thames Water is recommended <p>Development Guidelines:</p> <p>Environment Agency:</p> <ul style="list-style-type: none"> • It should be included as a guideline and a requirement for development that development should avoid areas of high flood risk.
Town and Parish Councils	<p>Shinfield Parish Council provided no specific comments on the proposed development at this site, but made the following general points:</p> <ul style="list-style-type: none"> • There is an uneven distribution of development around the borough. • Development has resulted in additional pressure on the capacity of local infrastructure and services for instance education/school provision, health provision and public transport services. • There have been delays to the delivery of Shinfield Local Centre associated with the South of the M4 SDL. • Development has adversely impacted the highway network, notably the A327 . • There are limited public transport services to settlements such as Spencers Wood, Shinfield and Wokingham. • Limited availability of active travel routes.

	<ul style="list-style-type: none"> • There have been delays in delivering green infrastructure. • An IDP should be prepared which is fully costed and requires up front infrastructure provision with limitations on housing occupations until infrastructure is provided. <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Already an extensive development area, appropriate infrastructure is either in place or being delivered. • It has excellent communication links, especially to the M4. • Better rail links should be considered. • Improved density should be considered. <p>Very few specific comments received on the development guidelines.</p>
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Q3a South of the M4 SDL

To what extent do you agree with the proposed changes to the South of the M4 SDL policy?

c) Support local enhancements to Basingstoke Road / Beech Hill Road local shops

Residents and community groups	<p>Agree/somewhat agree: 316 Neutral: 87 Somewhat disagree/disagree: 112</p> <p>Very few specific comments were received in relation to the local shop enhancements. The following key issues were raised:</p> <ul style="list-style-type: none">• Welcome improved shopping provision.• Improvements to parking and access are much needed.• Questions over the deliverability of the improvements given the constraints of the DEPZ around AWE Burghfield• Lack of clarity over what this means in practice.
Landowners and developers	No comments received.
Statutory consultees, neighbouring authorities and other key bodies	No comments received.
Town and Parish Councils	No comments received.

Q3b South of the M4 SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q3c Development guidelines for South of the M4 SDL

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

Residents and community groups

3b) South of the M4 SDL

A range of comments were received regarding the continued delivery of the South of the M4 Strategic Development Location (SDL).

Very few comments were received, broadly indicating support for the current SDL approach due to the planned and/or existing infrastructure and services in the area, accessibility to transport links and proximity to employment opportunities.

Concerns were expressed on the following grounds:

- Disagree with the scale of development proposed in this location.
- The impact of recent development on the highway network, notably Junction 10/11 of M4, A327, Basingstoke Road, Hyde End Road.
- Pressure on the capacity of existing local infrastructure and services (e.g., healthcare, school provision, public transport etc.).
- Loss of agricultural land and open green space.
- Impact on the local and historic character of Shinfield and Arborfield villages and the surrounding area.
- Limited affordable housing provided for residents in the area.
- Disagree with the distribution of housing growth in the borough.
- Important to maintain the separation of Shinfield and Arborfield with the edge of Reading Borough.
- The impact of European protected species, such as badgers should be considered.

	<p>3c) Development Guidelines:</p> <p>Some comments received in support of the development guidelines which align with the vision of the South of the M4 Strategic Development Location.</p> <p>Very few specific comments received on the development guidelines, as most residents / community groups expressed general concerns with the South of the M4 SDL reiterating the key issues set out above. Additional comments stated the following:</p> <ul style="list-style-type: none"> • Cycle routes should be segregated from road users. • Mature and protected trees should be protected. • Contrary to the vision and objectives of the Shinfield Neighbourhood Plan. • Higher proportion of affordable housing. • Protection of areas of green space.
Landowners and developers	<p>3b) South of the M4 SDL</p> <p>Comments received by a landowner/developer in support of the South of the M4 SDL as further growth in this location is considered to be consistent with the plan's Spatial Strategy. Additional land was also promoted for housing at The Manor, further SANG provision at Stanbury Park and Langley Mead and a Neighbourhood Park in Shinfield.</p> <p>Some concerns expressed by developers/landowners include:</p> <ul style="list-style-type: none"> • The provision of housing and employment should be significantly higher to enhance the sustainability of the South of the M4 SDL. • Draft Policy SS5 should be updated to reflect changes to the boundary of the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield and provide guidance setting out the approach for alternative land uses within the DEPZ. • The housing figure for the South of the M4 SDL should be reduced to align with evidence contained in the council's latest Five-Year Housing Land Supply Statement (2020). • The over-reliance of the SDLs and their overall contribution to housing distribution and growth in the borough. <p>3c) Development Guidelines:</p>

	Very few specific comments received on the development guidelines, as general concerns expressed by the development industry towards the SDL approach and their overall contribution to housing growth and distribution in the borough.
Statutory consultees, neighbouring authorities and other key bodies	<p>3b) South of the M4 SDL</p> <ul style="list-style-type: none"> • Environment Agency recommend that Policy SS5 includes a commitment for development to design in appropriate measures to mitigate any potential effects on ancient woodland, for example an appropriate buffer zone. • Berkshire Archaeology continue to support the SDL approach with regard to protecting and investigating archaeological assets.
	<p>3c) Development Guidelines:</p> <ul style="list-style-type: none"> • Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) recommend an additional requirement in Policy SS5 to ensure development achieves a minimum 10% net gain in biodiversity and provides green and blue infrastructure.
Town and Parish Councils	<p>3b) South of the M4 SDL</p> <p>Concerns expressed by Shinfield Parish Council on the following grounds:</p> <ul style="list-style-type: none"> • Pressure on the capacity of local infrastructure and services for instance education/school provision, health provision and public transport services. • Delays to the delivery of Shinfield Local Centre associated with the South of the M4 SDL. • Impact the development has caused to the highway network, notably the A327. • Limited public transport services to settlements such as Spencers Wood, Shinfield and Wokingham.
	<p>3c) Development Guidelines:</p> <p>No specific comments received on the development guidelines.</p>

North Wokingham SDL

Q4a North Wokingham SDL	
To what extent do you agree with the proposed changes to the North Wokingham SDL policy?	
a) Identification of Ashridge Farm for 153 dwellings (an increase of 3 dwellings)	
Residents and community groups	<p>Agree/somewhat agree: 215 Neutral: 71 Somewhat disagree/disagree: 161</p> <p>Support was expressed on the following grounds:</p> <ul style="list-style-type: none"> • Support for limited infilling within existing SDL, in close proximity to existing housing. • The site has outline planning permission for 153 dwellings (planning application ref: 201515) and therefore the principle of development has already been established. • An increase to the capacity of the site to accommodate 3 additional dwellings would cause minimal impact on the current permitted scheme. <p>Concerns were expressed on the following grounds:</p> <ul style="list-style-type: none"> • Odour and visual impacts as development is in proximity to existing sewage treatment works. • The land forms a natural barrier between Wokingham Town and the outskirts of Hurst. • Increased flood risk as a result of new development. • Pressure on the capacity of infrastructure, services and facilities. • Loss of agricultural land. <p>Local Ward Members reiterate the points raised by residents / community groups, and additionally stated:</p> <ul style="list-style-type: none"> • Several listed and historic buildings. • Existing protected trees.
Landowners and developers	No substantive issues raised to the housing site allocation at Ashridge Farm, but some concerns expressed from the development industry towards the reliance of the SDLs and their contribution to housing delivery in the borough.

	No response was received from the landowner/developer.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> Any flood risk impacts would have been addressed and reviewed through the granting of outline planning permission. Recommend an additional requirement in the development guidelines to provide a 5-metre buffer from the ordinary watercourse which encompasses the site. <p>Thames Water:</p> <ul style="list-style-type: none"> Previous concerns regarding potential odour impacts have been addressed through a condition attached to the outline planning permission. Local upgrades to the existing wastewater network may be required. Early engagement with Thames Water is recommended.
Town and Parish Councils	Twyford Parish Council raised concerns regarding the extension of the North Wokingham SDL to incorporate this area.
Q4a North Wokingham SDL To what extent do you agree with the proposed changes to the North Wokingham SDL policy? b) Identification of land east of Toutley Depot for 130 dwellings plus a care home (an increase of 30 dwellings)	
Residents and community groups	<p>Total responses: Agree/somewhat agree: 222 Neutral: 71 Somewhat disagree/disagree: 161</p> <p>Key areas of agreement/disagreement:</p> <ul style="list-style-type: none"> Support for limited infilling within existing SDL. Site is currently subject to a live planning application (ref: 211777) for 130 dwellings and a 70-bed care home. Disagree with main access to the site being provided from the A321 as this is currently unsafe and is likely to cause traffic and noise pollution in the area.

	<ul style="list-style-type: none"> • Risk of flooding as site is situated in Flood Zone 2 and 3. <p>Local Ward Members reiterated many of the above issues raised by residents, and additionally stated:</p> <ul style="list-style-type: none"> • Vehicular access to the site would be from a busy road with limited visibility.
Landowners and developers	No substantive issues raised to the housing site allocation at Land east of Toutley Depot, but some concerns expressed towards the reliance of the SDLs and their contribution to housing delivery in the borough.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> • Support development guidelines regarding the proposed development maintaining the natural setting of the Emm Brook and retaining a suitable buffer from the watercourse. • Additional information needed to understand how flood risk can be managed on the site. <p>Thames Water:</p> <ul style="list-style-type: none"> • Local upgrades to the existing wastewater network and sewage treatment infrastructure may be required. Early engagement with Thames Water is recommended.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Risk of flooding as site is situated in Flood Zone 2 and 3. • Policy and/or development guidelines should encourage public transport provision to Twyford.

Q4b North Wokingham SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q4c Development guidelines North Wokingham SDL

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

Residents and community groups

4b) North Wokingham SDL:

A range of comments were received regarding the continued delivery of the North Wokingham Strategic Development Location (SDL).

Few comments were received, broadly indicating support for the current SDL approach due to planned infrastructure and services.

Concerns were expressed on the following grounds:

- Further opportunities to explore increased capacities at the North Wokingham SDL would optimise use of available land and reduce pressure on other settlements in the borough.
- Further development within and surrounding the North Wokingham SDL would change the character of north Wokingham and the surrounding area.
- Loss of green space and separation between Wokingham and Hurst.
- Loss of agricultural land and open countryside.
- Pressure on the capacity of existing local infrastructure and services (e.g., highway network, healthcare, school provision, public transport etc.).
- Congestion and pollution on the M4, A329(M) and local highway network (e.g., Reading Road).
- Disproportionate approach towards the distribution of housing in the borough.
- Limited affordable housing provided for residents who wish to continue to live and work in Wokingham.
- Pressure on parking provision at Twyford railway station due to further commuters from north Wokingham.

	<p>Local Ward Member reiterated many of the issues raised by residents, and additionally stated that:</p> <ul style="list-style-type: none"> • Loss of greenspaces which are valued by the local community. • Risks of noise and air pollution due to proximity to the M4 and A329(M). • Highway safety for pedestrians and school children. • More social housing provision over other types of affordable housing offered by the market. <p>4c) Development Guidelines for North Wokingham SDL:</p> <p>Few comments received in support of the development guidelines which align with the vision of the North Wokingham Strategic Development Location.</p> <p>Very few specific comments received on the development guidelines, where most residents / community groups expressed general concerns with the North Wokingham SDL reiterating the key issues set out above. Some residents additionally stated:</p> <ul style="list-style-type: none"> • Forms of active travel routes or improvements should consider access for all users, including horse riders. • Retention of existing trees and open spaces. • Consideration of existing habitat connectivity and providing wildlife corridors. • Maintain separation between Wokingham and Binfield/Bracknell. • Noise mitigation from the motorways (e.g., A329M and M4). • Unsafe access from Twyford Road. • Regarding 5WK051, further detail required for accessing services and facilities by walking and cycling at the adjacent development at Amen Corner (in Bracknell Forest).
Landowners and developers	<p>4b) North Wokingham SDL:</p> <p>No substantive issues raised to the housing site allocations at Ashridge Farm and Land east of Toutley Depot, but some concerns expressed towards the reliance of the SDLs and their overall contribution to housing delivery in the borough.</p> <p>Concerns expressed by a landowner/developer that the figure should be reduced to align with evidence contained in the council's latest Five-Year Housing Land Supply Statement (2020).</p>

	<p>4c) Development Guidelines for North Wokingham SDL:</p> <p>Very few specific comments received on the development guidelines, as general concerns expressed by the development industry towards the SDL approach and their overall contribution to housing delivery in the borough.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>4b) North Wokingham SDL:</p> <ul style="list-style-type: none"> • Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) recommended an additional requirement in Policy SS6 to ensure development achieves a minimum 10% net gain in biodiversity and provides for green and blue infrastructure. • Berkshire Archaeology continue to support the SDL approach with regard to protecting and investigating archaeological assets. <p>4c) Development Guidelines for Ashridge Farm:</p> <ul style="list-style-type: none"> • Environment Agency recommend an additional requirement in the development guidelines to provide a 5-metre buffer from the ordinary watercourse that encompasses the site. <p>4c) Development Guidelines for Land east of Toutley Depot:</p> <ul style="list-style-type: none"> • Environment Agency support development guideline relating to maintaining the natural setting of the Emm Brook and retaining a suitable buffer from the watercourse to the proposed development.
Town and Parish Councils	<p>4b) North Wokingham SDL:</p> <p>Twyford Parish Council:</p> <ul style="list-style-type: none"> • No provision made for the increase in commuter traffic to Twyford railway station. <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase density to optimise use of available land.

	<p>4c) Development Guidelines for North Wokingham SDL:</p> <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase density to optimise use of available land.
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Q5a South Wokingham SDL To what extent do you agree with the proposed changes to the South Wokingham SDL policy? a) The identification of land south of Waterloo Road for 835 dwellings	
Residents and community groups	<p>Land south of Waterloo Road Agree/somewhat agree: 182 Neutral: 53 Somewhat disagree/disagree: 241</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • It is logical to focus further development where there is committed / completed infrastructure. • Planned growth at emerging SDLs is preferable to growth at smaller communities. • Development in this location is a logical next choice now the proposed Grazeley garden town is no longer deliverable. • Good linkages to leisure facilities. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • Loss of green space, agricultural land and open countryside and harm to the natural environment (including biodiversity). • Pressure on the capacity of existing local infrastructure and services (e.g., utilities, roads, health provision, school provision). • Reduction of the physical and visual separation of Wokingham, Bracknell and Crowthorne. • Access and highway impact on the local and strategic road network, notably London Road, Old Wokingham Road, Southern Distributor Road, Waterloo Road, Nine Mile Ride. • Access issues from, and impact on, the local rural road network. • Limited access to public transport services and infrastructure for accessing key settlements, including Wokingham Town Centre. • Impact on residents caused by air pollution from the highway network.

	<ul style="list-style-type: none"> • Closure of the railway crossing at Easthampstead Road will encourage rat running on other local roads, e.g., Waterloo Road. • Congestion on the junction of Tesco (Finchampstead Road) and the Southern Distributor Road and in Wokingham Town Centre. • Forms of active travel routes or improvements should consider access for all users, including horse riders • Impact on the local character around the south of Wokingham. • Slow and untimely delivery of infrastructure for the South Wokingham SDL Contrary to the council's declaration of a Climate Emergency. <p>Local Ward Members reiterated many of the issues raised by residents, and additionally stated that:</p> <ul style="list-style-type: none"> • The site is not within sustainable walking distance from existing services and facilities. • Local congestion issues which will be exacerbated . • Highway safety issues along narrow Old Wokingham Road with lack of footpaths. • Concern that this would set a precedent for further housing nearby within Bracknell Forest, over which WBC would have no control. • Lack of safe active travel routes. • Harmful encroachment into the green gap between Wokingham and Bracknell. • Loss of important hedgerows and TPO trees. • Flooding concerns. • Loss of high-quality agricultural land. • Infrastructure capacity issues (including secondary school places) in the local area will be exacerbated by the proposals. <p>Development Guidelines:</p> <p>Very few specific comments received on the development guidelines, where most residents / community groups expressed general concerns with the extension to the South Wokingham SDL reiterating the key issues set out above.</p>
Landowners and developers	<p>The proposed allocation covers an area in multiple ownerships.</p> <p>The largest landowner of the area proposed for allocation responded as follows:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Noted opportunities to increase the capacity of the allocation.

	<p>Landowner of 'Land west of Old Wokingham Road and south of Waterloo Road' responded as follows:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Highlighted planning application 211033 for 95 dwellings currently under consideration which is supported by various technical evidence. <p>Landowner of land around and including Pearce's Farm:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. <p>Individual property owners within the area had the following comments:</p> <ul style="list-style-type: none"> • Existing character and amenity of residential properties must be appropriately considered. • Concern raised that the proposals are not in keeping with the previous (2004) Landscape Character Assessment for the area. • Suggested that land to the rear of Sutton Cottages Easthampstead Road Wokingham should be allocated as SANG. <p>Some concerns expressed by developers/landowners unconnected with the site include:</p> <ul style="list-style-type: none"> • Unsuitable rural road network in the vicinity of the site. • Multiple landowners requiring collaboration and equalisation agreements • Potential archaeology constraints. • Concerns over deliverability within the plan period. • Similar SDL extension principles, presented as a reason for the proposed allocation, were considered by an agent acting on behalf of its land owner to also apply to omission site 5BA010 – Barkham Square. They also notes the omission site as having better transport and community infrastructure than the proposed SDL extension. <p>Development Guidelines:</p> <p>Few comments were received specifically on development guidelines but support was noted for a joined up masterplanning approach to development.</p>
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<p>Statutory consultees, neighbouring authorities and other key bodies</p>	<p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> Concerns that development would harm the landscape gap function of the area. Development should not extend to the borough boundary and it is not appropriate to rely on the proposed 'Strategic Gap' to the east within the emerging Bracknell Forest Local Plan. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> Need for ongoing discussions concerning the cumulative impact of the proposed allocation and other proposed development on the A329 and M4 which pass through RBWM. <p>Environment Agency</p> <ul style="list-style-type: none"> Expect further hydraulic modelling work to be undertaken for this watercourse or as a minimum further assessments to demonstrate that the sequential test can be passed, the exception approach has been applied (for all sources of flood risk) and that the proposed development can be delivered on the site to ensure no increase in flood risk on or off the site. There are opportunities for strategic sites to achieve reductions in flood risk from all sources both on and off site. Opportunities should be taken to improve watercourses and provide environmental enhancements. <p>Thames Water:</p> <ul style="list-style-type: none"> Local upgrades to the existing wastewater network likely to be required. Early engagement with Thames Water is recommended. <p>Mid and West Berkshire Local Access Forum:</p> <ul style="list-style-type: none"> Active travel routes or improvements should consider access for all users, including horse riders. Protection of the rural character of the existing Public Rights of Way network which runs across the site. Opportunities should be sought to re-instate Ludgrove Road which is a recognised historic lane. Opportunities to join up the fragmented bridleway network. <p>British Horse Society:</p> <ul style="list-style-type: none"> Various suggested opportunities to improve the Bridleway network, footpaths, and road crossings / layouts Proposed path along Emm Brook to allow horse rider use. <p>Development Guidelines:</p>
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	<p>Environment Agency:</p> <ul style="list-style-type: none"> • It should be included as a guideline and a requirement, that development should avoid areas of high flood risk. As one part of this site contains a watercourse recommendation that a minimum of a 5m buffer zone is proposed between the development and the watercourse.
Town and Parish Councils	<p>Wokingham Without Parish Council:</p> <ul style="list-style-type: none"> • Delay in the delivery of the South Wokingham SDL mean that the impact of the existing allocation is currently unknown. • Flood risk and drainage issues raised in relation to locally known historic flooding of the site. • Site access via Old Wokingham Road, a national speed limit road, which is rural in nature lacking pavements and safe crossing points to support pedestrian access. • Negative implications of site access being located in another Local Authority Area. • Requires the removal of established trees and hedges impacting biodiversity. • Proposed SANG on site should be linked to other SANG in area to create wildlife corridors. • Area is currently rural in nature and proposal will impact the Landscape character of the area. • Limited access to public services and facilities, resulting in increased road journeys. • Limited accessibility to public transport services and infrastructure. • Concern over the proportion of the site allocated as affordable homes, due to the remote nature of the site and lack of facilities. <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase density to optimise use of available land. • Sustainable location with good accessibility to the M4 and key settlements such as Bracknell. • Improved cycling routes to Wokingham and Bracknell railway stations needed.

Q5a South Wokingham SDL

To what extent do you agree with the proposed changes to the South Wokingham SDL policy?

b) The identification of Land to the west of St Anne's Drive and south of London Road for 54 dwellings

Residents and community groups

Land to the west of St Anne's Drive and south of London Road

Agree/somewhat agree: 191

Neutral: 75

Somewhat disagree/disagree: 177

Very few comments were received from residents and community groups specifically for this site, instead comments related mainly to the wider SDL as reported elsewhere in this document. Specific comments were:

- Good access to the strategic road network.
- Density too high given site size and constraints.
- Unacceptable loss of trees.
- Erosion of the gap between Wokingham and Bracknell.
- Impact on wildlife.

Local ward members raised the following concerns:

- Important part of green gap between Wokingham and Bracknell.
- Highways safety issues on access onto London Road.
- Highlighted the planning application recently refused by Planning Committee (203544).
- It would result in car oriented development.

Development Guidelines:

Very few specific comments received on the development guidelines, where most residents / community groups expressed general concerns with the extension to the South Wokingham SDL reiterating the key issues set out above.

Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • No specific comments were received on the development guidelines.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • This site is located in Flood Zone 1 and there are no fluvial flood risk concerns with this site being developed. <p>Thames Water:</p> <ul style="list-style-type: none"> • Local upgrades to the existing wastewater network likely to be required. Early engagement with Thames Water is recommended. <p>The Wokingham Society:</p> <ul style="list-style-type: none"> • Object to the proposed development on the grounds given in the refusal of application 203544. <p>Binfield Badger Group</p> <ul style="list-style-type: none"> • Records indicate badger setts in the vicinity, were development to occur there is significant risk of Badgers being hemmed in between large estates and the motorway. <p>Development Guidelines:</p> <p>Environment Agency:</p> <ul style="list-style-type: none"> • As an ordinary watercourse is located within this site recommendation to provide a minimum of a 5m ecological buffer between the development and the watercourse.

Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Site has been refused planning permission on two separate occasions as it failed to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area. • Loss of protected trees and hedgerows. <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase density to optimise use of available land. • Sustainable location with good accessibility to the M4 and key settlements such as Bracknell. • Improved cycling routes to Wokingham and Bracknell railway stations needed. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • No specific comments were received on the development guidelines.
<p>Q5a South Wokingham SDL</p> <p>To what extent do you agree with the proposed changes to the South Wokingham SDL policy?</p> <p>c) The identification of Gray's Farm for both outdoor and indoor sports and community uses</p>	
Residents and community groups	<p>Agree/somewhat agree: 237 Neutral: 65 Somewhat disagree/disagree: 139</p> <p>Some support from local residents / community groups to the identification of Gray's Farm, including the following reasoning:</p> <ul style="list-style-type: none"> • Provide sports and recreation uses and green space for the residents of South Wokingham. • Good accessibility to South Wokingham SDL and extension (land south of Waterloo Road). <p>A few concerns expressed by local residents / community groups on the following grounds:</p> <ul style="list-style-type: none"> • Disagree with the potential future relocation of existing facilities, including Pinewood Football Club to Grays Farm in light of the proposed regeneration of Pinewood.

	<ul style="list-style-type: none"> • Valued local facility (local produce) for existing residents. • Loss of agricultural land. • Impact on the natural environment (including biodiversity). • Gray's Farm has not been identified in the council's latest Leisure Strategy 2021-2025. • Access and highway impact on the local road network, notably Heathlands Road. • Development would reduce separation of settlements, e.g., Wokingham and Wokingham Without. • Limited accessibility to the facility via public transport. <p>An individual nominated the area at Gray's Farm for consideration as a Local Green Space.</p>
	<p>Development Guidelines:</p> <p>No comments were received.</p>
Landowners and developers	<p>Key issues raised:</p> <p>A nearby landowner supported the identification of Gray's Farm for indoor and outdoor sports and community uses.</p>
	<p>Development Guidelines:</p> <p>No specific comments submitted.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Key issues raised:</p> <p>Sport England</p> <ul style="list-style-type: none"> • Requested the justification for identifying Gray's Farm for indoor and outdoor sports and community uses, including the type of uses it will include. <p>The Environment Agency:</p> <ul style="list-style-type: none"> • Request further flooding evidence is provided to demonstrate how the exceptions test has been passed, following the initial application of the sequential test.

	<p>Development Guidelines:</p> <p>Environment Agency:</p> <ul style="list-style-type: none"> Recommend a minimum 5m buffer zone between the development and the water course.
Town and Parish Councils	<p>Wokingham Without Parish Council:</p> <ul style="list-style-type: none"> Noted that any development and SANG proposed as part of the South Wokingham SDL extension should link into the Gray's Farm site.
	<p>Development Guidelines:</p> <p>No specific comments submitted.</p>
<p>Q5a South Wokingham SDL</p> <p>To what extent do you agree with the proposed changes to the South Wokingham SDL policy?</p> <p>d) The identification of Land South of Gipsy Lane for 17 dwellings</p>	
Residents and community groups	<p>The consultation document did include a specific question on Land South of Gipsy Lane, however, a small number of responses including a combined response from Wescott Liberal Democrat Cllrs were received which are summarised below.</p> <ul style="list-style-type: none"> Site whilst outside of Flood Zones 2 and 3 is a soakaway, development will result in flooding in other locations. Site contains protected trees which should be retained. Site should be identified as green space within the South Wokingham SDL.
	<p>Development Guidelines:</p> <ul style="list-style-type: none"> Any further development cannot take place without significant increase in the roads linking north and south Wokingham, in addition to investment in amenities.

	<ul style="list-style-type: none"> The nature of the green space here is varied and home to several ecosystems. These need to be preserved with any development, and not fragmented.
Landowners and developers	No specific comments submitted.
Statutory consultees, neighbouring authorities and other key bodies	<p>Key issues raised:</p> <ul style="list-style-type: none"> The EA reiterated comments submitted as part of the Draft Local Plan (February 2020) consultation, including that there should be a reference to known waterbodies, notably the Emm Brook and other ordinary watercourses. Development should also achieve a net gain in biodiversity and compensate for any disturbance on a specific habitat basis. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> Welcome on-going discussions with Wokingham Borough Council to understand any wider cross-boundary transport impacts.
	<p>Development Guidelines:</p> <p>No specific comments submitted</p>
Town and Parish Councils	No specific comments submitted

Q5b South Wokingham SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q5c Development guidelines South Wokingham SDL

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

Residents and community groups

A range of comments were received regarding the continued delivery of the South Wokingham Strategic Development Location (SDL).

Few comments were received, broadly indicating support for the current SDL approach due to planned infrastructure and services.

Concerns expressed by some local residents / community groups to the continued delivery of the South Wokingham Strategic Development Location on the following grounds:

- Loss of green space, agricultural land and open countryside and harm to the natural environment (including biodiversity).
- Pressure on the capacity of existing local infrastructure and services (e.g., utilities, roads, health provision, school provision).
- Retention of the physical and visual separation of Wokingham, Bracknell and Crowthorne
- Access and highway impact on the local and strategic road network, notably London Road, Old Wokingham Road, Southern Distributor Road, Waterloo Road, Nine Mile Ride.
- Limited access to public transport services and infrastructure for accessing key settlements, including Wokingham Town Centre .
- The area around Crowthorne (Wokingham Without) and south of Wokingham has been subject to significant housing development over the years.
- Impact on residents caused by air pollution from the highway network.
- Closure of the railway crossing at Easthampstead Road will encourage the use of rat running on other local roads, e.g., Waterloo Road.

	<ul style="list-style-type: none"> • Congestion on the junction of Tesco (Finchampstead Road) and the Southern Distributor Road and in Wokingham Town Centre. • Forms of active travel routes or improvements should consider access for all users, including horse riders . • Impact on the local character around the south of Wokingham. • Slow and untimely delivery of infrastructure for the South Wokingham SDL. • Contrary to the council’s declaration for Climate Emergency. • Grays Farm is a valued local amenity for residents. • Land at St Annes Drive, Wokingham was recently refused planning permission. <p>Local Ward Members reiterated many of the issues raised by residents, and additionally stated that:</p> <ul style="list-style-type: none"> • Flood risk and drainage issues. • Important to retain the physical and visual separation of Wokingham, Bracknell and Crowthorne. • Limited access by public transport to Wokingham or Bracknell town centres. • Slow and untimely delivery of infrastructure associated with the existing Strategic Development Locations. <p>Development Guidelines:</p> <p>Very few specific comments received on the development guidelines, where most residents / community groups expressed general concerns with the extension to the South Wokingham SDL reiterating the key issues set out above. Some residents additionally stated:</p> <ul style="list-style-type: none"> • Consideration of active modes of travel for all users, including horse riders. • Retention of existing trees and providing public open space. • Maximise opportunities for public transport and active travel. • Junction and highway improvements, notably Easthampstead Road with Old Wokingham Road. <p>Wokingham Society expressed concerns that there are currently no development guidelines proposed for the allocation at land south of Waterloo Road.</p>
Landowners and developers	Some concerns expressed by the development industry to the continued delivery of the South Wokingham SDL included the following reasoning:

	<ul style="list-style-type: none"> • The housing figure of the SDL should be reduced to align with evidence contained in the council's latest Five-Year Housing Land Supply Statement (2020) as it was considered that there is insufficient justification to include completions on the site prior to the base date of the plan within the council's sources of housing supply. • Challenges with slow delivery of housing and infrastructure at the South Wokingham SDL. • Over reliance of the SDLs and their overall contribution to housing delivery in the borough. <p>Comments received by the landowner/developer promoting land at St Annes Drive and its inclusion as a proposed housing allocation in the South Wokingham SDL. Support for the SDL approach in providing services and facilities, and this site can enable active travel improvements and connections between the North Wokingham SDL and South Wokingham SDL.</p> <p>Comments received by the landowner/developer in support of their land being allocated within the South Wokingham SDL, but suggested amendments to Policy SS7 to provide clarity that key infrastructure requirements need to be planned and co-ordinated with the wider development and should only identify the additional infrastructure needed to support the additional homes provided in the proposed allocation.</p> <p>Comments received from the landowner/developer in support of their promoted land being included within the revised boundary of the South Wokingham SDL, which represents a positive approach to meeting identifying housing needs in the borough. The landowner/developer submission was accompanied by a Heritage Technical Note which provided a summary of the assessment of nearby heritage assets.</p> <p>Comments received from the landowner/developer promoting land within the South Wokingham SDL in support of the Council's assessment of scope for further development within and adjoining the boundary of the SDL.</p> <p>Comment received from a landowner / developer supporting the principle of connecting the South Wokingham SDL extension to the Southern Distributor Road, which passes through land in their control. Some amendments suggested to Policy SS7 and the Masterplan to provide flexibility on the design and layout of the new access road through the proposed extension to the SDL. Additional land was also promoted to include several properties within the SDL to make efficient use of land and enable a comprehensive approach to the development.</p> <p>Development Guidelines:</p>
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	<p>A landowner/developer promoting land within the South Wokingham SDL disagreed with the average density of 30dph as this does not make efficient or effective use of land. It was suggested that the site (land south of Waterloo Road) could accommodate around 975 homes based on increased density of 35dph.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> • Welcome confirmation that the South Wokingham SDL can accommodate sufficient Suitable Alternative Natural Greenspace (SANG) provision for the proposed development, as this land was previously identified as SANG and open space. <p>Thames Water:</p> <ul style="list-style-type: none"> • Local upgrades to the existing wastewater network may be required. Early engagement with Thames Water is recommended. <p>Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT):</p> <ul style="list-style-type: none"> • Recommend an additional requirement in Policy SS6 to ensure development achieves a minimum 10% net gain in biodiversity and provides for green and blue infrastructure. • Policy should include measures to ensure that development designs in appropriate measures to mitigate any potential effects on areas of priority habitat and improve habitat connectivity. <p>Berkshire Archaeology:</p> <ul style="list-style-type: none"> • Continue to support the SDL approach with regard to protecting and investigating archaeological assets. <p>Sport England:</p> <ul style="list-style-type: none"> • Further justification required for the identification of Gray's Farm for outdoor and indoor sports and community uses. • Welcome further engagement regarding the proposal at Gray's Farm. <p>Development Guidelines:</p> <p>Very few specific comments received on the development guidelines for the South Wokingham Strategic Development Location (SDL).</p> <p>Mid and West Berkshire Local Access Forum:</p>

	<ul style="list-style-type: none"> • Active travel routes or improvements should consider access for all users, including horse riders. • Protection of the rural character of the existing Public Rights of Way network which runs across the site. • Opportunities should be sought to re-instate Ludgrove Road which is a recognised historic lane. •
Town and Parish Councils	<p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Opportunity to increase density to optimise use of available land. • Sustainable location with good accessibility to the M4 and key settlements such as Bracknell. • Improved cycling routes to Wokingham and Bracknell railway stations needed. <p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Land at St Annes Drive was refused planning permission by Wokingham Borough Council (ref: 203544) on the grounds that it failed to demonstrate how it would maintain separation between Wokingham and Bracknell, prevent harm to the visual amenity and result in loss of protected trees.
	<p>Development Guidelines:</p> <p>Very few specific comments received on the development guidelines for the South Wokingham Strategic Development Location (SDL).</p> <p>Finchampstead Future Neighbourhood Planning Team suggested that opportunities should be sought to increase densities to optimise the use of available land.</p>

Hall Farm / Loddon Valley SDL

Q6a Hall Farm / Loddon Valley SDL

To what extent do you agree with the proposed allocation of Hall Farm / Loddon Valley as a new SDL?

- a) The identification of a new Strategic Development Location at Hall Farm / Loddon Valley

Q6b

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed allocation. If you would like to suggest any changes, please explain the change you would like to see.

Residents and community groups	<p>Agree/somewhat agree: 523 Neutral: 35 Somewhat disagree/disagree: 716</p> <p>A range of comments were received from local residents / community groups both supporting and objecting to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley.</p> <p>Comments supporting the principle of a new Strategic Development Location at Hall Farm / Loddon Valley included the following reasoning:</p> <ul style="list-style-type: none"> • Large-scale development at this location could reduce the pressure on existing settlements from piecemeal development due to speculative applications. • Large-scale development is more sustainable than a greater number of smaller developments spread across smaller settlements. • The scale of development allows for planned facilities and service improvements such as schools, open spaces, public transport infrastructure and potentially health care. • Increasing publicly accessible green space and biodiversity value, including along the River Loddon valley
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	<ul style="list-style-type: none"> • The location is sustainable due to proximity to local employment opportunities and existing and new transport infrastructure (e.g. M4). • Protection of the Metropolitan Green Belt elsewhere in the borough. <p>Concerns were expressed by some residents / community groups on the following grounds:</p> <ul style="list-style-type: none"> • Pressure on the capacity of existing local infrastructure in the area (e.g., utilities, roads, health provision, school provision). • Loss of open green space, agricultural land and open countryside and perceived harm to the natural environment (including trees and hedgerows) contrary to Wokingham Borough Council's Climate Emergency. • Perceived flood risk and drainage issues due to the presence of the River Loddon and site's proximity to the Bearwood Lakes Category A Dam. • The proposal is contrary to the vision and objectives of the Arborfield and Barkham and Shinfield Neighbourhood Development Plans. • Impact on the local and historic character of Hall Farm, Carter's Hill and neighbouring settlements in the area. • Development would reduce the separation between settlements, notably Arborfield, Shinfield. • Settlements such as Arborfield, Earley, Shinfield and Winnersh have been subject to significant housing development over the years. • Access and highway impact on the local and strategic road network, notably M4 (Junction 10 and 11), A327, A329, B3349, Mole Road, Church Lane, Hyde End Road. • Impact on existing residents through noise and air pollution due to increased use of the highway network. • Maximise opportunities elsewhere to increase densities across sites and optimise use of brownfield (previously developed) land. • Limited existing accessibility to public transport services and infrastructure (e.g., railway station) causing more journeys by private car, contrary to Wokingham Borough Council's Climate Emergency. • The timing of delivery of key infrastructure, services and facilities to support the residents. • Housing site allocations should be shared evenly across the borough to reduce pressure on infrastructure, services and facilities. • Alternative proposals were suggested including 3,500 homes at Twyford and Ruscombe, would be a more suitable alternative given proximity to Twyford Railway Station. <p>Local Ward Members reiterated many of the issues raised by residents.</p>
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	<p>Development Guidelines:</p> <p>Very few specific comments were received on the development guidelines, where most residents / community groups expressed general concerns with the identification of a new Strategic Development Location at Hall Farm / Loddon Valley, reiterating the key issues set out above.</p>
Landowners and developers	<p>A range of comments were received from the development industry both supporting and objecting to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley, including on the following grounds:</p> <ul style="list-style-type: none"> • Support the expansion of Thames Valley Science Park, including a film and television studio campus (Shinfield Studios Creative Media Hub), employment floorspace and complimentary uses. • Support the provision of homes alongside jobs with the area in proximity to Thames Valley Science Park. <p>A landowner/developer promoting land at Hatch Farm, within the proposed Hall Farm / Loddon Valley SDL supported the approach for the following reasons:</p> <ul style="list-style-type: none"> • Confirmation their land interest has capacity to accommodate around 700 dwellings supported by infrastructure and open space and contributes to the minimum 2,200 homes to be delivered in the plan period. • Support for the preparation of a masterplanning and infrastructure delivery Supplementary Planning Document (SPD) as a mechanism to guide planning applications for individual phases of development within the SDL. • Vision document has been prepared for land at Hatch Farm which broadly aligns with the design principles and masterplan for the Hall Farm / Loddon Valley SDL produced by David Lock Associates. <p>The principal landowner promoting land at Hall Farm / Loddon Valley SDL confirmed the site's availability, and supported the approach, including the following reasoning:</p> <ul style="list-style-type: none"> • A sustainable and deliverable option for a new Garden Community, comprising new housing, a Country Park and employment uses that can meet the development needs in the borough. • Proximity to local employment opportunities (e.g. Thames Valley Science Park) and existing and planned infrastructure, services and facilities. • Proximity to public transport infrastructure and services, notably Green Park, Winnersh and Reading railway stations. • Continued partnership working with Wokingham Borough Council, Homes England and other landowners to deliver a comprehensive masterplan and package of infrastructure for the SDL. • Development at this scale can provide planned facilities such as school provision, neighbourhood centres, open spaces and public transport infrastructure, and potentially health care.

	<p>Landowner/developer promoting their land at Newlands Farm supported the strategy, including the allocation of Hall Farm / Loddon Valley as a new Garden Village, but disagreed with the Delivery Principle in Policy SS3 regarding land value capture.</p> <p>Some concerns expressed by the other landowner/developers not associated with the site, to the identification of a new Strategic Development Location at Hall Farm / Loddon Valley on the following grounds:</p> <ul style="list-style-type: none"> • Insufficient evidence and unrealistic timescales and lead-in times for delivering the garden village and any associated infrastructure. • Relocation of the existing agricultural research facility may inhibit the delivery of the site. • Uncertainty in the delivery and funding of strategic infrastructure, notably a new junction on the M4. • No viability assessment has been undertaken for the Local Plan. • Garden Village proposal would facilitate and encourage unsustainable travel patterns, contrary to the plan's vision for sustainable development and climate change. • Limited access to public transport infrastructure and services, notably a railway station. • Pressure on the capacity of local infrastructure and services. • Limited information provided to demonstrate that the site could deliver 2,200 dwellings within the plan period. • Inconsistent approach to site selection, e.g., flood risk and landscape. • The plan should allocate additional sites of varied sizes and locations (omission sites) to provide sufficient flexibility in the council's housing land supply position in the shorter term.
	<p>Development Guidelines:</p> <p>The principal landowner for Hall Farm / Loddon Valley SDL supported the key development and delivery principles in Policy SS3, but suggested the following amendments:</p> <ul style="list-style-type: none"> • The expansion of employment floorspace at Thames Valley Science Park is capable of accommodating 300,000sqm to reflect latest feasibility, masterplanning and transport modelling work and therefore policy should provide some flexibility. • Policy should make reference to mix, tenure and key worker housing, including for the University of Reading. • Flexibility in the policy regarding the delivery of neighbourhood and district centres as the masterplanning and design of the scheme evolves. • Flexibility in the policy regarding education capacity and the type of provision.

	<ul style="list-style-type: none"> • Policy should provide flexibility in the event that alternative means of highways mitigation are considered in light of any detailed assessment work. • The potential for on-site minerals through prior extraction should also be compatible with the phasing of the SDL. <p>Few specific comments received from the development industry on the principles set out in Policy SS3, where most comments expressed general concerns with the identification of a new Strategic Development Location at Hall Farm / Loddon Valley, reiterating the key issues set out above. Additional comments included:</p> <ul style="list-style-type: none"> • No reference to SANG provision or their compatibility with flood risk in the policy wording. • Provide sufficient flexibility for other uses with varying scales to come forward on the site. • Further explanation required regarding land value capture and impact on viability.
Statutory consultees, neighbouring authorities and other key bodies	<p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> • Acknowledgement that further work is required to understand the employment needs of the borough. • Welcome collaboration between Wokingham Borough Council and landowners to develop the economic vision for the Hall Farm / Loddon Valley SDL. <p>Reading Borough Council:</p> <ul style="list-style-type: none"> • Residents in this location are likely to access Reading for higher order services and facilities, a step-change in accessibility by public transport, walking and cycling needs to be provided upfront. • Limited detail at this stage regarding the comprehensive package of infrastructure to incentivise sustainable behaviours and travel choices. • Opportunity to seek a planned, dedicated public transport link from the SDL across the M4 to Reading. • Upgrades are likely to be required to public transport routes north of the M4 and bus priority measures sought around Elm Lane/Pepper Lane/University of Reading. • Improved connections to Winnersh and Winnersh Triangle stations would be required. • Further clarity regarding dedicated public transport connection along the new link to Hatch Farm Way . • Further clarity regarding the trigger for a new motorway junction on the M4. • Location for the partial or full relocation of Royal Berkshire Hospital should be highly accessible by all modes of transport as per requirements of Policy ER3 of the Reading Borough Local Plan. <p>Hampshire County Council:</p>

	<ul style="list-style-type: none"> • Welcome on-going discussions with Wokingham Borough Council to understand any wider transport impacts of the development on the strategic highway network within the borough and neighbouring authorities, including Hampshire. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> • Support the intention to provide a comprehensive package of infrastructure to encourage sustainable travel movements. • Welcome on-going discussions with Wokingham Borough Council to understand any wider transport impacts of the development on the strategic highway network particularly relating to the provision of a new junction on the M4. <p>Environment Agency:</p> <ul style="list-style-type: none"> • Support the development principles for the Hall Farm / Loddon Valley SDL (specific comments are discussed in 'Development Guidelines' below). <p><i>Wastewater drainage/water supply:</i></p> <ul style="list-style-type: none"> • Water quality assessment required to determine the impact of development on the Arborfield Sewage Treatment Works and watercourses. • Further evidence required to demonstrate that development can connect to existing wastewater infrastructure at the Arborfield STW and water supply infrastructure within this area. <p><i>Flood risk</i></p> <ul style="list-style-type: none"> • Opportunities should be taken to undertake works to watercourses and surrounding area to provide environmental enhancements and flood risk improvements. • Development should be further set back from the watercourse as a precaution. • Early engagement recommended with the Environment Agency to discuss flood risk improvements and schemes. • Welcome the incorporation of green and blue infrastructure, biodiversity enhancements and comprehensive drainage and flood alleviation measures. • Further evidence required in the Level 2 Strategic Flood Risk Assessment to set out how the Hall Farm / Loddon Valley SDL: <ul style="list-style-type: none"> ○ Passes the exception test and can be delivered in line with national policy. ○ Ensures development is able to adapt to future climate change or manage adaptive approach. ○ Explains historic flooding on the site.
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	<ul style="list-style-type: none"> • Further information required as to how updated climate change allowances have been calculated. • Support the sequential approach to development, which should be applied to include all sources of flooding. • Flood alleviation measures and environmental enhancements should be assessed through detailed modelling and mitigate any flood risk impacts on or off-site (up to relevant 1 in 100 year plus climate change level). <p><i>Biodiversity/ecological enhancements:</i></p> <ul style="list-style-type: none"> • Welcome further discussion with Wokingham Borough Council regarding river enhancement and restoration options. • Support opportunities for comprehensive habitat management, restoration and enhancement of the River Loddon corridor. • Minimum 10m buffer should be maintained where development is in proximity to a watercourse. • Landscape and Environmental Management Plan should be produced setting out long-term management of the river corridor. • External lighting should avoid light spill and be sympathetic to wildlife. <p><i>Groundwater protection:</i></p> <ul style="list-style-type: none"> • Development should avoid compromising the clay or underlying groundwater for surface or foul water drainage solutions. <p>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:</p> <ul style="list-style-type: none"> • Disagree with a 10% net gain in biodiversity, the development should instead seek to achieve a minimum 25% net gain in biodiversity, in line with other garden settlements (examples cited in West Oxfordshire District and Lichfield District). • Protection and enhancement of areas of ancient woodland from visitor use and recreational pressure. <p>Sport England:</p> <ul style="list-style-type: none"> • Limited information regarding the type of formal and informal sport and recreation uses that will be provided. • Recommendation to prepare a built facilities and playing pitch strategy to undertake an assessment of current and future need. • Development should promote active design (cited Sport England Active Design Principles and Guidance). <p>Reading Buses:</p>
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	<ul style="list-style-type: none"> • Maximise opportunity for significant public transport services and infrastructure. • Model examples were cited in West Berkshire where development is linked by a central direct bus route. • Disagree with the proposed Community Transport Hubs as they can be unreliable and less convenient. <p>Development Guidelines:</p> <p>Reading Borough Council:</p> <ul style="list-style-type: none"> • The principle in Policy SS3 to incorporate measures to protect and retain the physical and visual sense of separation of key settlements should also include reference to Sindlesham. <p>Hampshire County Council:</p> <ul style="list-style-type: none"> • Consideration of upgraded links to Hampshire through sustainable modes of transport. <p>Berkshire Buckinghamshire and Oxfordshire Wildlife Trust:</p> <ul style="list-style-type: none"> • Policy should make reference to the Local Wildlife Sites, ancient woodland or areas of priority habitat that are present within the site boundary . • The country park should be carefully designed to ensure existing habitats are protected from recreational pressure. • Design appropriate buffers around existing habitats informed by site specific assessments. • Seek commitment in Policy SS3 to retain and enhance the floodplain grazing marsh. • Stronger requirement for development to achieve 'carbon neutral'. <p>Thames Water:</p> <ul style="list-style-type: none"> • Early engagement with Thames Water regarding any likely upgrades to wastewater or water infrastructure are recommended. <p>Historic England:</p> <ul style="list-style-type: none"> • Policy SS3 should include a requirement to assess the significance of any affected heritage assets and their setting. Masterplan should be supported by an appropriate historic environment evidence base. <p>Natural England:</p>
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	<ul style="list-style-type: none"> • Seek a collaborative approach to the delivery of Hall Farm / Loddon Valley SDL to ensure protection and buffering of the River Loddon SSSI and supporting habitats.
Town and Parish Councils	<p>Arborfield and Newland Parish Council:</p> <ul style="list-style-type: none"> • Insufficient consultation and engagement with the parish council and the community. • Limited information provided on the impact of the development on the wider local and strategic road network, notably the Arborfield Cross Relief Road. • Housing site allocations should be shared evenly across the borough to reduce pressure on infrastructure, services and facilities. <p>Barkham Parish Council:</p> <ul style="list-style-type: none"> • Provides an opportunity to deliver a sustainable development in close proximity to M4 and local employment opportunities. • Welcome the distribution of housing and growth across the borough . • Maximise opportunities for public transport and accessibility to key destinations and settlements to mitigate highway impact on the local road network, notably Barkham Road. <p>Earley Town Council:</p> <ul style="list-style-type: none"> • Insufficient retail floorspace at the proposed community hub to accommodate the scale of development. • Overestimate of local employment opportunities generated at Thames Valley Science Park, notably Shinfield Studios. • Important for timely and early delivery key infrastructure, services and facilities to support the new community. • Maximise opportunities for active travel. • Village centre should include substantial infrastructure, services and facilities to create a vibrant, thriving and sustainable community, to reduce car dependence. <p>Shinfield Parish Council and Arborfield and Newland Parish Council submitted a joint response, which also expressed the following concerns:</p> <ul style="list-style-type: none"> • Flood risk and drainage issues due to the presence of River Loddon valley. • Important to retain of existing protected trees.

	<ul style="list-style-type: none"> • Sufficient protection should be given to heritage assets, notably Bearwood College Grade II* Registered Park and Garden, St Bartholomew's Church Scheduled Monument and Locally Valued Historic Assets identified in the Arborfield and Barkham Neighbourhood Plan. • Reduction in the separation between the settlements of Shinfield, Arborfield and Sindlesham, which is not acknowledged in the Interim Sustainability Appraisal Report. • Expansion of Sindlesham does not reflect its position in the settlement hierarchy. • Impact on nature conservation, notably Local Wildlife Sites, areas of priority habitats and ancient woodland. • Limited accessibility to public transport services and infrastructure, notably a railway station for accessing key destinations such as Reading and Wokingham, increasing dependency on private cars. • Impact of development on the Air Quality Management Area (AQMA). • Noise and vibration as the site is in proximity to the M4. • The Viability Assessment does not provide estimated costing for the delivery of a new junction on the M4. • Mineral extraction will cause delays to the deliverability of the Hall Farm / Loddon Valley SDL. • Timely and early delivery of key infrastructure, services and facilities. • Pressure on the capacity of existing infrastructure, services and facilities (e.g., health provision, school provision). <p>Ruscombe Parish Council:</p> <ul style="list-style-type: none"> • Support for the location and size of development at Hall Farm / Loddon Valley. <p>Swallowfield Parish Council:</p> <ul style="list-style-type: none"> • Development at this scale can provide planned services, facilities and infrastructure such as health provision, school provision, open spaces and public transport services and infrastructure. • Proximity to local employment opportunities. • Flood risk and drainage issues due to the presence of the River Loddon valley.
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	<p>Development Guidelines:</p> <p>Earley Town Council suggested some key principles for policies and design codes for the Hall Farm / Loddon Valley SDL, including:</p> <ul style="list-style-type: none"> • Provision of Electric Vehicle charging points. • Appropriate densities. • Street landscaping. • Restrictions on on-street parking. • Timely and early delivery of key infrastructure. • Renewable energy generation.
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Draft Local Plan (2020) Sites proposed for allocation for residential / mixed development

<p>Q7a Draft Local Plan (2020) Sites proposed for allocation for residential / mixed development</p> <p>To what extent do you agree with the proposed change in the indicative capacity for site identified in the Draft Local Plan (2020) for residential / mixed use development?</p> <p>Q7b Draft Local Plan (2020) Sites proposed for allocation for residential / mixed development</p> <p>Please set out your comments on the proposed change in the indicative capacity. If you would like to propose an amendment, please explain the change you would like to see and why.</p> <p>Q9a To what extent do you agree with the development guidelines for the proposed allocation of land for residential / mixed use development?</p>	
<p>Land east of Park View Drive North, Charvil</p> <p>Site Reference: 5CV001 Revised Growth Strategy proposal: 78 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 174</p> <p>Neutral: 128</p> <p>Somewhat disagree/disagree: 241</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 121</p> <p>Neutral: 98</p> <p>Somewhat disagree/disagree: 215</p>

	<p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Represents a more even distribution of smaller sites across the borough. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • The site floods regularly and development would also likely increase the risk of flooding in the surrounding area. • Negative impact on air quality, including the Twyford Crossroads AQMA. • Lack of existing services and facilities in Charvil. • Pressure on services and facilities both in the local and wider area, such as doctor's surgeries, schools and leisure. • Increased congestion and traffic safety issues on the A4 with further traffic. • Loss of green space and impact on biodiversity and wildlife. • The development proposed for Charvil is disproportionate to its current size and scale, especially when compared to development proposed elsewhere. • Adverse impact on the character, atmosphere and community of Charvil. • Poor existing public transport services. • Lack of safe cycling and walking routes in the area. <p>Local ward members responded and raised a number of the concerns expressed by residents.</p> <p>The local MP also responded expressing a number of the concerns raised by residents.</p>
Landowners and developers	<p>The landowner/developer responded to support the proposed housing allocation and confirm the site is available. The response recommended an increase in the capacity of the site to at least 88 dwellings, with options for further extensions of the proposed site area for an additional 125 dwellings to the north and 25 dwellings to the west.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure and the wastewater network. <p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. • The site sits on clay and will require areas for attenuation features designed into the development.

	<ul style="list-style-type: none"> Development would be more sensitive to infiltration discharges and surface activities such as road drainage which might contain hazardous substances. Direct discharge of hazardous substances to groundwater is a breach of the Groundwater Directive (2016). These should be considered in development proposals for this site.
Town and Parish Councils	<p>Charvil Parish Council</p> <ul style="list-style-type: none"> Support the slight reduction in numbers of dwellings. Support the affirmation that development would not take place in areas of flood zone 3. Raised concerns that this part of the A4 corridor is particularly vulnerable to flooding. Raised concerns regarding access to the site and connection to the rest of the village. Adverse impact on traffic levels and air quality on the A4. Raised concerns regarding the adverse impact on walking and cycling. <p>Twyford Parish Council</p> <ul style="list-style-type: none"> Do not support the reduction in capacity if it entails a loss of affordable or social housing provision.
<p>Land west of Park Lane, Charvil</p> <p>Site Reference: 5CV002</p> <p>Revised Growth Strategy proposal: 61 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 176</p> <p>Neutral: 135</p> <p>Somewhat disagree/disagree: 230</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 126</p> <p>Neutral: 99</p> <p>Somewhat disagree/disagree: 208</p>

	<p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Represents a more even distribution of smaller sites across the borough. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Increased risk of flooding. • Increase in traffic including through-traffic to and from Woodley – dangerous junction at the railway bridge on Park Lane with potential for increase in accidents. • Pressure on the A4 with further increase in congestion. • Negative impact on air quality. • Pressure on existing services and facilities in the area such as doctor's surgeries, schools and leisure. • Impact on the character of Charvil. • Disproportionate number of proposed houses in Charvil – a small village and compared with other parishes. • Poor existing public transport and lack of safe cycling/walking routes. • Impact on biodiversity and loss of wildlife. <p>Local ward members responded and raised a number of the concerns expressed by residents.</p> <p>The local MP also responded expressing a number of the concerns raised by residents.</p> <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Smaller, more affordable housing is required.
Landowners and developers	<p>The landowner/developer responded to support the proposed housing allocation and confirm it is available. The response confirms that development could be delivered within the next five years and that despite the proposed reduced capacity, the site could deliver at least 75 dwellings.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure. • No infrastructure concerns envisaged regarding the wastewater networks.
Town and Parish Councils	<p>Charvil Parish Council</p> <ul style="list-style-type: none"> • Welcome the reduction in numbers of dwellings.

	<ul style="list-style-type: none"> Concerns around the effects on local traffic and air quality. Welcome the mention of encouraging active travel but this needs to be extended. Issue of displacement of wildlife so would like an east to west green corridor. Need for more modest sized dwellings, rather than large family homes. Inadequate bus service in the area putting pressure on local roads unless action is taken to improve public transport. <p>Twyford Parish Council</p> <ul style="list-style-type: none"> Do not support the reduction in capacity if it entails a loss of affordable or social housing provision.
<p>Land to the rear of 9-17 Northbury Lane, Ruscombe</p> <p>Site Reference: 5RU007</p> <p>Revised Growth Strategy proposal: 12 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 181</p> <p>Neutral: 135</p> <p>Somewhat disagree/disagree: 173</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 138</p> <p>Neutral: 103</p> <p>Somewhat disagree/disagree: 133</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> This smaller site could contribute to the overall housing need across the borough. Sensible site for redevelopment. In keeping with the character of the area. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Narrow access to the site.

	<ul style="list-style-type: none"> • Pressure on the Twyford crossroads with congestion and air pollution. • Pressure on the local services and facilities. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Consideration of safe walking/cycling routes in the area. • Ensure development is in keeping with the surrounding buildings and not increase building height.
Landowners and developers	No response was received from the landowner.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. • The site sits on clay and will require areas for attenuation features designed into the development. • Developments on these sites would be more sensitive to infiltration discharges and surface activities such as road drainage which might contain hazardous substances. Direct discharge of hazardous substances to groundwater is a breach of the Groundwater Directive (2016). These should be considered in development proposals for these sites. <p>Thames Water</p> <ul style="list-style-type: none"> • No infrastructure concerns envisaged regarding the water supply network. • The scale of development is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Ruscombe Parish Council responded to agree to the proposed location and size of development.</p> <p>Twyford Parish Council</p> <ul style="list-style-type: none"> • Increase in capacity is not supported. • Adverse impact on traffic through Twyford crossroads. • Pressure on local community facilities. • Would expect contribution to sustainable transport and safe cycling and walking routes through Twyford.

Land between 39-53 New Road, Ruscombe

Site Reference: 5RU008

Revised Growth Strategy proposal: 20 dwellings

Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 183</p> <p>Neutral: 135</p> <p>Somewhat disagree/disagree: 172</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree:137</p> <p>Neutral:106</p> <p>Somewhat disagree/disagree:130</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none">• This smaller site could contribute to the overall need across the borough.• Sensible site for redevelopment.• In keeping with the character of the area. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none">• Narrow access to the site.• Pressure on the Twyford crossroads with congestion and air pollution.• Pressure on the local services and facilities. <p>Development Guidelines:</p> <ul style="list-style-type: none">• Consideration of safe walking/cycling routes in the area.• Ensure development is in keeping with the surrounding buildings and not increase building height.
Landowners and developers	No response was received from the landowner.

Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk <p>Thames Water</p> <ul style="list-style-type: none"> No infrastructure concerns envisaged regarding the water supply network. The scale of development is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Ruscombe Parish Council responded to agree to the proposed location and size of development.</p> <p>Twyford Parish Council</p> <ul style="list-style-type: none"> Increase in capacity is not supported. Impact on traffic through Twyford crossroads. Pressure on local community facilities. Would expect contribution to sustainable transport and safe cycling and walking routes through Twyford.
<p>Land at Bridge Farm, Twyford</p> <p>Site Reference: 5TW010</p> <p>Revised Growth Strategy proposal: 180 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 159</p> <p>Neutral: 101</p> <p>Somewhat disagree/disagree: 237</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 116</p> <p>Neutral: 94</p> <p>Somewhat disagree/disagree: 187</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Twyford should take its share of development in the borough.

	<ul style="list-style-type: none"> • Development will provide growth for Twyford while retaining the village feel and community. • Well situated for road and rail connectivity. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • The A4, Twyford Crossroads and Sonning Bridge are already congested, and this will increase as a result of an increase in cars and journeys from new development. • A new access onto the A4 would include a new roundabout and crossings, onto a road which is currently busy, prone to accidents and has a number of junctions close by. • Improvements to public transport and walking and cycling routes would be necessary to mitigate private car movements. • Risk of flooding on site from the River Loddon. • Increase in housing density could raise the level of storeys out of character with Twyford. • Adverse impact on the greenspaces and biodiversity enjoyed by residents. • Further pressure on existing infrastructure such as doctor's surgeries and local schools. • Impacts on pollution levels and the air quality in Twyford village. • Loss of agricultural land. • Loss of habitat for wildlife and impact on biodiversity. • Erosion of the settlement gap between Twyford and Charvil. <p>Local ward members responded and raised a number of the concerns expressed by residents.</p> <p>The local MP also responded expressing a number of the concerns raised by residents.</p> <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Consider planting suitable trees to reduce flood risk. • Development should provide smaller homes, low level flats and maisonettes. • Walking and cycling routes should be provided via Wargrave Road and to the village centre and railway station.
Landowners and developers	<p>The landowner/developer responded to support the proposed housing allocation and confirm it is available. The response confirms an outline planning application for up to 200 dwellings has been submitted and they therefore support a recommended increase in the capacity of the site.</p>

	<p>The landowner has submitted information which seeks to address the constraints including landscape and visual impact, flood risk, biodiversity, heritage and access and highways.</p> <p>The landowner/development not associated with the site, but promoting land on the north side of the A4 (5TW007), commented that access arrangements to Bridge Farm would assist in accessing their promotion.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. • The site sits on clay and will require areas for attenuation features designed into the development. • Development would be more sensitive to infiltration discharges and surface activities such as road drainage which might contain hazardous substances. Direct discharge of hazardous substances to groundwater is a breach of the Groundwater Directive (2016). These should be considered in development proposals for this site. <p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure and the wastewater network. • The proposed development is located within a Source Protection Zone of a groundwater abstraction sone, which Thames water has a statutory duty to protect – A Phase 2 contaminated land risk assessment would need to be submitted to and approved by the local planning authority in consultation with the water undertaker. <p>Campaign to Protect Rural England</p> <ul style="list-style-type: none"> • Agricultural land should be conserved if the UK is to become more self-sufficient in food production. <p>Mid and West Berkshire Local Access Forum</p> <ul style="list-style-type: none"> • The site lies next to the River Loddon with no mention of the Loddon Long Distance Path (LLDP), which would offer connection from Hurst to Wargrave.
Town and Parish Councils	<p>Twyford Parish Council</p> <ul style="list-style-type: none"> • Disagree with the increased capacity unless it can be demonstrated that it will rebalance the provision of affordable, social and smaller dwellings in Twyford's housing stock. <p>Charvil Parish Council</p> <ul style="list-style-type: none"> • Object to the proposal due to concerns regarding flood risk and traffic impacts.

	<ul style="list-style-type: none"> • New access to sites along the A4, such as a new roundabout, would impact the traffic flow of the A4. • Radical changes in to the cycle/pedestrian/public transport network needed to reduce congestion. • Support the idea of a third bridge over the Thames to help alleviate congestion in the area. <p>Sonning Parish Council</p> <ul style="list-style-type: none"> • Some reservations regarding the site due to the consequential increase of traffic passing over Sonning Bridge. A strong travel plan would make the proposal more acceptable.
<p>Winnersh Plant Hire, Reading Road, Winnersh</p> <p>Site Reference: 5WI008</p> <p>Revised Growth Strategy proposal: 85 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 220</p> <p>Neutral: 135</p> <p>Somewhat disagree/disagree: 119</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 158</p> <p>Neutral: 118</p> <p>Somewhat disagree/disagree: 86</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • The site is located close to a settlement with services and facilities. • Good opportunity to redevelop brownfield land. • Opportunities for higher density and building heights. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Increase in capacity on the smaller sites impacts the existing community. • Traffic and congestion issues on Reading Road and around Winnersh.

	<p>Local ward members raised the following concerns:</p> <ul style="list-style-type: none"> • Disagree with the increase in units from 20 to 85. • The site lies within flood zones 2 and 3 and floods regularly, with no flood management scheme described. • 20 units would leave part of the site available for flood mitigation measures. • Proximity to overhead electricity cables. • Concerns with the layout of parking and lack of visitor spaces. • Potential new junction would be very close to an existing toucan crossing and bus stop.
Landowners and developers	<p>The landowner/developer responded to support the proposed housing allocation, and proposed to increase the capacity of the site to accommodate 90 units. A design statement sets out how the additional site capacity could be delivered.</p> <p>No specific responses referring to Development Guidelines were submitted.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. <p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure and the wastewater network.
Town and Parish Councils	<p>Winnersh Parish Council did not object to the previous capacity of 20 homes, but object to the significant increase to 85 homes and the subsequent traffic generation onto Reading Road.</p>
<p>Winnersh Farms, Winnersh</p> <p>Site Reference: 5WI004</p> <p>Revised Growth Strategy proposal: 287 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 185</p> <p>Neutral: 145</p> <p>Somewhat disagree/disagree: 140</p>

	<p>Q9a Development Guidelines Agree/somewhat agree: 130 Neutral: 113 Somewhat disagree/disagree: 119</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Represents a more even distribution of development across the borough. • Good road and rail links. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Increased traffic and congestion issues around Woodward Close and Reading Road. • Impact of noise and air pollution from the close proximity of the M4. • Risk of flooding as the site lies in flood zones 2 and 3. • Disproportionate level of housing for Winnersh. • Traffic safety issues around school times. • Poor vehicle access to the development area. • Loss of wildlife habitat. • Pressure on the local schools and doctor's surgeries. <p>Local ward members responded and raised a number of the concerns expressed by residents. In addition concerns were raised regarding the provision of a safe cycling network, a lack of justification for the increase in capacity and disagreement with the development guidelines.</p>
Landowners and developers	<p>The landowner/developer for the 5WI006 (Land off Maidensfield) section of the site responded to support the proposed housing allocation, the increased capacity and to confirm it is available. The response includes an updated masterplan demonstrating how the site could come forward in line with the development guidelines.</p> <p>No response was received from the landowner of the 5WI010 section.</p> <p>The landowner/developer for the unallocated area immediately of the site to the north responded to object to the omission of this area from the proposed allocation.</p>

Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. • The site sits on clay and will require areas for attenuation features designed into the development. <p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure and the wastewater network.
Town and Parish Councils	<p>Winnersh Parish Council expressed a number of concerns in objection to the site, including:</p> <ul style="list-style-type: none"> • Traffic and congestion issues on all surrounding roads. • Transport modelling evidence has not highlighted an issue at Woodward Close, while issues are seen locally. • Noise and air pollution from the M4 and A329(M). • Risk of flooding. • Pressure on the capacity of existing local infrastructure, including roads, education and water supply and the waste water network. • Poor accessibility to public transport, services and facilities.
<p>Station Industrial Estate, Oxford Road, Wokingham</p> <p>Site Reference: 5WK029</p> <p>Revised Growth Strategy proposal: 40 dwellings</p>	
Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 225</p> <p>Neutral: 136</p> <p>Somewhat disagree/disagree: 111</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 164</p> <p>Neutral: 109</p> <p>Somewhat disagree/disagree: 90</p>

	<p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Easy access to public transport. • Redevelopment of brownfield land. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Noise levels from the railway station. • Loss of the employment/jobs may not be justified by the level of homes proposed. <p>Local ward members also raised concerns that any flats must be accessible for disabled people.</p> <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Development would need to take into account any further redevelopment of Wokingham station. • Opportunities for flats and affordable housing within town centre sites should be referenced.
Landowners and developers	No response was received from the landowner/developer.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Support the principle of housing on the site compared to the current use. • Support redevelopment of brownfield land. • Recognise the site as a sustainable location due to the proximity to existing infrastructure and services (e.g., public transport, utilities), and Wokingham railway station. • Concern over the potential for job losses.

54-58 Reading Road, Wokingham

Site Reference: 5WK012

Revised Growth Strategy proposal: 31 dwellings

Residents and community groups	<p>Q7a</p> <p>Agree/somewhat agree: 204</p> <p>Neutral: 148</p> <p>Somewhat disagree/disagree: 115</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 149</p> <p>Neutral: 121</p> <p>Somewhat disagree/disagree: 87</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none">• Close to services and facilities.• Redevelopment of brownfield land.• The site has planning permission for residential development. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none">• Traffic issues at Station Approach/Reading Road.• Potential adverse effects on air quality. <p>Development Guidelines:</p> <ul style="list-style-type: none">• Higher density in town centres could be pursued to achieve additional affordable housing.
Landowners and developers	<p>No response was received from the landowner/developer. However, it is noted that the site was granted planning permission in 2021.</p>

Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Irrespective of increases or decreases in capacity, development should avoid areas of high flood risk. <p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development/s is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • No objection to current planning application (ref: 202065). • Support redevelopment of the site.

New sites proposed for allocation for residential / mixed development

<p>Q8a New sites proposed for allocation for residential / mixed development</p> <p>To what extent do you agree with the new proposed allocation of land for residential / mixed use development?</p> <p>Q8b New sites proposed for allocation for residential / mixed development</p> <p>Please set out your comments on the proposed change in the indicative capacity. If you would like to propose an amendment, please explain the change you would like to see and why.</p> <p>Q9a To what extent do you agree with the development guidelines for the proposed allocation of land for residential / mixed use development?</p>	
<p>Rooks Nest Farm and 24 Barkham Ride, Finchampstead</p> <p>Site Reference: 5BA032 and 5BA033 Revised Growth Strategy proposal: 270 dwellings</p>	
Residents and community groups	<p>Q8a Agree/somewhat agree: 143 Neutral: 120 Somewhat disagree/disagree: 700*</p> <p>*A petition was also submitted, signed by 1,112 people.</p> <p>Q9a Development Guidelines Agree/somewhat agree: 98 Neutral: 88</p>

	<p>Somewhat disagree/disagree: 185</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • General comment that the proposed new site provided a more even distribution across the borough. • Conditional agreement that a community could be made to work in this location with greater detail about infrastructure and sustainable transport provision. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Overconcentration of development near to existing the existing Arborfield Garrison SDL. • Loss of habitat and biodiversity. • Infrastructure capacity issues (especially doctor's surgery) in the local area will be exacerbated by the proposals. • Highway / pedestrian safety issues of additional traffic given narrow country nature of Barkham Ride. • Loss of valued green area – and their health and amenity benefits. • South of the borough has seen a disproportionate amount of development compared to the north. • Negative impact on California Country park. • Current utilities infrastructure along Barkham Ride substandard. • Loss of valuable farmland. • Negative impact on Longmoor Bog SSSI. • Overcrowding of local green space will be exacerbated by development – greater incidents of horse / bicycle rider conflicts with pedestrians. • Topography of the site will lead to overlooking / neighbouring amenity issues. • The site is not sustainably located in relation to services and facilities. • Lack of active transport infrastructure in the vicinity of the site. • Limited public transport availability. • Current peak time congestion on Barkham Ride and in surrounding area which would be exacerbated by the proposed development. • Proposed development, along with the approved Solar Farm, will lead to the coalescence of settlements between Finchampstead and Barkham. • Detrimental impact on the character of the countryside. • Conflict with Arborfield and Barkham Neighbourhood Plan. • Alternative uses for the site suggested to encourage outdoor pursuits (including tree planting, extension to California Country Park, picnic area, mountain biking track, a skate park).
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	<p>Rooks Nest Farm Petition</p> <p>A petition was received relating to the proposed Rooks Nest Farm site signed by 1,112 people and returned on the 21st January 2022. The petition raised the following concerns:</p> <ul style="list-style-type: none"> • Loss of agricultural land, • Impact on adjacent Site of Special Scientific Interest (SSSI), • Impact of additional residents on existing local services and highways infrastructure, and • Reduced settlement separation and the loss of identity for the settlements of Arborfield Garrison, Barkham and Finchampstead. <p>A large majority of the signatories provided addresses based within Wokingham Borough and the surrounding areas.</p> <p>In addition, the following points were made regarding sites across Finchampstead parish in general:</p> <ul style="list-style-type: none"> • Concerns around the cumulative impact of wider development on local infrastructure (especially doctor's surgeries). <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none"> • Concern that improvements to Barkham Ride through developer contributions would facilitate development at Barkham Square (omission site 5BA010). • The proposed allocation is more distant from services and facilities than recent appeal sites that Inspectors have concluded to be unsustainable. • Any CIL contributions would accrue to WBC and Barkham Parish Council rather than Finchampstead Parish Council where the impact would be. • Finchampstead Parish has supported its fair share of development through the SDL and other LPU proposed allocations. • View that the approved solar farm will become residential development at the end of its life and therefore lead to an area of sprawl with the proposed allocation.
Landowners and developers	<p>Landowner response (24 Barkham Ride):</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable – either in isolation or in combination with site 5BA033.

	<ul style="list-style-type: none"> • Consider development of 24 Barkham Ride would comprise phase 1 of development and could be delivered quickly to aid land supply. • Commitment to providing improved pedestrian linkages. • Well related to existing settlement pattern. • Close to existing services and facilities. • Existing access arrangements suitable to accommodate development. <p>The Rooks Nest Farm landowner did not respond to the consultation.</p> <p>Other landowners raised the following points:</p> <ul style="list-style-type: none"> • Opportunist addition to a lower order settlement. • Sensitive site due to proximity to Longmoor Bog SSSI. • Good potential to design in green space and net biodiversity benefits. <p>Development Guidelines:</p> <p>Landowner:</p> <ul style="list-style-type: none"> • Identified opportunities to comply with each development guideline.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply and wastewater networks. • A distribution main runs through the site. <p>British Horse Society:</p> <ul style="list-style-type: none"> • Opportunity for Bridleway link between Greenway D and footpath 14. <p>Development Guidelines:</p> <p>Mid and West Berkshire Local Access Forum:</p> <ul style="list-style-type: none"> • Request specific reference to Greenway D in development guidelines.

Town and Parish Councils	<p>Barkham Parish Council:</p> <ul style="list-style-type: none"> • Conflict with Arborfield and Barkham Neighbourhood Plan. • Current traffic congestion issues would be exacerbated. • Any road widening would be harmful to rural character of the area and move congestion issues elsewhere. <p>Finchampstead Parish Council:</p> <ul style="list-style-type: none"> • Site unsustainably located in relation to services and facilities. • Lack of active transport infrastructure in the vicinity of the site. • Limited public transport availability. • Current peak time congestion on Barkham Ride and in surrounding area which would be exacerbated by the proposed development. • Proposed development, along with the approved Solar Farm, will lead to the coalescence of settlements between Finchampstead and Barkham . • Detrimental impact on the character of the countryside. • Development would place additional pressure on Rooks Nest Wood SANG and California Country Park. • Conflict with Arborfield and Barkham Neighbourhood Plan. <p>Finchampstead Future Neighbourhood Planning Team echoed those points raised by Finchampstead Parish Council.</p> <p>Development Guidelines:</p> <p>Finchampstead Future Neighbourhood Planning Team agreed with the development guidelines as drafted, noting their in principle objection to the proposals remains.</p>
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31-33 Barkham Ride, Finchampstead

Site Reference: 5FI003

Revised Growth Strategy proposal: 66 dwellings

Residents and community groups

Agree/somewhat agree: 111

Neutral: 94

Somewhat disagree/disagree: 160

Support expressed on the grounds of the following:

- General comment that the proposed new development sites, including this one, represent a more even distribution across the borough.
- Conditional agreement that a community could form in this location, if greater detail provided about infrastructure and sustainable transport provision.

Concerns expressed on the grounds of the following:

- Current peak time congestion on Barkham Ride and the surrounding area which would be exacerbated by the proposed development.
- Infrastructure capacity issues (especially doctor's surgery) in the local area will be exacerbated by the proposals
- Highway / pedestrian safety issues of additional traffic given narrow country nature of Barkham Ride.
- A chalet park has recently completed on site 31 Barkham Ride, and it is illogical to clear this for the proposed allocation.
- Current chalet park and associated access gates out of keeping with the character of the area.
- Unfeasible to widen Barkham Ride to provide the required road width for public transport and footways / cycleways due to landownership and character issues.
- Current utilities infrastructure along Barkham Ride substandard.
- Limited public transport availability.
- Loss of habitat and biodiversity.
- Observation made that while development is supported here, the approved mobile home development will inhibit cohesive design.
- Potential loss of protected trees.

	<p>In addition, the following points were made regarding sites across Finchampstead parish in general:</p> <ul style="list-style-type: none"> Concerns around the cumulative impact of wider development on local infrastructure (especially doctor's surgeries). <p>Development Guidelines:</p> <ul style="list-style-type: none"> Recognition of the need to protect trees subject to Tree Protection Orders at the site, which should be included within development guidelines.
Landowners and developers	<p>Landowner response (31 Barkham Ride):</p> <ul style="list-style-type: none"> Confirmation the land is available and deliverable . <p>The landowner of 33 Barkham Ride did not respond to the consultation.</p> <p>Other landowners raised the following points:</p> <ul style="list-style-type: none"> Support from landowner of 24 Barkham Ride due to opportunities for comprehensive and carefully planned expansion of the settlement with the proposed development south of Barkham Ride. Mobile homes are not permanent structures and so references to PDL development are not accurate. Ecological constraints on site including site of local landscape and nature conservation importance and TPOs. <p>Development Guidelines:</p> <p>No specific responses received.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> The scale of development is likely to require upgrades of the water supply and wastewater networks. A distribution main runs through the site. <p>Environment Agency</p> <ul style="list-style-type: none"> Expect a buffer to be incorporated to the watercourse that runs through / adjoins the site and that opportunities are taken to provide environmental enhancements for habitats.
Town and Parish Councils	Finchampstead Parish Council:

	<ul style="list-style-type: none"> • Support the site as suitable for the development of a further 70 dwellings, in isolation from Rooks Nest Farm proposals. • Note the support for the site in the Finchampstead Neighbourhood Plan Regulation 14 consultation. • Cumulative impact with Rooks Nest Farm (5BA032 & 5BA033) proposed allocation would be unsustainable. <p>Finchampstead Future Neighbourhood Planning Team had the following additional comments:</p> <ul style="list-style-type: none"> • The land is already partly developed. • Close to local shops. • Site lies on a main bus route. • Existing access via Barkham Ride which is one of the secondary routes through the parish, with quick access to Wokingham Town and the station. • Relates well to the existing development limit. • However, cumulative impact with Rooks Nest Farm (5BA032 & 5BA033) proposed allocation would be unsustainable. <p>Barkham Parish Council:</p> <ul style="list-style-type: none"> • Current traffic congestion issues would be exacerbated. • Any road widening would be harmful to rural character of the area and move congestion issues elsewhere.
<p>Greenacres Farm, Nine Mile Ride, Finchampstead</p> <p>Site Reference: 5FI004</p> <p>Revised Growth Strategy proposal: 100 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 171</p> <p>Neutral: 138</p> <p>Somewhat disagree/disagree: 201</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 107</p> <p>Neutral: 100</p>

	<p>Somewhat disagree/disagree: 152</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Support for more appropriate use of the previously developed area of the site. • Good road access. • Relates well to existing pattern of development. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • The site is located outside of defined development areas. • Loss of greenfield land within the site, particularly land to west which is important for settlement separation. • Impact on Green Route and Proposed Valued Landscape Area (Forest and Rides). • Increased congestion along Nine Mile Ride. • Disparity between HELAA capacity and proposed capacity in the consultation document. • Impact on wildlife currently present at the site. • Urbanising impact on the semi-rural character of area. • Infrastructure will not be able to cope with new development. <p>In addition, the following points were made regarding sites across Finchampstead parish in general:</p> <ul style="list-style-type: none"> • Concerns around the cumulative impact of wider development on local infrastructure (especially doctor's surgeries). <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Clear guidelines that support development of PDL and protection of green field areas within the site.
Landowners and developers	<p>The landowner did not respond to the consultation</p> <p>Concerns also expressed by some landowners/developers include:</p> <ul style="list-style-type: none"> • Allocation includes open grassland and not wholly PDL as described. • Likely viability issues as a result of existing use value. • Important habitats and protected trees within the site a constraint on achieving proposed capacity. • Loss of important existing business use with no suitable site for its replacement elsewhere in the borough.

<p>Statutory consultees, neighbouring authorities and other key bodies</p>	<p>Thames Water:</p> <ul style="list-style-type: none"> • Early engagement regarding wastewater network upgrades recommended. <p>Some key groups expressed the following views:</p> <ul style="list-style-type: none"> • Opportunities to improve quality and extent of bridleway network in and around the site . <p>Development Guidelines:</p> <p>Woodland Trust:</p> <ul style="list-style-type: none"> • Suggest explicit reference be made to maintaining and enhancing connectivity of the woodland corridor in and around the site . <p>Mid and West Berkshire Local Access Forum:</p> <ul style="list-style-type: none"> • Request reference to horse riding connectivity in addition to pedestrian and cycle.
<p>Town and Parish Councils</p>	<p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Support the allocation of the site as reflected in latest draft of the Finchampstead Neighbourhood Development Plan. • Support the development of PDL land for a more neighbourly use. • Preservation of greenfield areas and PROW within site. <p>Development Guidelines:</p> <p>Finchampstead Future Neighbourhood Planning Team:</p> <ul style="list-style-type: none"> • Preservation of greenfield areas and PROW within site should be reflected in development guidelines.

Land north of London Road and east of A329(M)

Site Reference: 5HU051

Revised Growth Strategy proposal: 45 dwellings

Residents and community groups

Q8a

Agree/somewhat agree: 172

Neutral: 179

Somewhat disagree/disagree: 139

Q9a Development Guidelines

Agree/somewhat agree: 127

Neutral: 119

Somewhat disagree/disagree: 108

Support expressed on the grounds of the following:

- Development would form a logical extension to the Amen Corner site
- Sustainable transport links to Bracknell Forest and its services and facilities
- No impact on the settlement centres within Hurst Parish
- Potential for increased density / smaller homes which could deliver higher capacity

Concerns expressed on the grounds of the following:

- Development would result in loss of public amenity space

In addition, the Wescott Liberal Democrats provided the following comments:

- Development is separated from Wokingham and associated facilities
- Noise issues due to proximity to A329M
- Lack of safe access routes to Wokingham town
- Unsuitable location for elderly accommodation (NB: no specific plans for elderly accommodation at present)
- Area forms a key gap between Wokingham and Bracknell – unacceptable reduction of separation between settlements
- Conflicts with requirements of emerging policy SS6 – North Wokingham SDL

	<ul style="list-style-type: none"> • Unacceptable infill development • No direct links to the settlement of Hurst
Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable • Well related to existing development to the east, including primary school, and North Wokingham SDL – logical clustering of SANGs, public open space, and other strategically delivered infrastructure • Sustainable location close to Wokingham and Bracknell and North Wokingham SDL with associated infrastructure, services and facilities • The site is unconstrained • Existing natural screening around site edges • Single land ownership – capable of delivery early within plan period • Scope for improved pedestrian access around the site, including – improvements to Footpath 25, pedestrian improvements on Coppid Beech Roundabout, enhanced connectivity to SANG and adjacent development <p>Housebuilder of adjacent development:</p> <ul style="list-style-type: none"> • Highly sustainable and sensible allocation given proximity to adjacent development and associated infrastructure • Capable of delivery early within the plan period <p>Development Guidelines:</p> <p>Landowner:</p> <ul style="list-style-type: none"> • Opportunities to comply with each development guideline identified <p>Housebuilder of adjacent development:</p> <ul style="list-style-type: none"> • Agree with all identified development guidelines
Statutory consultees, neighbouring authorities and other key bodies	<p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> • Development would compromise the strategic gap (identified in emerging Bracknell Forest Local Plan) function <p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the wastewater network

Town and Parish Councils	<p>St Nicholas Hurst Parish Council:</p> <ul style="list-style-type: none"> Potential for the site to accommodate an additional 15 dwellings (relocation of development from sites 5HU002 and 5HU030) <p>Hurst Neighbourhood Plan Working Group:</p> <ul style="list-style-type: none"> Logical extension to Amen Corner development Sustainable transport links to Bracknell Forest and its services and facilities Contributes to Hurst neighbourhood plan area meeting its housing requirements (NB: no specific housing need assessment or housing requirement) <p>Wokingham Town Council:</p> <ul style="list-style-type: none"> Loss of separation between Wokingham and Bracknell Residential development close to major routes may prejudice any future upgrades/improvements to the highway network Impact on residents associated with noise pollution from the A329(M) which is in proximity to the site Difficulty crossing London Road, limited access to Wokingham Town Centre Limited accessibility to key settlements e.g., Wokingham Town Centre and Hurst village
<p>Land east of Pound Lane, Sonning (Sonning Golf Club)</p> <p>Site Reference: 5SO008</p> <p>Revised Growth Strategy proposal: 24 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 169</p> <p>Neutral: 145</p> <p>Somewhat disagree/disagree: 199</p> <p>Support expressed on the grounds of the following:</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 115</p>

	<p>Neutral: 96 Somewhat disagree/disagree: 153</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Opportunity to increase capacity to optimise use of available land. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Highways capacity / traffic congestion issues on A4. • Erosion of key leisure space for the local area. • Impact on quality of golf club provision and its future viability. • Health and safety / amenity impacts for occupiers of development so close to golf course. • Erosion of important green space between Sonning and Charvil. • Loss / urbanisation of the countryside. • Precedent for future golf club development – including loss of settlement separation. • Sonning has already taken a disproportionate amount of development with draft plan allocations and recent permissions with no associated infrastructure improvements. • Concern that approval of care home on site 5SO005 (Old Redingensians Sports Ground) would result in access being required from, and associated development at, site 5SO010. <p>Other general comments made included:</p> <ul style="list-style-type: none"> • An assumption that the 24 proposed dwellings is additional to the 13 permitted on site 5SO005 (i.e. 37 in total) though this isn't explicit in the RGS document. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Opportunities to provide pedestrian and cycle improvements in accordance with the development guideline do not exist at the site.
Landowners and developers	<p>Landowner response</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Optimal use of redundant and underused part of golf club. • Well related to the existing permission (5SO005).

	<ul style="list-style-type: none"> • Logical urban extension which relates well to existing built development and would not significantly impact on openness. • No headline environmental constraints. • Good bus and cycle connectivity. • Scope to deliver greater than 24 additional units, potentially though older people accommodation. • Additional land to east considered available and deliverable for a potential further 25 dwellings. <p>An adjacent landowner (site 5SO010) also commented as follows:</p> <ul style="list-style-type: none"> • Discussions have taken place with Sonning Golf Club about potential through access and therefore potential access to 5SO008 from 5SO010 could be incorporated into a layout for the latter.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • No infrastructures concerns envisaged regarding water supply network or wastewater networks in relation to the development . • A distribution main and trunk main run within the boundary of the site.
Town and Parish Councils	<p>Sonning Parish Council</p> <ul style="list-style-type: none"> • Conditional support for maximum 24 dwellings given it provides a logical rounding off of the settlement. • However, recent high level of planning approvals within the area means the site is not required. • Objection to further development across Sonning Golf Club. <p>Sonning Neighbourhood Plan Steering Group</p> <ul style="list-style-type: none"> • Object to the proposal. • Additional vehicle movements to already dangerous junction (Duffield Road / Pound Lane). • Sonning has already taken a disproportionate amount of development with draft plan allocations and recent permissions with no associated infrastructure improvements. • Any development should be dependent on WBC continuing to promote a 3rd Thames Crossing to alleviate traffic congestion in the area. • Any development should be dependent on improved public and active transport provision.

Land west of Trowes Lane, Swallowfield

Site Reference: 5SW019

Revised Growth Strategy proposal: 70 dwellings

Residents and community groups

Q8a

Agree/somewhat agree: 154

Neutral: 196

Somewhat disagree/disagree: 298

Q9a Development Guidelines

Agree/somewhat agree: 108

Neutral: 129

Somewhat disagree/disagree: 124

Concerns expressed on the grounds of the following:

- Harmful urbanising impact on the character of the countryside.
- Out of keeping with landscape character.
- Disproportionate scale of development for a limited development location.
- Large sections of the site have potential for groundwater flooding.
- Loss of Best and Most Versatile agricultural land.
- Site unsustainably located in relation to services and facilities.
- Inappropriate access arrangements given hedgerows, drainage ditches and rural, unlit lanes.
- Limited public transport availability.
- Lack of active transport infrastructure in the vicinity of the site.
- Development is inappropriate to the settlement form / would not integrate with the village.
- Support for the conclusions of the 2020 HELAA, which assessed the site as not developable, with a view that circumstances have not changed to come to a different conclusion.
- Site allocation is incompatible with tackling the climate emergency.

Local Ward Members reiterated many of the issues raised by residents, and additionally stated that:

	<ul style="list-style-type: none"> • Safety concerns from construction traffic for the many cyclists, horse riders and pedestrians who use the surrounding country lanes. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Guideline to improve opportunities for pedestrian connectivity through the development site to the north is not achievable given the Reserved Matters layout for that development has been approved. • No reference to access to Charlton Lane.
Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Request that the area of woodland to the south of the site be incorporated into the proposed allocation red line because, while proposed to be fully retained, this would assist with biodiversity net gain proposals and green infrastructure provision. <p>Concerns also expressed by some landowners/developers include:</p> <ul style="list-style-type: none"> • Uncertainty around achievability of access.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the water supply network infrastructure and the wastewater network.
Town and Parish Councils	<p>Swallowfield Parish Council:</p> <ul style="list-style-type: none"> • Support for the conclusions of the 2020 HELAA, which assessed the site as not developable, with a view that circumstances have not changed to come to a different conclusion. • Harmful urbanising impact on the character of the countryside. • Out of keeping with landscape character. • Disproportionate scale of development for a limited development location. • Large sections of the site have potential for groundwater flooding. • Loss of Best and Most Versatile agricultural land. • Site unsustainably located in relation to services and facilities. • Inappropriate access arrangements given hedgerows, drainage ditches and rural, unlit lanes. • Limited public transport availability.

	<ul style="list-style-type: none"> • Lack of active transport infrastructure in the vicinity of the site. • Development inappropriate to settlement form / would not integrate with the village. • Concern this would set a precedent for development of sites in the vicinity.
<p>Land to the rear of Bulldog Garage, Reading Road, Wokingham</p> <p>Site Reference: 5WI012</p> <p>Revised Growth Strategy proposal: 25 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 207</p> <p>Neutral: 174</p> <p>Somewhat disagree/disagree: 116</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 141</p> <p>Neutral: 116</p> <p>Somewhat disagree/disagree: 96</p> <p>Few comments were received from residents to this proposed site allocation, with the following observations made:</p> <ul style="list-style-type: none"> • Potential for high density / high rise to support affordable home provision. • Green field habitat should be retained in this area. • Highways capacity / traffic congestion issues on Reading Road. <p>Local ward members raised the following points:</p> <ul style="list-style-type: none"> • The site is landlocked with no means of access. • The site should alternatively be considered for local green space. • Opportunities to explore additional parking for existing businesses along Reading Road as an alternative use. • Noise and pollution issues from proximity to motorway, railway, and main road need to be addressed . <p>In addition, the following points were made regarding sites across North Wokingham in general:</p>

	<ul style="list-style-type: none"> • Whilst infill developments may be acceptable in isolation, cumulatively they eliminate remaining areas of green space between development sites. • Cumulative impact of development on traffic along Reading Road.
Landowners and developers	The landowner/developer did not respond to the consultation
Statutory consultees, neighbouring authorities and other key bodies	Thames Water: <ul style="list-style-type: none"> • No infrastructures concerns envisaged regarding water supply network in relation to the development. • The scale of development is likely to require upgrades of the wastewater network.
Town and Parish Councils	Winnersh Parish Council: <ul style="list-style-type: none"> • Object to the proposed allocation. • Site is landlocked with no means of access. • Traffic impact on Reading Road, especially where the new roundabouts (associated with Winnersh Relief Road and Northern Distributor Road). • Good bus connectivity. • Poor cycle facilities along Reading Road.
69 King Street Lane, Winnersh Site Reference: 5WI014 Revised Growth Strategy proposal: 25 dwellings	
Residents and community groups	Q8a Agree/somewhat agree: 188 Neutral: 184 Somewhat disagree/disagree: 110 Q9a Development Guidelines Agree/somewhat agree: 127 Neutral: 129 Somewhat disagree/disagree: 93

	<p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Lack of capacity for suitable highways junction access to King Street Lane. • Existing congestion / highways capacity issues on King Street Lane. • Site predominantly green field grazing land. <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none"> • Cumulative impact of SDLs in terms of congestion in this area is unknown. • Lack of public transport within reasonable walking distance of the site. • Impact on the adjacent Conservation Area. • Potential precedent to further development south of the M4 in the Winnersh area. • More appropriate capacity would be a reduction to 15 dwellings. <p>Development Guidelines:</p> <ul style="list-style-type: none"> • Agreement with the guideline for sensitive design in relation to the conservation area. • Agreement with the guideline for landscape buffer to help the transition between development and countryside. • However, guidelines should more overtly require development to be contained to the area nearest King Street Lane.
Landowners and developers	<p>Landowner response</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Opportunity for increased capacity of up to 30 dwellings total to optimise use of available land while respecting existing character, conservation area, and retaining existing trees. • Site within 10 minute walk of services and facilities, including supermarket and bus stops.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency</p> <ul style="list-style-type: none"> • Expect a buffer to be incorporated to the watercourse that adjoins the site's eastern boundary and that opportunities are taken to provide environmental enhancements for habitats. <p>Thames Water:</p> <ul style="list-style-type: none"> • No infrastructures concerns envisaged regarding water supply network or wastewater networks in relation to the development.

Town and Parish Councils	<p>Winnersh Parish Council:</p> <ul style="list-style-type: none"> • Objection to the proposed allocation. • Potential precedent to further development south of the M4 in Winnersh area. • Existing congestion / highways capacity issues on King Street Lane. • Lack of public transport within reasonable walking distance of the site.
<p>Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh</p> <p>Site Reference: 5WI019</p> <p>Revised Growth Strategy proposal: 15 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 181</p> <p>Neutral: 186</p> <p>Somewhat disagree/disagree: 116</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 124</p> <p>Neutral: 121</p> <p>Somewhat disagree/disagree: 107</p> <p>Few comments were received from residents to this proposed site allocation, with the following observations made:</p> <ul style="list-style-type: none"> • Inappropriate access arrangements. <p>In addition, the following points were made regarding sites across North Wokingham in general:</p> <ul style="list-style-type: none"> • Whilst infill developments may be acceptable in isolation, cumulatively they eliminate remaining areas of green space between development sites. <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none"> • Vehicular access may be difficult without utilising adjacent site. • The site is within reasonable walking distance of public transport.

Landowners and developers	<p>Landowner response:</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Opportunity for increased capacity of up to 30-50 dwellings total to optimise use of available land. • Sustainable location close to a range of services, facilities and sustainable transport modes. • Two vehicular access points achievable to Old Forest Road and North Wokingham Distributor Road. • Recognition of opportunities to integrate with adjacent proposed allocation (5WI009).
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • No infrastructures concerns envisaged regarding water supply network in relation to the development. • The scale of development is likely to require upgrades of the wastewater network. <p>Wokingham Society:</p> <ul style="list-style-type: none"> • Somewhat agree with the allocation due to proximity to existing housing and green open space.
Town and Parish Councils	<p>Winnersh Parish Council:</p> <ul style="list-style-type: none"> • No objections raised. • The site is located close to existing bus routes. • Site could be delivered together with adjacent proposed allocation (5WI009).
<p>Former M&S, 26-36 Peach Street, Wokingham</p> <p>Site Reference: 5WK050</p> <p>Revised Growth Strategy proposal: 15 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 271</p> <p>Neutral: 129</p> <p>Somewhat disagree/disagree: 95</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 192</p>

	<p>Neutral: 85 Somewhat disagree/disagree: 82</p> <p>Few comments were received from residents to this proposed site allocation, with the following observations made:</p> <ul style="list-style-type: none"> • Concern over potential for loss of ground level car parking within the town centre which is essential for disabled and elderly visitors. • Support for more town centre homes as the role of high street is changing. <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none"> • Support for mixed use development subject to appropriate design and layout. • Support for redevelopment of car park, with exception of blue badge parking and parking for the medical centre, given central town location. • Wider consideration of town centre parking needed.
Landowners and developers	The landowner did not respond to the consultation.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the wastewater network. <p>Wokingham Society:</p> <ul style="list-style-type: none"> • Support in principle subject to high quality design.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Retain the existing car park which is an important facility for residents in Wokingham Town Centre particularly residents with protected characteristics.

Land at the corner of Wellington Road and Station Road

Site Reference: 5WK046

Revised Growth Strategy proposal: 21 dwellings

Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 209</p> <p>Neutral: 167</p> <p>Somewhat disagree/disagree: 101</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 147</p> <p>Neutral: 118</p> <p>Somewhat disagree/disagree: 89</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none">• Support for the development of previously developed land.• Sustainable location.• Support for high density housing. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none">• Poor vehicular access.• Increased noise / air pollution.• Loss of car parking.• Loss of trees. <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none">• Any flatted development must be fully accessible to disabled and elderly residents.
Landowners and developers	<p>The landowner did not respond to the consultation.</p>

Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> The scale of development is likely to require upgrades of the wastewater network <p>The Wokingham Society:</p> <ul style="list-style-type: none"> Object to the proposed allocation for the same reasons as the previous application on this site, including on safety of access grounds.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> Concerns regarding the removal of existing trees. Loss of car park may affect available provision on Station Road.
<p>Wokingham Library, Denmark Street, Wokingham</p> <p>Site Reference: 5WK047</p> <p>Revised Growth Strategy proposal: 15 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 235</p> <p>Neutral: 121</p> <p>Somewhat disagree/disagree: 137</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 168</p> <p>Neutral: 76</p> <p>Somewhat disagree/disagree: 118</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Support for development of previously developed land. Sustainable location. Support for high density housing. <p>Concerns expressed on the grounds of the following:</p>

	<ul style="list-style-type: none"> • Loss of community facility. • Unsustainable to demolish a relatively new building and relocate the use in a less central location. • Concern over potential for loss of ground level car parking within the town centre which is essential for disabled and elderly visitors. • Over-development in and around town centre. • Traffic congestion in / around the town centre. • Retail / leisure development needed instead. <p>Local ward members raised the following additional points:</p> <ul style="list-style-type: none"> • Valuable public car park should be retained. • Lack of community space in the borough which would be eroded further by the proposals. • Replacement facility at Carnival Hub provides insufficient space for the arts. • Preference for the facility to be retained as a community asset – e.g. provision for youth groups, arts centre, charity hub. • Secondary preference for supported living accommodation – blue badge parking only given central location. • Replacement building of no larger floorspace than existing. • Traffic impact on Langborough Road / Denmark Street.
Landowners and developers	The landowner did not respond to the consultation.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the wastewater network. <p>Wokingham Society:</p> <ul style="list-style-type: none"> • Community space should be retained e.g. as heritage centre / museum.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Housing development would result in traffic congestion in and around the town centre, notably Langborough Road and Denmark Street. • Community space should be retained for alternative uses. • Impact of higher density development with the existing character of the area.

	<ul style="list-style-type: none"> Planning permission for 77 dwellings on adjacent land (ref: 190739) was refused as the scale and size would have an impact on neighbouring development and cause harm to character of the area, including Wokingham Town Centre Conservation Area and listed buildings.
Suffolk Lodge, Rectory Road Site Reference: 5WK048 Revised Growth Strategy proposal: 20 dwellings	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 200</p> <p>Neutral: 176</p> <p>Somewhat disagree/disagree: 93</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 144</p> <p>Neutral: 123</p> <p>Somewhat disagree/disagree: 86</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Support for development of previously developed land. Sustainable location. Support for high density housing. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Loss of care home facility in a central location with associated wellbeing benefits.
Landowners and developers	The landowner did not respond to the consultation.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> The scale of development is likely to require upgrades of the wastewater network.

	<p>Wokingham Society:</p> <ul style="list-style-type: none"> • Oppose loss of highly rated facility . • Renovated or re-purposing is preferable to demolition. • Replacing care provision rather than adding additional does not contribute to future need.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Important facility for older residents. • Further clarity required regarding the need for care home provision in the area.
<p>Millars Business Park, Molly Millars Lane, Wokingham</p> <p>Site Reference: 5WK030</p> <p>Revised Growth Strategy proposal: 90 dwellings</p>	
Residents and community groups	<p>Q8a</p> <p>Agree/somewhat agree: 255</p> <p>Neutral: 135</p> <p>Somewhat disagree/disagree: 96</p> <p>Q9a Development Guidelines</p> <p>Agree/somewhat agree: 179</p> <p>Neutral: 98</p> <p>Somewhat disagree/disagree: 75</p> <p>Few comments were received from residents to this proposed site allocation, with the following observations made:</p> <ul style="list-style-type: none"> • Support for the use of previously developed land. • Support for housing in and around Wokingham town centre. <p>Local ward members raised the following points:</p> <ul style="list-style-type: none"> • Good access to town centre services and facilities. • Good access to sustainable transport modes. • Lack of access to green space.

	<ul style="list-style-type: none"> Business use currently being delivered on site so deliverability concerns with the residential allocation.
Landowners and developers	<p>The landowner did not respond to the consultation.</p> <p>Concerns also expressed by some landowners/developers include:</p> <ul style="list-style-type: none"> Site considered, at least in part, no longer available for residential use given recent permission for alternate use.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> Request that further flooding evidence is provided to demonstrate that the exception and sequential tests have been passed and that a sequential approach will be applied to ensure that development on the site is located in the lowest areas of flood risk on the site and set back from the edge of the floodplain. There is a culverted ordinary watercourse running under the site and for a proposal of this scale it will be useful to explore opportunities to open up the existing culvert for habitat enhancement. <p>Thames Water:</p> <ul style="list-style-type: none"> The scale of development is likely to require upgrades of the wastewater network. <p>Wokingham Society</p> <ul style="list-style-type: none"> Since the recent approval for non-residential use offers local employment, consider the proposed residential development should be rethought. <p>Development Guidelines:</p> <p>Environment Agency</p> <ul style="list-style-type: none"> It should be included as a guideline and a requirement for development that, development should avoid areas of high flood risk.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> Highlighted that the site is currently being redeveloped and it is therefore unclear where residential development would be located.

Bridge Retail Park, Finchampstead Road, Wokingham

Site Reference: 5WK045

Revised Growth Strategy proposal: 59 dwellings

Residents and community groups

Q8a

Agree/somewhat agree: 214

Neutral: 159

Somewhat disagree/disagree: 101

Q9a Development Guidelines

Agree/somewhat agree: 158

Neutral: 103

Somewhat disagree/disagree: 88

Few comments were received from residents to this proposed site allocation, with the following observations made:

- Support for the use of previously developed land.
- Support for housing in and around Wokingham town centre.

Local ward members raised the following points:

- Concern over additional traffic congestion on Finchampstead Road.
- Highways safety concerns given lack of safe cycling infrastructure along Finchampstead Road and limited scope to achieve this given railway bridge constraint.
- Proposed density of development out of keeping with existing character.
- High levels of air pollution locally .
- Lack of access to green space.
- On site trees must be retained to provide noise buffer to railway and Finchampstead Road.
- Traffic movements from the proposed allocation not considered to be significantly greater than existing retail movements.
- Existing retail units inconveniently located in relation to town centre.
- Loss of employment floorspace should be appropriately replaced elsewhere.

Landowners and developers	<p>Landowner response</p> <ul style="list-style-type: none"> • Confirmation the land is available and deliverable. • Opportunity for increased capacity of around 40-90 additional dwellings, including provision of older persons' accommodation.
Statutory consultees, neighbouring authorities and other key bodies	<p>Environment Agency:</p> <ul style="list-style-type: none"> • Request that further flooding evidence is provided to demonstrate that the exception and sequential tests have been passed and that a sequential approach will be applied to ensure that development on the site is located in the lowest areas of flood risk on the site and set back from the edge of the floodplain. <p>Thames Water:</p> <ul style="list-style-type: none"> • The scale of development is likely to require upgrades of the wastewater network. <p>Wokingham Society:</p> <ul style="list-style-type: none"> • Site a valued local employment and retail location. • Concern over additional traffic congestion on Finchampstead Road. <p>Development Guidelines:</p> <p>Environment Agency</p> <ul style="list-style-type: none"> • It should be included as a guideline and a requirement for development that development should avoid areas of high flood risk. • The Emm Brook forms the boundary of the site – recommend a minimum of a 5m buffer zone is proposed between the development and the watercourse and that opportunities are taken to provide environmental enhancements.
Town and Parish Councils	<p>Wokingham Town Council:</p> <ul style="list-style-type: none"> • Support the principle for redevelopment of brownfield site at the density proposed. • Good accessibility to Wokingham Town Centre and Wokingham railway station. • Retain trees adjacent to the railway line, Finchampstead Road and Emm Brook. • Prefer lower density development compared to the current live planning application. • Noted allocation could lead to a loss of jobs through the loss of commercial floorspace. • Sensitive development could improve the setting of the listed building directly opposite.

Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley

Site Reference: SWO004

Revised Growth Strategy proposal: 15 dwellings

Residents and community groups	<p>Q8a Agree/somewhat agree: 188 Neutral: 180 Somewhat disagree/disagree: 106</p> <p>Q9a Development Guidelines Agree/somewhat agree: 141 Neutral: 114 Somewhat disagree/disagree: 89</p> <p>Few comments were received from residents to this proposed site allocation, with the following observations made:</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Support for infill sites. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • The area has received a large amount of development in recent years. • Site has poor access. • Lack of sustainable infrastructure and impact on traffic. • Limited available school places. • Previous adjacent development did not deliver promised shop, and the site should be repurposed for this use.
Landowners and developers	The landowner did not respond to the consultation
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • Individually the site does not pose any infrastructure concerns.

	<ul style="list-style-type: none"> • Trunk and distribution mains pass under the development site. <p>Environment Agency:</p> <ul style="list-style-type: none"> • Request that further flooding evidence is provided to demonstrate that the exception and sequential tests have been passed and that a sequential approach will be applied to ensure that development on the site is located in the lowest areas of flood risk on the site and set back from the edge of the floodplain. <p>Development Guidelines:</p> <p>Environment Agency</p> <ul style="list-style-type: none"> • It should be included as a guideline and a requirement for development that, development should avoid areas of high flood risk. • River Loddon forms part of the site boundary – recommend an appropriate buffer zone is proposed between the development and the main River and that opportunities are taken to provide environmental enhancements.
Town and Parish Councils	No response was received from Woodley Town Council.

Development Guidelines for residential / mixed development

Q9a To what extent do you agree with the development guidelines for the proposed allocation of land for residential / mixed use development?	
Land north of The Shires Site Reference: 5BA024 Revised Growth Strategy proposal: 4 dwellings	
Residents and community groups	Agree/somewhat agree: 109 Neutral: 114 Somewhat disagree/disagree: 154 No specific comments were received from residents and community groups.
Landowners and developers	No response was received from the landowner/developer. However, it is noted that the site has planning permission for four dwellings.
Statutory consultees, neighbouring authorities and other key bodies	Thames Water <ul style="list-style-type: none"> On the information available to date no infrastructure concerns are envisaged regarding wastewater networks in relation to this development
Town and Parish Councils	Barkham Parish Council <ul style="list-style-type: none"> No comment – planning application granted for a reduced number of houses that is more appropriate to the site

Woodlands Farm, Wood Lane, Barkham Site Reference: 5BA013 Revised Growth Strategy proposal: 15 GRT pitches	
Residents and community groups	<p>Agree/somewhat agree: 104 Neutral: 117 Somewhat disagree/disagree: 148</p> <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Increase in vehicle movements on School Road • New access from School Road would be required
Landowners and developers	The landowner/developer responded to confirm the site is available. The response proposes that the site submission should be amended to include a wider area and propose the site for 30 dwellings.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • No infrastructures concerns envisaged regarding water supply network or wastewater networks in relation to the development <p>Mid and West Berkshire Local Access Forum</p> <ul style="list-style-type: none"> • Arborfield Byway 16 (Wood Lane) is not considered suitable for access to the site. A separate access from School Road would be required that is wide enough for large caravans to be brought in and out • Consideration must be given to the non-motorised users of the route for walking, cycling and horse riding
Town and Parish Councils	<p>Barkham Parish Council:</p> <ul style="list-style-type: none"> • Support the principle of reuse of brownfield land, but confirm a number of serious issues with this proposed development • Access issues from Wood Lane for caravans and mobile homes • Poor junction sightlines and congestion issues along School Road • Important to maintain separation between Arborfield Cross and Barkham

	<ul style="list-style-type: none"> Proximity to The Coombes Local Wildlife Site Potential contamination issues from industrial use
Jovike, Wokingham Road, Finchampstead Site Reference: 5FI024 Revised Growth Strategy proposal: 15 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 119 Neutral: 119 Somewhat disagree/disagree: 129</p> <p>Very few comments were received specifically for this site, which include support in principle for development with concerns regarding the number of dwellings proposed.</p> <p>Comments were also received regarding sites across the wider Finchampstead area, including concerns of an increase in traffic and congestion, negative impact on local wildlife and pressure on local facilities such as doctor's surgeries.</p>
Landowners and developers	The landowner responded to support the proposed allocation and confirm the site is available. The response indicated the site should include a further adjacent strip of land to the north of the proposed allocation. The response also considers that the site could accommodate more than 15 dwellings.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> On the information available to date no infrastructure concerns are envisaged regarding wastewater networks in relation to this development
Town and Parish Councils	<p>Finchampstead Parish Council</p> <ul style="list-style-type: none"> Supports the proposed allocation for 15 units This reflects the allocation proposed in the Finchampstead Neighbourhood Development Plan <p>Finchampstead Future Neighbourhood Planning Team echoed the Parish Council response.</p>

Tintagel Farm, Sandhurst Road, Finchampstead Site Reference: 5FI001 Revised Growth Strategy proposal: 5 GRT pitches	
Residents and community groups	<p>Agree/somewhat agree: 124 Neutral: 113 Somewhat disagree/disagree: 134</p> <p>No comments were received from residents and community groups specifically for this site.</p> <p>Comments were received regarding sites across the wider Finchampstead area in general, including concerns of an increase in traffic and congestion, negative impact on local wildlife and pressure on local facilities such as doctor's surgeries and schools.</p>
Landowners and developers	The landowner/developer responded to confirm the site is available, however the proposed allocation for GRT pitches is not supported. The response proposes that the site be considered for residential development.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> On the information available to date no infrastructure concerns are envisaged regarding wastewater networks in relation to this development
Town and Parish Councils	<p>Finchampstead Parish Council</p> <ul style="list-style-type: none"> Supports the proposed allocation for 5 GRT pitches This reflects the allocation proposed in the Finchampstead Neighbourhood Development Plan <p>Finchampstead Future Neighbourhood Planning Team echoed the Parish Council response.</p>

Land to the rear of 166 Nine Mile Ride, Finchampstead Site Reference: 5FI015 Revised Growth Strategy proposal: 4 GRT pitches	
Residents and community groups	<p>Agree/somewhat agree: 119 Neutral: 106 Somewhat disagree/disagree: 143</p> <p>No comments were received from residents and community groups specifically for this site.</p> <p>Comments were received regarding sites across the wider Finchampstead area in general, including concerns of an increase in traffic and congestion, negative impact on local wildlife and pressure on local facilities such as doctor's surgeries and schools.</p>
Landowners and developers	No response was received from the landowner/developer. However, it is noted that the site has planning permission for four GRT pitches.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> The scale of development is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Finchampstead Parish Council</p> <ul style="list-style-type: none"> Supports the proposed allocation for 4 GRT pitches This reflects the allocation proposed in the Finchampstead Neighbourhood Development Plan <p>Finchampstead Future Neighbourhood Planning Team echoed the Parish Council response.</p>

Land adjacent to Whistley Green Cottage, Whistley Green, Hurst

Site Reference: 5HU002

Revised Growth Strategy proposal: 3 dwellings

Residents and community groups	<p>Agree/somewhat agree: 115 Neutral: 114 Somewhat disagree/disagree: 171</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Additional housing in the village is needed to support downsizers, which brings family homes back onto the market. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> • Hurst is an unsustainable location for additional housing growth, and future residents will be reliant on cars for transport. • Applications for housing on the site have previously been refused. • The site is located on a designated green route and development would be in conflict with the Landscape Character Area. • Insufficient infrastructure in Hurst to support new development. • Access to the site is impractical and the road is narrow and unlit, which result safety concerns. • Increased traffic and congestion on Broadwater Lane where there are issues with speeding. • The site is located in an Area of Special Character, and ribbon development on both sides of Broadwater Lane would have a negative impact on the historic character of the landscape and various listed buildings nearby. • Development would result in a loss of privacy to neighbouring properties, and disturbance during any construction. <p>The Hurst Village Society expressed support for the site and noted that it is not subject to the level of physical constraints set out in relation to 5HU030.</p>
Landowners and developers	<p>The landowners responded to the consultation and confirmed the site is available and deliverable for the development of three dwellings within five years.</p>

Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> On the information available to date no infrastructure concerns are envisaged regarding water supply or wastewater networks in relation to this development.
Town and Parish Councils	<p>St Nicholas Hurst Parish Council stated that the proposed site was not supported, and highlighted the earlier proposals to develop the site, which were dismissed on appeal.</p> <p>Hurst Neighbourhood Plan working group reiterated many of the issues raised by residents, and particularly highlighted the risk of coalescence between two historical settlements, and the impact on built heritage and the character of the village.</p>
<p>Land north-west of Hogmoor Lane, Hurst</p> <p>Site Reference: 5HU030</p> <p>Revised Growth Strategy proposal: 12 dwellings</p>	
Residents and community groups	<p>Agree/somewhat agree: 114 Neutral: 112 Somewhat disagree/disagree: 200</p> <p>Support expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Additional housing in the village is needed to support downsizers, which brings family homes back onto the market. <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Hurst is an unsustainable location for additional housing growth, and future residents will be reliant on cars for transport. The council have refused other housing applications nearby. The site is located on a designated green route and development would be in conflict with the Landscape Character Area. The site is located in an Area of Special Character, and ribbon development on both sides of Broadwater Lane would have a negative impact on the historic character of the landscape and various listed buildings nearby. Development will reduce the gap between the villages of Hurst and Whistley Green.

	<ul style="list-style-type: none"> • The site floods regularly and current drainage infrastructure is inadequate. • Increased traffic and congestion on Broadwater Lane where there are issues with speeding. • Access to the site is impractical and the road is narrow and unlit, which result safety concerns. • Poor pedestrian access along Broadwater Lane, particularly pedestrian/cycle access to the primary school. • Insufficient infrastructure in Hurst to support new development, including schools, shops and other facilities. • Development would be cramped on a site which is constrained by old oak trees which are now protected by TPO, and development would adversely impact root protection areas. • Bat roosting and other forms of biodiversity have not been taken into consideration. <p>The Hurst Village Society reiterated many of the concerns highlighted above, whilst also stating that the site assessment set out in the HELAA should include additional references to flooding events, and that separate assessments should be provided for sites 5HU030 and 5HU002.</p>
Landowners and developers	The landowner did not respond to the consultation.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water:</p> <ul style="list-style-type: none"> • On the information available to date no infrastructure concerns are envisaged regarding water supply or wastewater networks in relation to this development.
Town and Parish Councils	<p>St Nicholas Hurst Parish Council stated that the proposed site was not supported, and highlighted particular concerns regarding flood risk, the large oak trees bordering the site.</p> <p>Hurst Neighbourhood Plan working group reiterated many of the issues raised by residents, and do not support the development of the site. The group particularly highlighted concerns regarding harm to landscape character, heritage and vehicular access.</p>

Rustlings, The Spring and Land to the rear of Cushendall, Shinfield Road, Shinfield Site Reference: 5SH031 Revised Growth Strategy proposal: 10 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 114 Neutral: 133 Somewhat disagree/disagree: 106</p> <p>Very few comments were received from residents and community groups specifically for this site. Those received highlighted the opportunities for re-use of a small infill site, opportunities for flats to provide affordable housing and concerns that development for 10 units would not be in keeping with the character of the area.</p>
Landowners and developers	No response was received from the landowner/developer.
Statutory consultees, neighbouring authorities and other key bodies	No responses were received from statutory consultees, neighbouring authorities or key bodies regarding this site.
Town and Parish Councils	No response was received from the Parish Council regarding this site.
Land at Sonning Farm, Sonning Site Reference: 5SO001 Revised Growth Strategy proposal: 25 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 123 Neutral: 99 Somewhat disagree/disagree: 151</p> <p>Concerns expressed on the grounds of the following:</p>

	<ul style="list-style-type: none"> • Loss of agricultural land. • Increased pressure on the local road network, including Sonning Bridge. • Lack of local services and facilities such as doctor's surgery, dentist, shops. <p>The local MP also responded expressing a number of the concerns raised by residents.</p> <p>Development guidelines</p> <ul style="list-style-type: none"> • Affordable housing is needed. • Opportunity to provide much needed public parking for the village.
Landowners and developers	<p>The landowners responded to the consultation to support the proposed allocation and confirmed the site is available.</p> <p>The response included a vision document demonstrating how the development would adhere to the proposed development guidelines.</p>
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> • On the information available to date no infrastructure concerns are envisaged regarding water supply or wastewater networks in relation to this development.
Town and Parish Councils	<p>Sonning Parish Council</p> <ul style="list-style-type: none"> • The site has been previously allocated and is seen as rounding off the settlement area. • Would resist expansion beyond this proposed area. <p>Sonning Neighbourhood Plan Steering Group</p> <ul style="list-style-type: none"> • Support development as it was previously allocated. • Suggest that part of the area should be set aside for much needed village car parking. • Highlight that a recent residents survey showed that local residents neither approved nor disapproved of the site. <p>Sonning and Sonning Eye Society echoed the points raised by the Neighbourhood Plan Steering Group.</p> <p>Twyford Parish Council</p>

	<ul style="list-style-type: none"> Concerns regarding the cumulative impact of the proposed site across Sonning, Twyford, Charvil and Ruscombe on the local roads, services and in particular on Twyford village centre.
Land on the north-west side of Old Forest Road, Winnersh Site Reference: 5WI009 Revised Growth Strategy proposal: 36 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 131 Neutral: 123 Somewhat disagree/disagree: 109</p> <p>Concerns expressed on the grounds of the following:</p> <ul style="list-style-type: none"> Negative impact of noise from close proximity to the M4. Continued contractor issues as part of the delivery of nearby infrastructure. Potential issues with access to the site. <p>Local ward members highlighted the walking distance to local bus stops on Old Forest Road to be at the upper limits given in the guidelines.</p>
Landowners and developers	No response was received from the landowner/developer.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> No infrastructure concerns envisaged regarding the water supply network. The scale of development is likely to require upgrades to the wastewater network.
Town and Parish Councils	<p>Winnersh Parish Council</p> <ul style="list-style-type: none"> No previous objection to the proposals. Note the site is currently occupied by contractors working on the NWDR. The site is within the 500m walking range of bus stops on Reading Road and Old Forest Road.

Land off Wheatsheaf Close, Sindlesham Site Reference: SWI011 Revised Growth Strategy proposal: 24 dwellings	
Residents and community groups	<p>Agree/somewhat agree: 115 Neutral: 124 Somewhat disagree/disagree: 112</p> <p>Very few comments were received from residents and community groups specifically for this site, with one concern raised regarding potential access to the site from Wheatsheaf Close.</p> <p>Local ward members commented that the number of dwellings proposed has not changed and no further comments are raised.</p>
Landowners and developers	No response was received from the landowner/developer.
Statutory consultees, neighbouring authorities and other key bodies	<p>Thames Water</p> <ul style="list-style-type: none"> No infrastructure concerns envisaged regarding the water supply network or wastewater networks.
Town and Parish Councils	<p>Winnersh Parish Council</p> <ul style="list-style-type: none"> Do not raise any objections to development of this site.

Omission Sites

The table below includes details of where a landowner / promoter has objected to the omission of land from the Revised Growth Strategy and / or where comments were received from residents and community groups on these omission sites. In many cases detailed comments were provided by the landowners / promoters critiquing the HELAA and Sustainability Appraisal process relating to their site. This information will help to inform future site assessment work moving forwards but for succinctness has not been summarised below.

Site reference number	Site Address	Key issues raised
5AR001, 5AR003 and 5AR004	Land to the North of Reading Road	The landowner / developer confirmed availability and deliverability for around 120 dwellings. The land is proposed as a natural and sustainable extension to the proposed Hall Farm / Loddon Valley development. Confirmation of revised, larger extent of promoted site 5AR001.
5AR002, 5AR020	Cloud Stables, Church Lane and Lockey Farm, Sindlesham Road	The landowners / developer confirmed via a joint response the availability and deliverability for around 500 homes across the two sites. Reference also made for the potential for sites 5AR001, 03, 04, 05 and 06 to be incorporated into a comprehensive development.
5AR012	Ducks Nest Farm and Chamberlain's Farm	The landowner / developer confirmed availability and deliverability for around 275 dwellings.
5AR024	Land to the south of Bridge Farm Business Park	Landowner / agent confirmed availability and deliverability for employment uses in Class E and B8 for around 6,025 sqm. Confirmed agreement with the HELAA assessment that the site is potentially suitable.
5AR026	Land at Baird Road	Landowner / agent confirmed availability and deliverability for around 10 dwellings.
5AR029	Land at Park Farm	Landowner / agent confirmed availability and deliverability for around 30 dwellings. Noted the current masterplan for Hall Farm does not envisage development at this site, instead retaining is as part of the 'Historic settlement' and part open space due to heritage impacts. Response confirmed landowner / agent view that these constraints could be overcome, and housing can be sensitively delivered here as part of the 4,500 dwelling garden settlement.
5BA004	The Bungalow, Edneys Hill	The landowner / developer confirmed availability and deliverability of the site for around 70 dwellings.
5BA010	Barkham Square	The landowner / developer confirmed availability and deliverability for up to 1,000 dwellings.
5BA014	Oakwood View/ Land between 30 and 32 Langley Common Road	Landowner / agent considers it inappropriate that the site has been grouped with surrounding promotions for the purpose of assessment – considered to be suitable on its own merits. Landowner / agent confirmed availability and deliverability for 70 dwellings or 140 care units.

5BA017	Land adjacent to Coppid Hill House, Barkham Road	The landowner / developer confirmed availability and deliverability of the site for around 20 dwellings.
5BA018	Land at Highland Avenue	Landowner / agent confirmed availability and deliverability, with residential use being a more neighbourly use than the existing scrapyard, consistent with proposed allocation 5FI004.
5BA019	Wrens Nest Stables, Barkham Road	Landowner / agent confirmed availability and deliverability. Considers the site to be suitable and deliverable on its own merits as an extension to recent development to the north.
5BA030	Land off Langley Common Road	Landowner / agent considers it inappropriate that the site has been grouped with surrounding promotions for the purpose of assessment, and is considered to be suitable on its own merits.
5EA002	Gasholders	Landowner / agent confirmed availability and deliverability for flexible commercial / employment use.
5EA003	Land at Meldreth Way	The landowner / developer confirmed availability and deliverability of the site for around 43 dwellings plus retail in accordance with recent planning application.
5FI010	Land to the East of Finchampstead Road	The landowner / developer confirmed availability and deliverability of the site for either residential dwellings or SANG in conjunction with 5FI041.
5FI018	Land to the rear of No. 6 Johnson Drive	The landowner / developer confirmed availability and deliverability of the site. They consider that the development limit in this area should be reviewed to include the site and round off the settlement.
5FI038	Land at Finchampstead Rd Wokingham	The landowner / developer confirmed availability and deliverability for up to 200 dwellings to provide additional flexibility to land supply. Consider that a range of policy requirements could be complied with, including a minimum 40% affordable housing.
5FI041	Land West of Finchampstead Road	The landowner / developer confirmed availability of the site for around 80 dwellings.
5FI045	Land at The Rear of 238-240 Nine Mile Ride	The landowner / developer confirmed availability and deliverability of the site for up to 70 dwellings and notes that the site is an existing reserve site allocation that has been released for development and as such should be specifically referenced within the plan.

5FI047	Land at Longwater Road	The landowner / developer confirmed availability and deliverability of the site for up to 40 dwellings.
5FI049	Land at Church Farm, Finchampstead	The landowner / developer confirmed availability and deliverability of the site for around 400 dwellings and SANG.
5HU004	Land at Broadcommon Road	Landowner /developer considers it inappropriate that the site has been grouped with surrounding promotions for the purpose of assessment – considered to be suitable on its own merits. The landowner / developer confirmed availability and deliverability of the site for 33 self / custom build dwellings for which a resubmitted application is forthcoming.
5HU006	Land on the North Side of Orchard Road	<p>The landowner has confirmed that the site is no longer used for the Hurst Show and is therefore available for development of around 16 dwellings.</p> <p>Some residents and a community group expressed support for the site following confirmation from the landowner that the land is now available for development and is capable of delivering at least 16 dwellings. Comments highlighted the location of the site within Hurst village centre, which is relatively unconstrained and would not encroach into the open countryside.</p> <p>Hurst Neighbourhood Plan Working Group disagreed with the assessment of the site in the HELAA, and included the following reasoning:</p> <ul style="list-style-type: none"> • Outside of development limits and designated countryside. • Valuable open space. • Impact on the local and historic character and setting of Hurst village (e.g., Area of Special Character). • Intention in the emerging Hurst Neighbourhood Plan to propose this area for Local Green Space.
5HU016	Land on the east side of Lodge Road	The landowner / developer confirmed availability and deliverability of the site for around 200 dwellings.
5HU019	Land to the south of Units 1 -12 Beech Court, Wokingham Road	<p>Hurst Neighbourhood Plan Working Group disagreed with the assessment and conclusion of this site in the HELAA, and included the following reasoning:</p> <ul style="list-style-type: none"> • Outside of development limits and designated countryside. • Impact on the Area of Special Character and its setting.

		<ul style="list-style-type: none"> • Performs a valued wildlife corridor by providing a form of connectivity to wider ecological assets (e.g., Biodiversity Opportunity Areas, Priority Habitats). • Access to local services and facilities would require crossing of the A321 and would be hindered by the commercial uses on the site.
5HU029	Triangle outside Hurst House	<p>The landowner / developer confirmed availability and deliverability of the site for up to 10 dwellings.</p> <p>A landowner of another site within Hurst village queried whether the HELAA methodology was correct to exclude this site from detailed assessment.</p>
5HU039	White Cottage, Forest Road	The landowner / developer confirmed the availability and deliverability of the site for around 75 dwellings. Consider that a range of policy requirements could be complied with, including 20% biodiversity net gain.
5HU052	Land at the Rear of Vine Cottage, Orchard Road	<p>Hurst Neighbourhood Plan Working Group disagreed with the assessment and conclusion of this site in the HELAA, and included the following reasoning:</p> <ul style="list-style-type: none"> • Outside of development limits and designated countryside. • Impact on the local and historic character and setting of Hurst village (e.g., Area of Special Character). • Intention in the emerging Hurst Neighbourhood Plan to extend the Area of Special Character to include Vine Cottage due to the presence of a Grade II listed building. • The site does not have the capacity to accommodate 5 dwellings due to on site constraints. • Performs a valued wildlife corridor by providing a form of connectivity to wider ecological assets (e.g., Biodiversity Opportunity Areas, Priority Habitats).
5SH008	Land between Orchard House, Sunways and Greenfields, Croft Road	Landowners confirmed the availability of the site for small scale development which will help provide a good mix of development sites.
5SH010 / 5SH033	Land at Grazeley Road	The landowner / developer confirmed availability and deliverability of the site for 49 dwellings consistent with application 201002. Criticism of the lack of off-site emergency plan for AWE Burghfield and therefore not possible to conclude development here within the DEPZ is unacceptable.

5SH013	Body's Farm, Basingstoke Road	The landowner / developer confirmed availability and deliverability of the site for up to 200 dwellings and considered appropriate contributions could be made so that development could be accommodated safely within the DEPZ, and the offsite emergency plan for AWE Burghfield would not be compromised.
5SH022	Land at The Manor, Church Lane	The landowner / agent confirmed availability and deliverability of the site for around 30 dwellings.
5SH029, 5SH040	Land at Grazeley	Given the proposed garden town at Grazeley is no longer deliverable, the site is re-promoted for alternative uses including logistics, industry, battery storage and renewable energy. Landowners / developers have confirmed the site is available and deliverable for these uses.
5SH035	Land at Highlands, Basingstoke Road	The landowner / developer confirmed availability and deliverability of the site. Given the constraint of the DEPZ on residential development, the landowner considers alternative employment uses could be provided.
5SH051	Land at Church Lane	The landowner / agent suggests the site is available for development consistent with the vision for the South of M4 SDL. It is proposed that adjacent land on the north side of Church Lane could come forward as a comprehensive scheme.
5SH059	Land North of Hyde End Lane	The landowner / developer confirmed availability and deliverability of the site for around 5 dwellings, and suggested the site could be considered as a reserve site if it is not considered suitable to be allocated now.
5SO002	Land east of Garde Road	A few residents agreed with the assessment of the site in the HELAA as any development here would narrow the separation between the settlements of Sonning and Charvil.
5SO003	Land north of Thames Street	One resident response suggesting developing this site as there is existing access onto Broadmoor Lane. One other resident response expressing concerns due to the strain on local services and facilities, increased traffic, air pollution and harm to the existing biodiversity.
5SO004	Land West of Milestone Avenue	The landowner / agent confirmed availability and deliverability of the site for residential development. Considers a comprehensive development of around 220 dwellings could be achieved with proposed allocation 5CV001, with the potential option for 5SO004 to be allocated as a reserve site to come forward at a later date.

5SO010	Old Redingensians Sports Ground	<p>The landowner / agent confirmed availability and deliverability of the site for around 100 dwellings with opportunities to relocate the existing Rams Rugby Club elsewhere in the area.</p> <p>One resident expressed concern regarding the level of housing being put forward due to the traffic and congestion issues in the area.</p>
5SO011	Land at Holme Farm	<p>The landowner / agent confirmed availability and deliverability of the site for around 150 dwellings. Requested that the HELAA assessment be updated to reflect the landowner intention not to develop the whole site but just the area south of Holme Park Farm (less than half the total site area).</p>
5SW004	Land off Basingstoke Road	<p>The landowner / developer confirmed availability for employment land, housing, and care home in a range of scenarios:</p> <ul style="list-style-type: none"> • Utilising around 5ha of site for approximately 40 dwellings, employment use, and care home. • Utilising whole site for up to 450 dwellings, employment use, care home, local centre, and SANG. • Utilising whole site for 450 unit care village, employment use, local centre, and SANG. <p>Criticism of the lack of off-site emergency plan for AWE Burghfield and therefore not possible to conclude development here within the DEPZ is unacceptable.</p>
5SW005	Site bounded by Trowes Lane (to the east) and Oakleigh Farm (to the west)	<p>The landowner / developer confirmed availability and deliverability of the site for around 70 dwellings. HELAA assessment consistent with proposed allocation 5SW019 to the east.</p> <p>A number of residents disagreed with the assessment set out in the HELAA and expressed concerns that this could lead to the site being positively considered for development in the future. Reference was made to the site assessment which concluded that it performs poorly in respect of accessibility to defined centres and services and facilities, is subject to groundwater flooding and would result in the loss of green infrastructure and agricultural land.</p>
5SW006 group	Land off Basingstoke Road	<p>The landowner / developer confirmed availability and deliverability of the site for around 70 dwellings and additionally noted the importance of Swallowfield playing an increased role in accommodating housing given other villages / higher order settlements in the west of the borough are now within the DEPZ.</p>

5SW009	Land adjacent to Applegarth Basingstoke Road	The landowner / agent confirmed availability of the site for housing and retail facilities to serve the village.
5SW013	Land adjoining Lambs Farm Business Park	Concern from a number of residents that the HELAA assessment could lead to the site being positively considered for development in the future. Reference made to previous permission at the site being refused and dismissed at appeal in 2017 on the grounds that development would harm the character and appearance of the area and encroach into the countryside. Comments also highlighted that the promoted land falls within the extended DEPZ for AWE Burghfield and development would impact on the local highway network.
5SW015	Loddon Court Farm, Beech Hill Road	The landowner / developer confirmed availability and deliverability of the site for around 120 dwellings and SANG.
5SW016	Land adjacent Oakleigh Farm, Part Lane	The landowner confirmed availability and deliverability of the site for employment floorspace – an alternative use to the original promotion for housing.
5SW025	Land at Robin Lodge Nursery	Some residents disagreed with the assessment of the site in the HELAA as it performs poorly in respect of highways and accessibility as preferred access would be off Part Lane and would therefore not relate well to the existing village.
5TW007 group	Land north of the A4	The landowner / developer confirmed availability and deliverability of the site for around 230 dwellings, and considers the site to be equally sustainable as the proposed allocation at Bridge Farm opposite the site.
5WI004	Land off Poplar Lane and Watmore Lane	The landowner / developer of the section of this site that is not proposed to be allocated for development, confirmed the availability and deliverability of their land which can be delivered comprehensively with the proposed allocation.
5WK023	Rosery Cottage and 171 Evendons Lane	The landowner / developer confirmed availability and deliverability of the site for around 40 dwellings.
5WK028	Land at Blagrove Lane	The landowner / developer confirmed availability and deliverability of the site for and 400 dwellings and SANG.

5WK036	Land at the rear of Chapel Green House	Residents disagreed with the assessment of the site in the HELAA. Reference was made to a petition that was submitted in response to the Draft Local Plan consultation undertaken in February 2020.
5WK037	Land East of Finchampstead Road	The landowner / developer confirmed availability and deliverability of the site for 216 units and wishes to work with WBC to realise the sustainability of the site in ways that overcome the reasons for the recent dismissed appeal.
5WK038	Land at Woodcray Manor	<p>The landowner / developer confirmed availability and deliverability of the site and confirmed work is ongoing to understand how development might be brought forward comprehensively and sustainably along with site 5WK037.</p> <p>Residents highlighted the potential for the site to facilitate a distributor road over the railway line and joining Finchampstead Road.</p>
5WK044	Land at Limmerhill Road	The landowner / agent confirmed availability and deliverability of the site for between 32 and 90 dwellings depending on density and layout.
5WW002	Pinewood, Nine Mile Ride	The landowner / agent confirmed availability and deliverability of the site. Considers there to be potential with site 5WW025 and Pinewood Activity Centre and other surrounding land to deliver a strategic development of around 750 dwellings and associated infrastructure and facilities.
5WW023	Holme Park Game Hatcheries	The landowner / agent requested that the name of the promoted site be changed from Holme Park Grange to Holme Park Game Hatcheries. The landowner / agent confirmed availability and deliverability of the site for up to 185 dwellings and development would be compatible with the spatial strategy which is in part focussed on extending the South Wokingham SDL.
5WW025	Land at Newlands Farm Wokingham	The landowner / agent confirmed availability and deliverability of the site. Considers there to be potential with site 5WW002 and Pinewood Activity Centre and other surrounding land to deliver a strategic development of around 750 dwellings and associated infrastructure and facilities.
5WW028	Land at Brookfield Farm	The landowner / agent requested the promoted use be amended from housing and residential institutions to a mixed use of housing and commercial floorspace. The landowner / agent confirmed

		availability and deliverability for around 100 dwellings and up to 5,000 sqm commercial floorspace. Additionally requested that the site be consider in combination with 5WW029 as well as individually.
5WW029	Land at Sutton Court Farm	The landowner / agent confirmed availability and delivery of the site for around 75 dwellings.

New land promotions

All newly promoted sites are available to view on the council's [online mapping](#).

New sites shown in the table below are only those which have been promoted during the Revised Growth Strategy consultation. Any other new promotions outside of the consultation will be shown on the online map and list of promoted land.

Site reference number	Site Address	Proposed use and development quantum	Additional notes
5AR032	Land at Newlands Farm	Housing – quantum not stated	Promoted to be included as part of the Hall Farm / Loddon Valley strategic development. Additional land outside of promotion but within the landowner's control could also be available for access or other mitigation.
5FI053	59 Nine Mile Ride	Housing – up to 5 dwellings	Promoted as potential self-build.
5FI024	Jovike, Lower Wokingham Road, Finchampstead	Housing – approximately 15 dwellings	The land owner promoted an additional strip of land adjacent to the proposed allocation. This increase in area would expand the site from 0.79ha to approximately 1ha. They requested that the wording for the allocation be amended from up to 15 dwellings to approximately 15 dwellings and that the site name be altered from 'Jovike' to 'Hillside' to reflect the recent change in the name of the property.

5HU053	Bill Hill	Renewable energy (solar, battery, hydrogen storage) data storage	N/A
5SH060	Smallmead Cottages	Housing – quantum not stated	N/A
5SH061	Land at Stanbury Park	SANG	N/A
5SO013	Sonning Golf Club	Housing – 50 dwellings	Extension to promotion 5SO008, so 50 dwellings includes land under previous promotion.
5WI020	Home Farm, Sindlesham	Housing – 49 dwellings	Represents a smaller portion of promoted site 5WI007.
5WI021	BP Triangle, Reading Road	Housing with potential ancillary non-residential uses – quantum not stated	Promoter has suggested the existing petrol station is currently well used and viable but implications of government commitments on future demand mean alternate uses are being explored.
5WK053	Lee Spring site, Latimer Road	Housing – 50 dwellings	Currently in light industrial use.
5WO005	Land at Waingels College	Affordable housing – 15-20 dwellings	Promoter proposes 100% affordable housing for key workers to meet needs across Wokingham, Reading, Bracknell and West Berkshire, and particularly to assist with the appointment and retention of teachers at Waingels College.

<p>Q10a Pinewood regeneration</p> <p>To what extent do you agree with the identification of Pinewood for self-funded regeneration?</p> <p>Q10b Pinewood regeneration</p> <p>Please set out your comments on the identification of Pinewood for self-funded regeneration. If you would like to propose an amendment, please explain the change you would like to see any why.</p>	
Residents and community groups	<p>Total responses: Agree/somewhat agree: 188 Neutral: 58 Somewhat disagree/disagree: 118</p> <p>Support was expressed for the following reasons:</p> <ul style="list-style-type: none"> • A positive proposal if the majority of existing services are retained. • Conditional support for the regeneration, however, WBC must engage stakeholders. • Other routes for funding should be considered first. • Regeneration supported but concern over loss of amenity. • Site and buildings require regeneration and modernisation. • Development should be purely for funding the Pinewood Centre. • Any dwellings created should be retained for future income to fund Pinewood via rental income, no dwellings should be sold. • Support for some limited development but concern this would result in further development in the future. • Favourable comparison to previous well received regeneration projects Elms Field and Peach Place. • Homes would make site part of the community rather than standalone. <p>Concerns were expressed for the following reasons:</p> <ul style="list-style-type: none"> • Lack of understanding/clarity as to what self funded regeneration would entail.

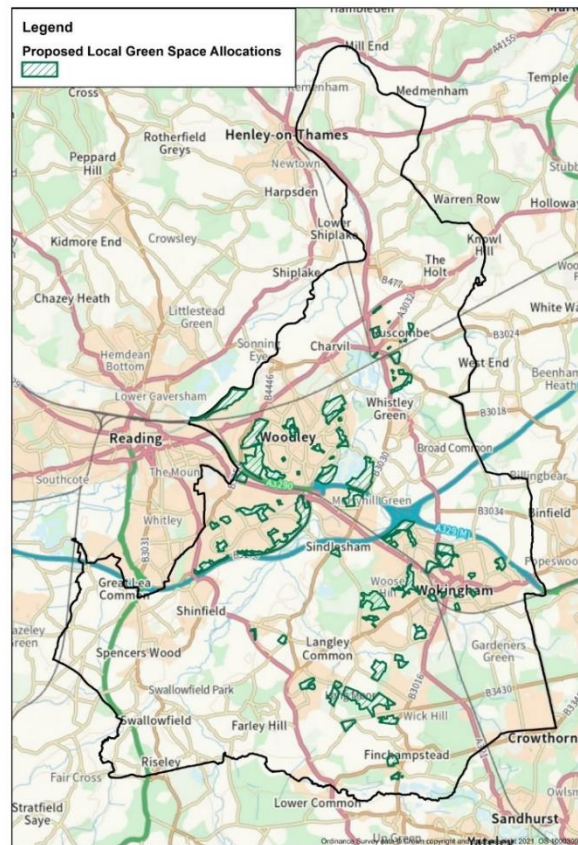
	<ul style="list-style-type: none"> • Any proposal should receive a full consultation to consider the wants and needs of the local community. • The site is valued locally and important to the local community. • Proposal that a new leisure centre located here could fund the site not housing. • Lack of investment from the council historically, including CIL receipts from adjacent Bewley Homes development. • Wokingham Borough Council should be funding Pinewood Centre. • Concern this proposal would lead to a loss of facilities for local residents. • Facilities such as Pinewood have become more important due to increased levels of development locally. • The site was registered as an Asset of Community Value in 2018. • Impact on existing parkland and loss of green space. • The site should instead be designated Local Green Space. • Loss of unique local character if redeveloped. • The site is unsustainable for alternative uses. • Concerns regarding a lack of facilities, and poor access and transport links. • Site and existing buildings are contaminated with asbestos. <p>‘Save Pinewood from Development’ Petition</p> <p>A petition was received with 3,886 signatures and returned on 24 January 2022. The petition raised the following issues:</p> <ul style="list-style-type: none"> • Request the removal of Pinewood from the Local Plan Update. • The opinions of residents have been ignored, and there should be a debate about the future of the site. • Additional housing development in the area around Pinewood will increase demand for the current facilities. <p>A majority of the signatories provided addresses based within Wokingham Borough and the surrounding areas, however further responses were also received from the wider region, nationally and internationally.</p>
Landowners and developers	The landowner did not respond to the consultation.

<p>Statutory consultees, neighbouring authorities and other key bodies</p>	<p>Sport England</p> <ul style="list-style-type: none"> • Support the identification of the site for self-funded regeneration. • Inappropriate for facilities to be underwritten by public purse, unless in special circumstances. <p>Environment Agency</p> <ul style="list-style-type: none"> • The site is located in Flood Zones 2 and 3, and further information is required to understand the risk of flooding. • Potential for ecological enhancement such as habitat creation. • Potential for schemes to open up the existing culvert on site. <p>Thames Water</p> <ul style="list-style-type: none"> • Potential odour issues due to proximity to existing sewage treatment works. • Require further detail to comment on impact on existing infrastructure.
<p>Town and Parish Councils</p>	<p>Wokingham Town Council</p> <ul style="list-style-type: none"> • Significant amenity space for residents which must be preserved. <p>Wokingham Without Parish Council:</p> <ul style="list-style-type: none"> • All other possible financing options which secure the long term future of Pinewood as a community facility, must be considered and exhausted prior to the use of self funded regeneration through the provision of housing within a portion of the site.

Local Green Space

- 5.5. The designation of Local Green Space is a way for a community to identify and protect green areas that are of particular importance to them.
- 5.6. The Revised Growth Strategy proposed 71 additional areas of Local Green Space, this was in addition to the 8 areas proposed in the Draft Local Plan (2020), one of which, Bulmersh SULV, is now proposed as two separate areas. The proposed areas of Local Green Space are shown below.

Figure 4: Distribution of proposed Local Green Spaces



- 5.7. The majority of consultation responses supported the identification of the new areas of Local Green Space. A summary of the key issues raised is set out in the table summarising responses to Question 11 below.
- 5.8. A number of responses referred to areas of proposed Local Green Space which following assessment were not recommended for designation. In addition, alterations were suggested to the proposed areas of Local Green Space, and several new areas that have not been previously assessed identified and promoted. All of these responses will be considered as part of an updated Local Green Space Topic Paper, prepared to support the next stage of the Local Plan Update.
- 5.9. The following analysis sets out the initial outcomes from this process and provides an indication of the key issues raised in response to each of the consultation questions.
- 5.10. The table below indicates the level of response received to each question in the Revised Growth Strategy. It also provides an overview of the key issues raised by individuals and organisations to questions. In a very small number of cases, an element of judgement has been applied when categorising a response if the respondent had not explicitly stated whether they support, were neutral or object to an approach or proposed site. However, this does not alter the overall trend of the responses, or the key issues identified.

Local Green Space Response Summary

Q11a Local Green Space To what extent do you agree with the new proposed designation of land as Local Green Space? Q11b Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why.	
Arborfield Park, Swallowfield Road, Arborfield LGS011	
Residents	Total responses: Agree/somewhat agree: 405 Neutral: 70 Somewhat disagree/disagree: 38 No specific comments from residents / community groups on the identification of Arborfield Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Non/residents Others	Finchampstead Parish Council support the designation of Arborfield Park as Local Green Space.
Pound Copse, Greensward Lane, Arborfield LGS015	
Residents	Total responses:

	<p>Agree/somewhat agree: 398 Neutral: 75 Somewhat disagree/disagree: 33</p> <p>No specific comments from residents / community groups on the identification of Pound Copse as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	<p>Finchampstead Parish Council and Barkham Parish Council support the designation of Pound Copse as Local Green Space.</p>
<p>The cricket and rugby pitches within the Arborfield Garrison SDL (A), Princess Marina Drive, Arborfield and Newland / Barkham</p> <p>LGS016A</p> <p>The cricket and rugby pitches within the Arborfield Garrison SDL (B), Princess Marina Drive, Arborfield and Newland / Barkham</p> <p>LGS016B</p>	
Residents	<p>Total responses (A): Agree/somewhat agree: 407 Neutral: 71 Somewhat disagree/disagree: 31</p> <p>Total responses (B): Agree/somewhat agree: 406 Neutral: 71 Somewhat disagree/disagree: 28</p> <p>No specific comments from residents / community groups on the identification of the cricket and rugby pitches within the Arborfield Garrison SDL as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>

Others	<p>Finchampstead Parish Council and Barkham Parish Council support the designation of the cricket and rugby pitches within the Arborfield Garrison Strategic Development Location as Local Green Space.</p> <p>A landowner/developer for the Arborfield Garrison Strategic Development Location expressed concerns that one of the areas identified for Local Green Space (LGS016B) includes land which has been granted planning permission for residential development (Parcel BB2). Amendments were suggested to the boundary to exclude this parcel from the Local Green Space designation, as it would be contrary to national policy.</p>
Rook's Nest Wood Country Park, Barkham Ride, Barkham LGS013	
Residents	<p>Total responses: Agree/somewhat agree: 400 Neutral: 67 Somewhat disagree/disagree: 38</p> <p>Some support expressed by local residents / community groups to the identification of Rooks Nest Wood Country Park as a Local Green Space designation, as this would help to maintain separation between Finchampstead and Barkham.</p>
Others	<p>Finchampstead Parish Council and Barkham Parish Council support the designation of Rook's Nest Wood Country Park as Local Green Space.</p>
Hazebrouck Meadows (A), Biggs Lane and Commonfield Lane, Barkham LGS014A Hazebrouck Meadows (B), Biggs Lane and Commonfield Lane, Barkham LGS014B	
Residents	<p>Total responses (A): Agree/somewhat agree: 393 Neutral: 77</p>

	<p>Somewhat disagree/disagree: 33</p> <p>Total responses (B): Agree/somewhat agree: 392 Neutral: 73 Somewhat disagree/disagree: 35</p> <p>No specific comments from residents / community groups on the identification of Hazebrouck Meadows as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	<p>Finchampstead Parish Council and Barkham Parish Council support the designation of Hazebrouck Meadows as Local Green Space.</p>
<p>Elizabeth Park, The Junipers, Barkham</p> <p>LGS012A</p> <p>The Junipers, Barkham</p> <p>LGS012B</p>	
Residents	<p>Total responses (A): Agree/somewhat agree: 387 Neutral: 77 Somewhat disagree/disagree: 34</p> <p>Total responses (B): Agree/somewhat agree: 382 Neutral: 78 Somewhat disagree/disagree: 31</p>

	No specific comments from residents / community groups on the identification of Elizabeth Park and The Junipers as Local Green Spaces, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Others	Finchampstead Parish Council and Barkham Parish Council support the designation of Elizabeth Park and The Junipers as Local Green Space.
Chalfont Woods and Chalfont Park, south of Chalfont Way, Earley	
LGS019	
Residents	<p>Total responses: Agree/somewhat agree: 377 Neutral: 83 Somewhat disagree/disagree: 31</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents during the Covid-19 pandemic by supporting their health and well-being
Others	Earley Town Council support the designation of Chalfont Woods and Chalfont Park as Local Green Space as it provides a local and well-used recreational facility for the community.
Events Field, Kilnsea Drive, Earley	
LGS020	
Residents	<p>Total responses: Agree/somewhat agree: 376 Neutral: 85 Somewhat disagree/disagree: 27</p>

	<p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents during the Covid-19 pandemic by supporting their health and well-being
Others	<p>Earley Town Council support the designation of the Events Field, Kilnsea Drive as Local Green Space as it provides a local and well-used recreational facility for the community.</p>
Laurel Park, Marefield, Earley LGS022	
Residents	<p>Total responses: Agree/somewhat agree: 380 Neutral: 84 Somewhat disagree/disagree: 26</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Important ecological and recreational facility for the community <p>Some comments suggested that the boundary of the Local Green Space designation should be extended to include an area of green space and play area to the south of Maiden Erlegh Lake (LGS006) which has not been included. Comments highlighted this area as an important recreational and ecological resource for the community and would be a logical extension to the proposed Local Green Space designation at Laurel Park.</p>
Others	<p>Earley Town Council support the designation of the Laurel Park as Local Green Space as it provides a local and well-used recreational facility for the community.</p>

Loddon Fields, Lower Earley Way, Earley	
LGS023F	
Residents	<p>Total responses: Agree/somewhat agree: 386 Neutral: 77 Somewhat disagree/disagree: 30</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Valued green corridor for wildlife • Important recreational facility for the community • Natural buffer from existing residential development and Lower Earley Way and the M4
Others	<p>Earley Town Council support the designation of the Loddon Fields, Lower Earley Way as Local Green Space as it provides a local and well-used recreational facility for the community.</p>
Sol Joel Park, Church Road, Earley	
LGS026	
Residents	<p>Total responses: Agree/somewhat agree: 378 Neutral: 75 Somewhat disagree/disagree: 30</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley

	<ul style="list-style-type: none"> Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being Important recreational facility for the community
Others	Earley Town Council support the designation of the Sol Joel Park as Local Green Space as it provides a local and well-used recreational facility for the community.
Land south of the River Thames, Earley / Sonning	
LGS029	
Residents	<p>Total responses: Agree/somewhat agree: 450 Neutral: 69 Somewhat disagree/disagree: 31</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group; Residents Association within Whitegates, Earley) to the principle of identifying land south of the River Thames as a Local Green Space designation. There was some general disagreement that part of this area should remain safeguarded for a high-quality express bus service or dedicated public transport route along the A4 and A329 corridors, including a dedicated public transport link between the A3290 and Napier Road in the Local Plan, as the scheme would be incompatible with the designation as Local Green Space. Comments also cited the previous refusal of a Mass Rapid Transit scheme by the council's Planning Committee in this location due to the impact on the River Thames and the Thames Path.</p> <p>Support for the principle of the Local Green Space designation at Land south of the River Thames included the following reasoning:</p> <ul style="list-style-type: none"> Open space along the riverside is recognised as an important and valued recreational resource and amenity for visitors and existing communities to the east of Reading, Sonning and Earley Valued ecological resource for the community due to the presence of the Thames Valley Park (East) Local Wildlife Site Natural floodplain supports wildlife and habitats Limited recreational spaces in the area means this area is highly valued Supports mental and physical health and well-being, in particular during the Covid-19 pandemic

	<ul style="list-style-type: none"> Thames Path and National Cycle Network provide a route for active travel
Others	<p>Earley Town Council supported the designation of Land South of the River Thames in Earley / Sonning as Local Green Space but expressed concerns that the policy as drafted is too permissive and inconsistent with national policy.</p> <p>A landowner expressed concerns with including their land in the boundary of the Land South of the River Thames Local Green Space designation, and stated the following reasoning:</p> <ul style="list-style-type: none"> The area includes built development at the Waterside Centre and the University's Dreadnought boathouse Land safeguarded for a proposed high-quality express bus service or mass rapid transit along the A4 and A329 corridors would require significant infrastructure and engineering works that would be incompatible with Local Green Space / Green Belt policy Part of the designation includes land with extant planning permission (ref: F/2012/2313) at The Dreadnought and is not considered local in character and with the wider area would represent an extensive tract of land Thames Path National Trail is a designated recreation route and national guidance is clear that Local Green Space designation may not provide any additional benefit if land is already protected by an existing designation Designation would be inconsistent with local planning for sustainable development and contrary to the National Planning Policy Framework Designation does not in itself convey the need for public access
Maiden Erlegh Lake and Local Nature Reserve, Maiden Erlegh Park, Earley	
LGS038	
Residents	<p>Total responses: Agree/somewhat agree: 389 Neutral: 71 Somewhat disagree/disagree: 27</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p>

	<ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Important recreational and ecological facility for the community
Others	Earley Town Council support the designation of Maiden Erlegh Lake and Local Nature Reserve as Local Green Space as it provides a local and well-used recreational facility for the community.
Meadow Park, Meadow Road, Earley	
LGS052	
Residents	<p>Total responses: Agree/somewhat agree: 377 Neutral: 79 Somewhat disagree/disagree: 27</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Important recreational facility for the community
Others	Earley Town Council support the designation of Meadow Park as Local Green Space as it provides a local and well-used recreational facility for the community.
Redhatch Copse, Redhatch Drive, Earley	
LGS053	
Residents	Total responses:

	<p>Agree/somewhat agree: 369 Neutral: 81 Somewhat disagree/disagree: 27</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Important recreational facility for the community
Others	Earley Town Council support the designation of Redhatch Copse as Local Green Space as it provides a local and well-used recreational facility for the community.
Thames Water Reservoir (Hillside), Elm Lane, Earley LGS054	
Residents	<p>Total responses: Agree/somewhat agree: 371 Neutral: 78 Somewhat disagree/disagree: 31</p> <p>Support was expressed by most local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Important recreational facility for the community
Others	Earley Town Council support the designation of Thames Water Reservoir (Hillside) as Local Green Space as it provides a local and well-used recreational facility for the community.

Lower Earley Meadows (Riverside Park) and Woodlands (A), Wokingham Road and Danehill, Earley	
LGS055	
Residents	<p>Total responses: Agree/somewhat agree: 380 Neutral: 73 Somewhat disagree/disagree: 30</p> <p>Support was expressed by local residents / community groups (e.g., Earley Environmental Group), and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting health and well-being • Valued green corridor for wildlife • Important recreational facility for the community • Natural buffer from existing residential development and Lower Earley Way and the M4
Others	<p>Earley Town Council support the designation of Lower Earley Meadows (Riverside Park) and Woodlands (A) as Local Green Space as it provides a local and well-used recreational facility for the community. However, the town council disagreed with the exclusion of the area to the south of Lower Earley Way, which was recognised as an important recreational and ecological resource for the community, notably Hatch Farm. The land also provides a role for flood attenuation.</p>
Lower Earley Meadows (Riverside Park) and Woodlands (B), Wokingham Road and Danehill, Earley	
LGS056	
Residents	<p>Total responses: Agree/somewhat agree: 378 Neutral: 74 Somewhat disagree/disagree: 27</p>

	<p>Support was expressed by local residents / community groups (e.g., Earley Environmental Group), and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Valued green corridor for wildlife • Important recreational facility for the community • Natural buffer from existing residential development and Lower Earley Way and the M4
Others	<p>Earley Town Council support the designation of Lower Earley Meadows (Riverside Park) and Woodlands (B) as Local Green Space as it provides a local and well-used recreational facility for the community.</p> <p>The landowner / developer promoting land off Meldreth Way, Lower Earley expressed concerns with the designation of Lower Earley Meadows (Riverside Park) and Woodlands (B), and included the following reasoning:</p> <ul style="list-style-type: none"> • The proposed designation comprises a dissected corridor of open and privately owned land and the local highway network which does not meet the criteria in national policy • Further clarity as to how this area forms part of a wider framework of open space • The blanket designation of open countryside adjacent to settlements is not considered appropriate in national policy • Combination of adjacent areas of green space result in a significant and extensive tract of land • The land is undeveloped, in private ownership and holds no/limited historical, recreational or ecological value • Land is bounded by residential properties and the highway network and therefore does not hold any particular tranquillity value • No detailed assessment of the ecological value of the area of green space
Warren Wood Country Park, Warren Lane, Finchampstead LGS060	
Residents	Total responses:

	<p>Agree/somewhat agree: 371 Neutral: 77 Somewhat disagree/disagree: 31</p> <p>No specific comments from residents / community groups on the identification of Warren Wood Country Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Other	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Warren Wood Country Park as Local Green Space.
Burnmoor Meadow, Longwater Road, Finchampstead LGS063	
Residents	<p>Total responses: Agree/somewhat agree: 365 Neutral: 79 Somewhat disagree/disagree: 32</p> <p>No specific comments from residents / community groups on the identification of Burnmoor Meadow as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Burnmoor Meadow as Local Green Space.
California Country Park and Longmoor Bog, Nine Mile Ride, Finchampstead LGS064	
Residents	<p>Total responses: Agree/somewhat agree: 388 Neutral: 59 Somewhat disagree/disagree: 35</p>

	No specific comments from residents / community groups on the identification of California Country Park and Longmoor Bog as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of California Country Park and Longmoor Bog as Local Green Space.
Shepperlands Farm, Park Lane, Finchampstead	
LGS066	
Residents	<p>Total responses: Agree/somewhat agree: 361 Neutral: 74 Somewhat disagree/disagree: 28</p> <p>No specific comments from residents / community groups on the identification of Shepperlands Farm as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Shepperlands Farm as Local Green Space.
Finchampstead Memorial Park, The Village, Finchampstead	
LGS070	
Residents	<p>Total responses: Agree/somewhat agree: 366 Neutral: 73 Somewhat disagree/disagree: 29</p> <p>No specific comments from residents / community groups on the identification of Finchampstead Memorial Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>

Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Finchampstead Memorial Park as Local Green Space.
FBC / Gorse Ride playing fields, Gorse Ride North, Finchampstead	
LGS073	
Residents	<p>Total responses: Agree/somewhat agree: 370 Neutral: 73 Somewhat disagree/disagree: 29</p> <p>No specific comments from residents / community groups on the identification of FBC / Gorse Ride playing fields as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	<p>Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Finchampstead Baptist Centre / Gorse Ride playing fields as Local Green Space.</p> <p>The landowner expressed concerns regarding the inclusion of the FBC centre and car park in the Local Green Space designation as this could affect any future development plans for the Finchampstead Baptist Church centre.</p>
Woodmoor Play Area, Woodmoor, Finchampstead	
LGS076	
Residents	<p>Total responses: Agree/somewhat agree: 358 Neutral: 77 Somewhat disagree/disagree: 31</p>

	No specific comments from residents / community groups on the identification of Woodmoor Play Area as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of Woodmoor Play Area as Local Green Space.
The Moors, Waverley Way, Finchampstead	
LGS078	
Residents	<p>Total responses: Agree/somewhat agree: 358 Neutral: 77 Somewhat disagree/disagree: 32</p> <p>No specific comments from residents / community groups on the identification of The Moors as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	Finchampstead Parish Council and the Finchampstead Future Neighbourhood Planning Team support the designation of The Moors, Waverley Way as Local Green Space.
Dinton Pastures, Hurst	
LGS104	
Residents	<p>Total responses: Agree/somewhat agree: 452 Neutral: 44 Somewhat disagree/disagree: 43</p> <p>Support was expressed by local residents / community groups (e.g., Hurst Village Society) and included the following reasoning:</p> <ul style="list-style-type: none"> • Important recreational facility for the community, notably for residents in and around Winnersh

	<ul style="list-style-type: none"> Protection from inappropriate or harmful development
Others	Hurst Neighbourhood Plan Working Group support the designation of the area of green space at Dinton Pastures as Local Green Space.
Ruscombe Wood and Pond, Castle End Road, Ruscombe LGS079	
Residents	<p>Total responses: Agree/somewhat agree: 413 Neutral: 66 Somewhat disagree/disagree: 39</p> <p>Some support was expressed by local residents / community groups (e.g., Scarletts Lane Residents' Association).</p>
Others	The landowner/developer promoting land east of Twyford (Twyford Gardens) questioned whether imposing further policy designation on this land is necessary, as it is a recognised Local Wildlife Site and located within the Metropolitan Green Belt.
Ruscombe Ponds (A), Castle End Road, Ruscombe LGS080	
Residents	<p>Total responses: Agree/somewhat agree: 409 Neutral: 69 Somewhat disagree/disagree: 37</p> <p>Some support was expressed by local residents / community groups (e.g., Scarletts Lane Residents' Association).</p>
Others	No specific comments from key bodies on the identification of Ruscombe Ponds as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.

Ruscombe Ponds (B), Ruscombe	
LGS081	
Residents	<p>Total responses: Agree/somewhat agree: 410 Neutral: 68 Somewhat disagree/disagree: 37</p> <p>Some support was expressed by local residents / community groups (e.g., Scarletts Lane Residents' Association).</p>
Others	No specific comments from key bodies on the identification of Ruscombe Woods as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Church Green, Southbury Lane, Ruscombe	
LGS084	
Residents	<p>Total responses: Agree/somewhat agree: 404 Neutral: 68 Somewhat disagree/disagree: 38</p> <p>Some support was expressed by local residents / community groups (e.g., Scarletts Lane Residents' Association).</p> <p>A local resident suggested that the boundary of the proposed Local Green Space designation should be extended to include an area of woodland to the south of Southbury Lane.</p>
Others	No specific comments from key bodies on the identification of Church Green as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Pennfields Park, Pennfields, Ruscombe	

LGS086	
Residents	<p>Total responses: Agree/somewhat agree: 398 Neutral: 73 Somewhat disagree/disagree: 37</p> <p>Some support was expressed by local residents / community groups (e.g., Scarletts Lane Residents' Association).</p> <p>A local resident also suggested two additional areas of green space at Pennfields for consideration as Local Green Space.</p>
Others	No specific comments from key bodies on the identification of Pennfields Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Pearman's Copse, Ryhill Way, Shinfield	
LGS025	
Residents	<p>Total responses: Agree/somewhat agree: 362 Neutral: 88 Somewhat disagree/disagree: 36</p> <p>Support was expressed by some local residents / community groups (e.g., Earley Environmental Group) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Valued green corridor for wildlife • Important recreational facility for the community • Natural buffer from existing residential development and Lower Earley Way and the M4

Others	No specific comments from key bodies on the identification of Pearman's Copse as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Open area adjacent to Colleton Drive, Colleton Drive, Twyford	
LGS094	
Residents	<p>Total responses: Agree/somewhat agree: 413 Neutral: 65 Somewhat disagree/disagree: 38</p> <p>No specific comments from residents / community groups on the identification of the open area adjacent to Colleton Drive as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	<p>Twyford Parish Council support the designation of the open area adjacent to Colleton Drive as Local Green Space.</p>
Twyford Parish Council Burial Ground and Millennium Garden, Station Road, Twyford	
LGS095	
Residents	<p>Total responses: Agree/somewhat agree: 422 Neutral: 60 Somewhat disagree/disagree: 37</p> <p>No specific comments from residents / community groups on the identification of Twyford Parish Council's burial ground and Millennium Garden as a Local Green Space, but support in principle for identifying areas across the borough for Local Green Space designation.</p>

Others	Twyford Parish Council support the designation of Twyford Parish Council Burial Ground and Millennium Garden as Local Green Space.
Orchard Estate open space, Orchard Estate, Twyford	
LGS097B	
Residents	<p>Total responses: Agree/somewhat agree: 408 Neutral: 68 Somewhat disagree/disagree: 38</p> <p>A local resident supported the principle of identifying an area of open space at Orchard Estate as Local Green Space (LGS097A) but disagreed with the Council's assessment and conclusion to exclude parcel LGS097B for further consideration.</p>
Others	Twyford Parish Council support the designation of Orchard Estate open space as Local Green Space.
Malvern Way open space, Malvern Way, Twyford	
LGS031	
Residents	<p>Total responses: Agree/somewhat agree: 413 Neutral: 67 Somewhat disagree/disagree: 34</p> <p>No specific comments from residents / community groups on the identification of Malvern Way open space as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	Twyford Parish Council support the designation of Malvern Way open space as Local Green Space.
King George V Field, Loddon Hall Road, Twyford	

LGS042	
Residents	<p>Total responses: Agree/somewhat agree: 422 Neutral: 61 Somewhat disagree/disagree: 38</p> <p>Local residents expressed support for the designation of King George V Field as Local Green Space due to its recreational value for residents of Twyford.</p>
Others	<p>Twyford Parish Council support the designation of King George V Field as Local Green Space.</p>
Stanlake Meadows, Waltham Road, Twyford	
LGS043	
Residents	<p>Total responses: Agree/somewhat agree: 427 Neutral: 59 Somewhat disagree/disagree: 37</p> <p>Local resident expressed support for the designation of Stanlake Meadows as Local Green Space.</p>
Others	<p>Twyford Parish Council support the designation of Stanlake Meadows as Local Green Space.</p>
Hurst Park, Hurst Park Road, Twyford	
LGS093	
Residents	<p>Total responses: Agree/somewhat agree: 422 Neutral: 58 Somewhat disagree/disagree: 35</p> <p>No specific comments from residents / community groups on the identification of Hurst Park as a Local Green Space, but support in principle for identifying areas across the borough for Local Green Space designation.</p>

Others	Twyford Parish Council support the designation of Hurst Park as Local Green Space.
Broad Hinton open space, Broad Hinton, Twyford / Hurst	
LGS089	
Residents	<p>Total responses: Agree/somewhat agree: 419 Neutral: 61 Somewhat disagree/disagree: 37</p> <p>Support was expressed by local residents / community groups, and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Important facility for recreational and amenity value
Others	Twyford Parish Council support the designation of Broad Hinton open space as Local Green Space.
Winnersh Meadows, Williamson Close, Winnersh	
LGS034	
Residents	<p>Total responses: Agree/somewhat agree: 363 Neutral: 77 Somewhat disagree/disagree: 26</p> <p>Support was expressed by some local residents / community groups as Winnersh Meadows was recognised as an important recreational resource for the residents of Winnersh.</p> <p>Local ward members supported the principle of Winnersh Meadows as a Local Green Space but expressed concerns that the designation includes the playing fields at Forest School which are not accessible to the local community. It was suggested that the designation of this land could restrict any future reconfiguration or alternative uses for the playing field and would not be capable of enduring beyond the end of the plan period.</p>

Others	<p>A landowner expressed concerns with including their land (Forest School playing fields) in the boundary of the Winnersh Meadows Local Green Space as it does not meet the criteria for designation in national policy (paragraph 102) and would not be capable of enduring beyond the end of the plan period, due to any future operational needs that may be required by Forest School.</p> <p>Winnersh Parish Council reiterated the concerns expressed by the landowner that the playing fields at Forest School should be removed from the Local Green Space designation.</p>
Bearwood Recreation Ground, Bearwood Road, Winnersh LGS035	
Residents	<p>Total responses: Agree/somewhat agree: 378 Neutral: 61 Somewhat disagree/disagree: 28</p> <p>Local ward members reiterated the concerns expressed by Winnersh Parish Council.</p>
Others	<p>Winnersh Parish Council suggested amendments to the boundary of the Local Green Space at Bearwood Recreation Ground to exclude the car park and community building, as their inclusion in the policy designation could restrict any future development or improvements.</p>
Land surrounding the west of Old Forest Road (North), Old Forest Road, Winnersh Land surrounding the west of Old Forest Road (South), Old Forest Road, Winnersh LGS050	
Residents	<p>Total responses (North): Agree/somewhat agree: 365 Neutral: 136 Somewhat disagree/disagree: 23</p>

	<p>Total responses (South): Agree/somewhat agree: 365 Neutral: 136 Somewhat disagree/disagree: 23</p> <p>Support was expressed by local residents / community groups to the principle of identifying land surrounding the west of Old Forest Road, Winnersh as a Local Green Space designation. It is recognised as a valued recreational space for the residents of North Wokingham Strategic Development Location and it helps to separate the M4 and existing residential development along Old Forest Road.</p> <p>A number of comments suggested that the boundary of either parcel LGS050a or LGS050b should be amended to identify and/or reserve land for a new community building to serve as the main headquarters for the Emmbrook Scout Group as this was considered to be an important facility for younger people in the area and the existing facility is in need of improvement.</p> <p>Local ward members reiterated the points raised by local residents, and further stated that:</p> <ul style="list-style-type: none"> • The sale of land for the construction of the North Wokingham Distributor Road included an in-principal agreement that an area should be identified for a new community building for the Emmbrook Scout Group • If both parcels were proposed for Local Green Space designation this could make it difficult to identify a suitable location in the future for a new facility • Further clarity regarding the relationship of the Local Green Space designation with the route of the North Wokingham Distributor Road.
Others	<p>Winnersh Parish Council welcome the identification of land surrounding the west of Old Forest Road, Winnersh as a Local Green Space designation.</p> <p>A landowner requested that the boundary of parcel LGS050b is amended as this currently conflicts with route of the North Wokingham Distributor Road.</p>
Keephatch Park Nature Reserve, Diamond Jubilee Way, Wokingham LGS017	

Residents	<p>Total responses: Agree/somewhat agree: 370 Neutral: 61 Somewhat disagree/disagree: 32</p> <p>Support expressed by some local residents / community groups as this was considered to be an important recreational space serving the local community, in particular residents of North Wokingham Strategic Development Location.</p> <p>A local resident also suggested that the boundary of the Local Green Space at Keephatch Park Nature Reserve should be amended to include the play area.</p>
Others	No specific comments from key bodies on the identification of Keephatch Park Nature Reserve as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Cantley Park (North), Twyford Road, Wokingham LGS018 Cantley Park (South), Twyford Road, Wokingham LGS018	
Residents	<p>Total responses (North): Agree/somewhat agree: 387 Neutral: 50 Somewhat disagree/disagree: 34</p> <p>Total responses (South): Agree/somewhat agree: 387 Neutral: 50 Somewhat disagree/disagree: 35</p>

	<p>Support was expressed by local residents / community groups (e.g., Emmbrook Residents Association) as this was considered to be an important public open space and leisure/sports facility serving the local community.</p> <p>Local ward member supported the designation of Cantley Park as Local Green Space.</p>
Others	No specific comments from key bodies on the identification of Cantley Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Leslie Sears Playing Field, Reeves Way, Wokingham	
LGS033	
Residents	<p>Total responses: Agree/somewhat agree: 360 Neutral: 72 Somewhat disagree/disagree: 30</p> <p>Local ward members supported the designation of Leslie Sears Playing Field as Local Green Space.</p>
Others	No specific comments from key bodies on the identification of Leslie Sears playing field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Viking Field, Tanners Row, Wokingham	
LGS036	
Residents	<p>Total responses: Agree/somewhat agree: 344 Neutral: 78 Somewhat disagree/disagree: 30</p> <p>Local ward members supported the designation of Viking Field as Local Green Space.</p>
Others	No specific comments from key bodies on the identification of Viking Field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.

Elizabeth Park, Pyke Close, Wokingham	
LGS039	
Residents	<p>Total responses: Agree/somewhat agree: 345 Neutral: 76 Somewhat disagree/disagree: 28</p> <p>No specific comments from residents / community groups on the identification of Elizabeth Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Elizabeth Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Woosehill Meadows, Arthur Road, Wokingham	
LGS040	
Residents	<p>Total responses: Agree/somewhat agree: 355 Neutral: 68 Somewhat disagree/disagree: 35</p> <p>Support was expressed by local residents / community groups (e.g., Emmbrook Residents Association) to the designation of Woosehill Meadows as a Local Green Space, and included the following reasoning:</p> <ul style="list-style-type: none"> • Valued recreational resource for local residents, in particular during the Covid-19 pandemic by supporting their health and well-being • Protection from inappropriate or harmful development • Valued wildlife corridor along the Emm Brook <p>Local ward members supported the designation of Woosehill Meadows as Local Green Space.</p>

	Some local residents suggested that the boundary of the Local Green Space designation at Woosehill Meadows should be amended to include an area of green space between Laurel Close and Evergreen Way.
Others	A few landowners supported the principle of the designation but expressed concerns that the boundary of the Local Green Space (and Site of Urban Landscape Value) at Woosehill Meadows included areas of land adjacent to Meadow Walk and Meadow Road, which are in their ownership with no public access and should therefore be excluded from the policy designation.
Lowther Road sports field and play area, Lowther Road, Wokingham	
LGS047	
Residents	<p>Total responses: Agree/somewhat agree: 352 Neutral: 72 Somewhat disagree/disagree: 31</p> <p>Support was expressed by Emmbrook Residents Association as the land was gifted to Berkshire County Council for the benefit of the local residents and is home to the Emmbrook Sports and Social Club.</p>
Others	No specific comments from key bodies on the identification of Lowther Road sports field and play area as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Emmbrook Walk, Emmbrook Road, Wokingham	
LGS048	
Residents	<p>Total responses: Agree/somewhat agree: 353 Neutral: 70 Somewhat disagree/disagree: 32</p> <p>Support was expressed by local residents / community groups (e.g., Emmbrook Residents Association) as this contains the Emm Brook and an area of public open space which serve the local community.</p>

Others	No specific comments from key bodies on the identification of Emmbrook Walk as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Waverley Way open space, Nashgrove Lane, Wokingham	
LGS074	
Residents	<p>Total responses: Agree/somewhat agree: 347 Neutral: 72 Somewhat disagree/disagree: 32</p> <p>Local ward member supported the designation of Waverley Way open space as Local Green Space.</p>
Others	Finchampstead Parish Council support the designation of Waverley Way open space as Local Green Space.
Remaining part of Crescent Field, South Lake, Woodley	
LGS041	
Residents	<p>Total responses: Agree/somewhat agree: 355 Neutral: 73 Somewhat disagree/disagree: 21</p> <p>No specific comments from residents / community groups on the identification of the remaining part of Crescent Field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of the remaining part of Crescent Field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Ashenbury Park, Woodley	

LGS105	
Residents	<p>Total responses: Agree/somewhat agree: 372 Neutral: 63 Somewhat disagree/disagree: 22</p> <p>No specific comments from residents / community groups on the identification of the Ashenbury Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of the Ashenbury Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Aldermoots Nature Reserve, Alder Moors, Woodley	
LGS106	
Residents	<p>Total responses: Agree/somewhat agree: 364 Neutral: 63 Somewhat disagree/disagree: 19</p> <p>No specific comments from residents / community groups on the identification of Aldermoots Nature Reserve as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Aldermoots Nature Reserve as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Vauxhall Park, Woodley	
LGS107	

Residents	<p>Total responses: Agree/somewhat agree: 351 Neutral: 77 Somewhat disagree/disagree: 20</p> <p>No specific comments from residents / community groups on the identification of Vauxhall Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Vauxhall Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
South Lake, Woodley LGS108	
Residents	<p>Total responses: Agree/somewhat agree: 362 Neutral: 64 Somewhat disagree/disagree: 20</p> <p>No specific comments from residents / community groups on the identification of South Lake as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Aldermoor's Nature Reserve as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Malone Park, Woodley LGS109	
Residents	<p>Total responses: Agree/somewhat agree: 340</p>

	<p>Neutral: 81 Somewhat disagree/disagree: 20</p> <p>No specific comments from residents / community groups on the identification of Malone Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Malone Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields), Woodley LGS110	
Residents	<p>Total responses: Agree/somewhat agree: 373 Neutral: 62 Somewhat disagree/disagree: 21</p> <p>No specific comments from residents / community groups on the identification of Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields) as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields) as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Sandford Park, Woodley LGS111	
Residents	<p>Total responses: Agree/somewhat agree: 362 Neutral: 68 Somewhat disagree/disagree: 21</p>

	No specific comments from residents / community groups on the identification of Sandford Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Others	No specific comments from key bodies on the identification of Sandford Park as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Redwood Play Area, Redwood, Woodley	
LGS113	
Residents	<p>Total responses: Agree/somewhat agree: 348 Neutral: 71 Somewhat disagree/disagree: 21</p> <p>No specific comments from residents / community groups on the identification of Redwood Play Area as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	No specific comments from key bodies on the identification of Redwood Play Area as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Area between Mohawk Way and Old Colemans Moor Road, Woodley	
LGS115	
Residents	<p>Total responses: Agree/somewhat agree: 351 Neutral: 70 Somewhat disagree/disagree: 20</p> <p>Support was expressed by local residents / community groups to the designation of the area between Mohawk Way and Old Colemans Moor Road as Local Green Space, and included the following reasoning:</p>

	A comment suggested further upgrades or improvements to Sandford Lane to provide access to this area of green space for cyclists and pedestrians.
Others	No specific comments from key bodies on the identification of the area between Mohawk Way and Old Colemans Moor Road as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Mortimer Meadows (North); Mortimer Meadows (South)	
LGS120	
Residents	<p>Total responses (North): Agree/somewhat agree: 343 Neutral: 79 Somewhat disagree/disagree: 20</p> <p>Total responses (South): Agree/somewhat agree: 343 Neutral: 78 Somewhat disagree/disagree: 20</p> <p>Support was expressed by local residents / community groups to the designation of the area between Mohawk Way and Old Colemans Moor Road as Local Green Space, and included the following reasoning:</p> <p>A comment suggested that it would be important to improve connectivity between the north and south of Mortimer Meadows.</p>
Others	No specific comments from key bodies on the identification of the Mortimer Meadows as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Park between Masters Close and Marathon Close, Woodley	

LGS114	
Residents	<p>Total responses: Agree/somewhat agree: 340 Neutral: 80 Somewhat disagree/disagree: 21</p> <p>No specific comments from residents / community groups on the identification of the park between Masters Close and Marathon Close as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Others	<p>No specific comments from key bodies on the identification of the park between Masters Close and Marathon Close as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.</p>
Land Between TVP and Napier Road LGS119	
Petition	<p>Save our Ancient Riverside Petitions:</p> <p>A document containing two petitions was received with respect to the proposal in the Draft Local Plan, which continued to carry forward the safeguarding of land at Kennetmouth for a high-quality express bus service or dedicated public transport route along the A4 and A329 corridors, as set out in the Core Strategy and MDD local plans. The petitions covered the following issues:</p> <ul style="list-style-type: none"> • Support the removal of land safeguarded for the East Reading MRT set out in Policy SS11 of the Draft Local Plan • Proposed amendments to the wording of Policy SS11 to reflect the removal of the safeguarded land as it was considered that limited evidence and justification had been provided to demonstrate that the scheme would have any effect on the road network in Reading borough and the surrounding area. <p>Save Our Ancient Riverside: Petition 1</p>

	<p>Title: Please designate the Thames Path at Kennetmouth as Local Green Space. Collated via – change.org Total Signatures at 20 January 2022 – 2,224</p> <p>Key points raised:</p> <ul style="list-style-type: none"> • The previously published Local Green Space document misrepresents evidence as to the suitability of the site for inclusion as LGS • Previously published Local Green Space document does not accurately reflect the views of residents • Current position does not reflect priorities subsequent to Covid 19 • Impact on the environment and biodiversity • Concern that a lack of safeguarding risks future development • Impact on residential amenity • Negative impact on residential physical and mental health and wellbeing <p>Save Our Ancient Riverside: Petition 2 - Public Objections to the East Reading MRT. Title: Reject Thameside Flyover (East Reading MRT) Save Our Green Space</p> <p>Collated via – change.org (launched 2018) Total signatures at 20 January 2022: 2,279</p> <p>This petition included a sample of objections that were previously submitted as part of the planning application for the East Reading MRT in 2018.</p>
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5.11. The Draft Local Plan (2020) identified 8 proposed areas for designation as Local Green Space. Following a review of all the comments received to the Draft Local Plan consultation, all those sites were retained in the Revised Growth Strategy. As a result, no specific consultation questions were included within the Revised Growth Strategy consultation, so there is no quantitative data to report². The table below provides a summary of the comments received on those 8 proposed areas.

² Quantitative data has been provided for 'Land south of Reading Road, Bulmershe, Woodley / Earley' as this was proposed as two separate areas in the Revised Growth Strategy consultation.

Elms Field, Wellington Road, Wokingham	
LGS001	
Residents	Local ward members supported the designation of Elms Field as Local Green Space.
Others	No specific comments from key bodies on the identification of Elms Field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Howard Palmer Gardens, Cockpit Path, Wokingham	
LGS002	
Residents	Local ward member supported the designation of Howard Palmer Gardens as Local Green Space.
Others	No specific comments from key bodies on the identification of Howard Palmer Gardens as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Langborough Recreation Ground, Gipsy Lane, Wokingham	
LGS003	
Residents	Local ward member supported the designation of Langborough Recreation Ground as Local Green Space.
Others	No specific comments from key bodies on the identification of Langborough Recreation Ground as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Barkham Road Recreation Ground, Latimer Road, Wokingham	
LGS004	
Residents	Local ward member supported the designation of Barkham Road Recreation Ground as Local Green Space.
Others	No specific comments from key bodies on the identification of Barkham Road Recreation Ground as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.

King George V Playing Field, Goodchild Road, Wokingham	
LGS005	
Residents	Local ward member supported the designation of King George V Playing Field as Local Green Space.
Others	No specific comments from key bodies on the identification of King George V playing field as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Fox Hill, Woosehill, Wokingham	
LGS008	
Residents	<p>Support was expressed by local residents / community groups as this was considered to be an important public open space serving the local community.</p> <p>The British Horse Society suggested that access should be re-instated for horse riders.</p> <p>Local ward member supported the designation of Fox Hill as Local Green Space.</p>
Others	<p>Mid and West Berkshire Local Access Forum supported the principle of designating Fox Hill as Local Green Space but suggested that access to this area of green space should meet the needs of all users of the community e.g., walking, cycling and horse riding. Further details regarding Greenways and Public Rights of Way.</p> <p>The landowner supported the principle of Fox Hill as Local Green Space as part of their land has been granted planning permission for the change of use from existing private woodland to informal recreational land (ref: 203539) but expressed concerns that their residual land remains in private ownership with no formal public access and is covered by a Tree Preservation Order.</p>
Joel Park and Holt Copse, Wokingham	
LGS010A; LGS010B	
Residents	Support was expressed by local residents / community groups (e.g., Emmbrook Residents Association) as this was considered to be an important public open space serving the local community.

	Local ward member supported the designation of Joel Park and Holt Copse as Local Green Space.
Others	No specific comments from key bodies on the identification of Joel Park and Holt Copse as a Local Green Space, but support in principle for identifying areas of green space across the borough for Local Green Space designation.
Land south of Reading Road, Bulmershe (North), Woodley / Earley LGS007A Land south of Reading Road, Bulmershe (South), Woodley / Earley LGS007B	
Residents	<p>Support was expressed by most local residents / community groups (e.g., The Friends of Bulmershe Open Space, Earley Environmental Group, ACER Whitegates) and included the following reasoning:</p> <ul style="list-style-type: none"> • Protection from inappropriate or harmful development • Limited areas of green space in Earley • Valued recreational resource for local residents during the Covid-19 pandemic by supporting their health and well-being • Division of the land into two individual Local Green Space designations reflects the land use, character and setting of the area • Separation between the communities of Woodley and Earley • Informal public open space of urban landscape value (Site of Urban Landscape Value)
Others	<p>Earley Town Council:</p> <ul style="list-style-type: none"> • Support Bulmershe SULV as a Local Green Space designation • Important 'green lung' which separates the communities of Woodley and Earley • Valued recreational facility for the local community • Supports health and well-being • Protection from inappropriate or harmful development • Assessment should be undertaken for each individual parcel

Q11b Local Green Space

Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to propose an amendment, please explain the change you would like to see and why.

Residents and community groups	<p>Some individuals / organisations nominated other areas of green space in specific settlements. Further details are provided in the table below.</p> <p>Some comments also disagreed with the council's assessment of those sites not taken forward in the Revised Growth Strategy consultation. Further details are provided in the table below.</p> <p>Concerns were also expressed by some residents and borough councillors towards the distribution of areas of Local Green Space in the borough, in particular that a limited number of areas were proposed in the settlements of Shinfield and Sonning.</p> <p>Residents also suggested that further areas of green space should be protected and that the local plan should make further provision for green space across the borough.</p> <p>ACER Whitegates and the Friends of Bulmershe Open Space expressed concerns that Policy HC4 of the Draft Local Plan is too permissive and is inconsistent with the NPPF tests set out in national policy for Green Belt. Suggested amendments to the policy wording include:</p> <ul style="list-style-type: none">• Alignment with policy in the Staffordshire Moorlands Local Plan adopted in September 2020
Landowners and developers	<p>Some concerns expressed by landowners / development industry, and included the following reasoning:</p> <ul style="list-style-type: none">• The application of Policy HC4 and consistency with Green Belt policy.• The purposes for designating Green Belt and Local Green Space are different and therefore inappropriate to set out exceptions listed in paragraph 149 of the NPPF• Local Green Space policy should underpin and support the reasons for their designation• Revised Growth Strategy does not provide an analysis or justification for need for additional Local Green Space designations

	<ul style="list-style-type: none"> • Further clarity regarding the evidence that has informed the site assessments, overreliance on information provided by town and parish council and other organisations • Site assessments refer to the Open Spaces Assessment Report which was published in 2021 and is now dated
Statutory consultees, neighbouring authorities and other key bodies	<p>Support received from Royal Borough of Windsor and Maidenhead to the identification of areas of green space for Local Green Space designation but highlighted the need to demonstrate that they have met the criteria set out in national policy.</p> <p>Mid and West Berkshire Local Access Forum commented that further clarity is required regarding the relationship between Local Green Space designations and the borough's greenway networks and other Public Rights of Way (PRoW).</p> <p>The Woodland Trust supported the principle of identifying additional areas as Local Green Space and suggested that these areas could seek a mix of different habitats, including natural greenspace and accessible woodland. Comments referred to best practice and national guidance, including Natural England's Accessible Natural Green Space Standards and Woodland Trust's Woodland Access Standard.</p>
Town and Parish Councils	<p>Town and Parish Councils nominated other areas of green space in specific settlements. Further details are provided in the table below.</p> <p>Some comments also disagreed with the council's assessment of those sites not taken forward in the Revised Growth Strategy consultation. Further details are provided in the table below.</p> <p>Earley Town Council expressed concerns regarding the wording of Policy HC4 of the Draft Local Plan as it should be strengthened to reflect national policy and guidance, with regard to consistency with Green Belt policy. Further clarity was also sought as to the interpretation of improving accessibility or the enhancement of the use of Local Green Space.</p> <p>Charvil Parish Council supported the proposed Local Green Spaces in the borough and nominated additional areas of green space in Charvil parish for further consideration.</p>

Comments on Local Green Space nominations not taken forward:

Site reference number	Site Name	Site Address	Key issues raised
LGS006	Land to the east of Maiden Erlegh Lake	Laurel Park, Lower Earley	<ul style="list-style-type: none"> Valued recreational resource for the community, in particular during Covid-19 pandemic Natural buffer between existing residential development and the nature reserve Site is an integral part of Maiden Erlegh Lake and Local Nature Reserve and Laurel Park which holds some tranquillity and recreational value Historic associations with the former Sol Joel estate Logical extension to Local Green Spaces at Maiden Erlegh Lake and Laurel Park Contains a play area valued for children and younger people
LGS044	The Coombes	Land between Mole Road and Bearwood Road	<ul style="list-style-type: none"> Valued recreational resource for the existing residents of Arborfield and Barkham Area to the south of Coombes Lane considered to satisfy the criteria for Local Green Space designation, as it holds recreational and ecological value due to the extensive network of Public Rights of Way, Ancient Woodland, lowland mixed deciduous woodland and Local Wildlife Site contributing to local character of the area Southern part should be taken forward as it is local in character and not an extensive tract of land compared to the wider nominated area
LGS021	Wilderness and Harris Gardens	University of Reading, Wilderness Road, Earley	<ul style="list-style-type: none"> Valued recreational and ecological resource for the community, particularly residents in Wokingham Borough and Reading Borough The Wilderness holds recreational value and is a recognised Local Wildlife Site containing several veteran trees and wildlife habitats Areas of tranquillity value for residents Unique botanic garden which provides amenity for residents Local in character and not an extensive tract of land

Site reference number	Site Name	Site Address	Key issues raised
LGS055 (land south of Lower Earley Way)	Lower Earley Meadows (Riverside Park) and Woodlands (A)	Wokingham Road and Danehill, Earley	<ul style="list-style-type: none"> • Area to the south of Lower Earley Way comprises attenuation for flood risk and should be protected from development • Area holds recreational value for the new residents of Hatch Farm and the residents of Earley and Winnersh • Part of the land is identified as a Countryside Park as part of the planning permission for Hatch Farm • Local in character and is not an extensive tract of land
LGS057	Rushey Way Green Route	Land between Moorhen Drive West and Beech Lane; Land between Chatton Close and Beeston Way	<ul style="list-style-type: none"> • Natural buffer from Rushey Way and existing residential development • Well used footpath for pedestrians and cyclists • Oak tree lines provide carbon sequestration
LGS065	Finchampstead Ridges	The Ridges and Wellingtonia Avenue, Finchampstead	<ul style="list-style-type: none"> • Suggested amendment to divide the nominated area into two distinct parts (Simons Wood and Finchampstead Ridges) as they are both local in character, with well-defined boundaries and do not form extensive tract of land • National Trust land that offers a significant and recognisable green space that serves the residents of Finchampstead and Barkham and the surrounding area as evidenced by a visitor survey for the Finchampstead Neighbourhood Plan • Nominated areas hold significant ecological value due to presence of Local Wildlife Site and priority habitats • Proposed as a Local Green Space in the Regulation 14 version of Finchampstead Neighbourhood Plan which received support from Historic England
LGS059	St James' Church and Conservation Area	Church Lane, Finchampstead	<ul style="list-style-type: none"> • Conservation Area is not within a defined settlement and is designated countryside • Maintains some separation from the adjacent fields

Site reference number	Site Name	Site Address	Key issues raised
			<ul style="list-style-type: none"> Area comprises a village green, cemetery, Queen's Oak public house, trees, historic features associated with the Jubilee and part of the Devils Highway Suggested amendment to reduce the area to exclude any residential areas
LGS069a and LGS069b	Moor Green Lakes Nature Reserve	Lower Sandhurst Road, Finchampstead	<ul style="list-style-type: none"> Finchampstead Parish resident's survey undertaken in 2019 indicated that Moor Green Lakes was one of the most recognisable and important areas of green space Site has well defined boundaries and does not form an extensive tract of land Site holds ecological value due to presence of a Local Wildlife Site and areas of priority habitats Recreational resource for residents and visitors, including the area being used for local health walks Conservation group 'Moor Green Lakes Group' set up to improve the reserve for wildlife, record and monitor wildlife and enhance facilities
LGS077	Gorse Ride Woods Play Area	Whittle Close, Finchampstead	<ul style="list-style-type: none"> Recognisable open green space that serves residents in Finchampstead South Play facilities for children and younger people, alternative facility is situated to the west, but access is made difficult by the severing of the main road, the school and residential development Importance of the green space is recognised in the Gorse Ride regeneration project Inconsistent approach to the assessment of other areas identified as Local Green Space, notably in Wokingham Town and Finchampstead
LGS032	Redlands Farm Park	Evendons Lane, Wokingham	<ul style="list-style-type: none"> Well used recreational resource by dog walkers and ramblers

Site reference number	Site Name	Site Address	Key issues raised
LGS037	Winnersh Farms	Watmore Lane, Winnersh	<ul style="list-style-type: none"> • Site holds some ecological value due to richness of wildlife • Recognised as a tranquil space for residents • Provides separation between M4/A329(M) and existing residential development
LGS100	Open space at Jarvis Drive	Jarvis Drive, Twyford	<ul style="list-style-type: none"> • Well used recreational resource for the residents of Jarvis Drive • Several mature trees which contribute to the character of Jarvis Drive and add to the tranquillity of the area
LGS099	Open space at Chaseside Avenue	Chaseside Avenue, Twyford	<ul style="list-style-type: none"> • Considered an important green space for the community
LGS092	Springfield Park	Springfield Park, Twyford	<ul style="list-style-type: none"> • Well used recreational resource for the residents of Springfield Park • Some ecological value due to the planting of a wildflower area on the green space • Provides an element of tranquillity to the area
LGS098	Open space at Hermitage Drive	Hermitage Drive, Twyford	<ul style="list-style-type: none"> • Considered an important green space for the community
LGS097B	Orchard Estate open space	Orchard Estate, Twyford	<ul style="list-style-type: none"> • Site holds some ecological value to the presence of plants and trees which support wildlife e.g., birds
LGS090	Hurst Road Allotments	Hurst Road, Twyford	<ul style="list-style-type: none"> • Allotments can provide habitats for birds and insects • Recognised as a tranquil space for residents
LGS091	London Road Allotments	Loddon Hall Road, Twyford	<ul style="list-style-type: none"> • Allotments can provide habitats for birds and insects • Recognised as a tranquil space for residents

New Local Green Space nominations

All newly nominated Local Green Space nominations will be assessed in a future update to the Local Green Spaces Topic Paper

Site Name	Site Address	Town/Parish
Laurel Close amenity greenspace	Land bordered by Evergreen Way, Laurel Close and Snowberry Close	Wokingham
The Holt	Loader's Lane	Arborfield and Newland
New Covert	Cutbush Lane East	Shinfield
Rushey Mead	Upperwood Farm	Shinfield
St John's Copse	Upperwood Farm	Shinfield
Loaders Copse	Betty Grove Lane	Arborfield and Newland
The Grove	Lower Earley Way	Shinfield
Rounds Copse	Milkingbarn Lane	Arborfield and Newland
Moor Copse	Nutter's Lane	Arborfield and Newland
Great Wood	Swallowfield Road	Swallowfield
New Plantation	Swallowfield Road	Swallowfield
Great Copse	Swallowfield Road	Swallowfield
Long Copse	Wokingham Lane	Arborfield and Newland
Gravelpit Wood	Loader's Lane	Arborfield and Newland
The Gorse	Langley Lane	Arborfield and Newland
The gardens of Shinfield Grange	Shinfield Grange	Shinfield
'The Common'	West of Basingstoke Road	Shinfield
Area of woodland to the west of 'The Common'	South of Highlands and north of Whitehouse Lane	Shinfield
Area of woodland around High Copse Farm Cottages	Hyde End Road	Shinfield
Clare's Green field	South of Clare's Green Road	Shinfield
Swallowfield Park	Swallowfield Street	Swallowfield
Hatch Farm Country Park	Hatch Farm Way	Winnersh
Area of woodland at Woodlands Avenue	Woodlands Avenue	Wokingham
Land to the rear of Bulldog Garage	Reading Road	Winnersh

Site Name	Site Address	Town/Parish
Jersey Drive open space	Jersey Drive	Winnersh
Land between Sadlers End/Lane, Wokingham Cricket Club/St Catherines Church and Simons Lane	Sadlers End	Winnersh
Land between King Street Lane, Sadlers Lane and Bearwood Road	Land between King Street Lane, Sadlers Lane and Bearwood Road	Winnersh
Playground at Oakey Drive	Oakey Drive	Wokingham
Woodcray Farm	East of Finchampstead Road	Wokingham
Gorrick Woods	West of Heathlands Road	Wokingham Without
Ravenswood Village	Ravenswood	Wokingham Without
Ashridge Meadows SANG	Land north of Bell Farm, Bell Foundry Lane	Wokingham
Field next to Wokingham Cricket Club	Southwest of Woodlands Avenue	Winnersh
Land north of Arborfield Road	Land north of Arborfield Road, Shinfield	Shinfield
Areas of ancient woodland at Hall Farm / Loddon Valley	N/A	Arborfield and Newland / Shinfield
Bob's Copse	Land between Winnersh and Bearwood Road adjacent to St Catherine's Lodge	Wokingham
Pinewood Leisure Centre (including Dickie's Pond)	North of Nine Mile Ride	Wokingham Without
Heathlake Local Nature Reserve and Site of Special Scientific Interest (SSSI)	Belmont Road	Wokingham Without
Bigshotte Park	Holmbury Avenue	Wokingham Without
St Sebastien's Playing Fields	Nine Mile Ride	Wokingham Without
Walter Recreation Ground	Pinewood Avenue	Wokingham Without
Circle Hill	Pinewood Avenue	Wokingham Without
Oakham Woods	Old Wokingham Road	Wokingham Without
Wooded area along the footpath / cycleway on Radstock Lane between Rushey Way and Cutbush Lane	Rushey Way and Cutbush Lane	Earley
Charvil Country Park	Park Lane	Charvil
East Park Farm Playing Fields	East Park Farm Drive	Charvil
Charvil Meadows	Old Bath Road	Charvil
Park at The Hawthorns	The Hawthorns	Charvil

Site Name	Site Address	Town/Parish
St Patrick's Recreation Ground	Park View Drive North	Charvil
Land to the east and north of Park View Drive North	East and north of Park View Drive North	Charvil
Chestnut Park	Ruskin Way	Wokingham
Land between Doles Lane, Barkham Road and Blagrove Lane	Land between Doles Lane, Barkham Road and Blagrove Lane	Wokingham
Land at Sonning Golf Club	Duffield Road	Sonning
Holme Park Farm	Holme Park Farm Lane	Sonning
Sports facilities and areas of the Old Redingensians Rugby Club	Old Bath Road	Sonning
Land between the A4 and Charvil Lane	Land between the A4 and Charvil Lane	Sonning
Fields along Milestone Avenue	Milestone Avenue	Charvil
Berkshire Sports and Social Club	Sonning Lane	Sonning
Nature Reserve at Thames Valley Park	Thames Valley Park	Sonning / Earley (covered by LGS119)
Land between Limmerhill Road, Barkham Road and Sandy Lane	Land between Limmerhill Road, Barkham Road and Sandy Lane	Barkham / Wokingham
West of Grays Farm	Heathlands Road	Wokingham Without
Area of Ancient Woodland at St Annes' Drive	St Anne's Drive	Wokingham
Farley Hill George V Playing Field	Farley Hill	Swallowfield
Farley Hill Cricket Field	Church Lane	Swallowfield
Farley Hill Bowls Club	Church Lane	Swallowfield
Riseley Recreation Ground and tennis courts	Odiham Road	Swallowfield
Riseley Common	Odiham Road	In Hart District
Riseley Community Orchard	Odiham Road (overlaps with Riseley Recreation Ground)	Swallowfield
The Marshes Local Wildlife Site	School Lane	Swallowfield
Swallowfield Recreation Ground	Swallowfield Street	Swallowfield
Swallowfield Allotments (Calico Field)	Part Lane	Swallowfield
Swallowfield Meadows Local Nature Reserve	Part Lane	Swallowfield
Van Demans	Part Lane	Swallowfield
Ali's Pond Nature Reserve	Sonning Lane	Sonning

Site Name	Site Address	Town/Parish
Land east of Garde Road	Garde Road	Sonning
Land alongside Broadmoor Lane	Broadmoor Lane	Sonning
Land at Sonning Farm	Charvil Lane	Sonning
King George's Field	Liguge Way	Sonning
Area between Church Road and Woodlands Avenue	Woodlands Avenue	Covered by LGS007
Land at Leney Close (The Small Green)	Leney Close	Wokingham
Langley Mead SANG	Hyde End Road	Shinfield
Hurst Cricket Club	Wokingham Road	St Nicholas Hurst
Hurst Football Ground	Hinton Road	St Nicholas Hurst
Recreation Ground at School Road	School Road	St Nicholas Hurst
Recreation Ground at Davis Street	Davis Street	St Nicholas Hurst
Willowmead Field	Orchard Road	St Nicholas Hurst
Land between Tape Lane and Lodge Road	Lodge Road	St Nicholas Hurst
Broadcommon Field	Broadcommon Lane	St Nicholas Hurst
Green space to the south of Alder Moors and west of Mannock Way (Alderwood Open Space)	Mannock Way	Woodley
Nores Hill Woods	Nores Road	Shinfield
Green space off Sycamore Drive	Sycamore Drive	Twyford
Green space at Pennfields Road	Pennfields	Ruscombe
Land at Southbury Lane	Southbury Lane	Ruscombe
Park between Keephatch and Binfield Road	Binfield Road	Wokingham
Land at Bridge Farm	New Bath Road	Twyford
Heron Park	Heron Road	Wokingham
Land north of Chestnut Avenue	Chestnut Avenue	Wokingham
Land at Ludgrove School	N/A	Wokingham Without
Land around the Bungalow, Edney's Hill	356-378 Barkham Road	Barkham
Park at northeast end of Colemansmoor Road	Bader Way	Woodley
Sandford Mill Copse	Bader Way	Woodley

Other Matters

5.12. The table below includes other matters that were raised through the consultation. This includes comments on the published Revised Growth Strategy evidence base and topic papers, on the policies in the Draft Local Plan and more general comments on the consultation process and the planning system. These are summarised below by topic area.

Other matters raised

Housing Need	
Residents and community groups	<p>Support was expressed by residents on the following grounds:</p> <ul style="list-style-type: none">• Applaud the council's attempts to lobby and challenge the government's approach to the planning system and the formula for calculating housing need. <p>Concerns were expressed by residents on the following grounds:</p> <ul style="list-style-type: none">• Local Plan strategies are based on questionable data and housing targets imposed on local authorities by central government are contrary to the localism agenda. The housing needs figure set out by government should therefore be further challenged.• Wokingham Borough has already played its part in housing delivery over recent years, and as part of the government's 'levelling up' policy future growth should be focused away from the Thames Valley, particularly other areas like the north.• It is unclear how the government's objective to build 300,000 homes a year has been derived, and it does not take into account issues such as climate change and changes in working patterns.• Housing delivery at the level proposed does not reflect the climate emergency and the impact on air quality and carbon emissions.• The development proposed will result in the overdevelopment of the area and reduce the quality of life for residents.• Empty homes across the borough and further afield should be utilised before building new housing.

	<p>Ward Members</p> <ul style="list-style-type: none"> • Raised concerns regarding the government's standard methodology for calculating local housing need, including that the housing need figure is too high, especially given recent high levels of house building, and that the affordability adjustment is not appropriate or effective. • Several Ward Members also raised concerns regarding the negative impact the local housing need figure would have on Wokingham Borough, including changing the borough from semi-rural, to more suburban in character. <p>Crowthorne Village Action Group:</p> <ul style="list-style-type: none"> • Request a review of the factors that are driving housing growth, including how many homes are required, the type of housing and the most appropriate location for future development. <p>Emmbrook Residents' Association:</p> <ul style="list-style-type: none"> • Note that 1,100 dwellings are not allocated to a specific site are included in the housing requirement. This will enable developers to propose unwelcome development through the appeals system. <p>Sonning and Sonning Eye Society:</p> <ul style="list-style-type: none"> • Support reform of the national planning system to be able to better recognise the higher levels of housing completions in Wokingham Borough in previous years. • Question how far the proposed housing growth reflects the government's 'levelling up' policy. <p>A local MP stated that a lower level of housing growth should be planned for as part of the Local Plan, by pursuing a case for lower housing numbers for the borough. This would reflect the government's 'levelling up' policy which encourages investment in other areas. Further housing growth in the borough will also add pressure to local infrastructure and services and erode green gaps between settlements.</p>
Landowners and developers	<p>A large number of comments were received from landowners and developers.</p> <p>Support was expressed on the following grounds:</p> <ul style="list-style-type: none"> • Broad support for using Local Housing Need as the basis from which to calculate the Local Plan housing target, rather than the alternative approach outlined as part of the Draft Local Plan consultation (2020). <p>Concerns were expressed on the following grounds:</p>

	<ul style="list-style-type: none"> • If the plan period is extended to ensure a 15-year period, the housing needs, and therefore housing supply will also need to be increased. The plan period should be extended to 2040 to provide sufficient flexibility. • The plan period should be rebased to 2023/24 and housing need and supply updated to reflect this. • The proposed housing supply of 15,513 dwellings over the plan period equates to 775.65 dwellings per annum, which does not reflect the latest local housing need calculation of 789 dwellings per annum. How this figure has been derived should be clarified. • Planning Practice Guidance is clear that local housing needs should be considered as a minimum, and therefore it should be considered whether a higher level of housing need should be planned for. This would provide flexibility to any delays in housing supply, particularly at larger sites which take longer to deliver. • Housing completions from 2018/19 to 2021/22 should be removed from the housing calculations, which would result in a remaining housing supply below the local housing need set by the standard methodology. Policy H1 should therefore be amended to discount the housing need (and therefore completions) up to the current monitoring year, and increase the housing requirement based on a plan period to 2040. • Further information regarding the proposed allowance for windfall sites is required. • Reading Borough Council's unmet housing need of 230 dwellings should be factored into the housing need calculation. Reading is also one of the 20 largest towns and cities, which will result in a 35% uplift to Reading's housing need, which should also be factored into an increase to Wokingham Borough's housing needs, particularly due to the relationship and links between the authorities. • Housing need should be increased to take into account local economic growth and additional labour supply, for example growth at Shinfield Studios. • Housing needs should be increased to help address the need for affordable housing. • A higher level of housing growth should be planned for, because the 2014 based household projections, which form the demographic basis for local housing need, incorporates inputs from the period 2009-14, when housing delivery in Wokingham Borough was lower. Increased housing delivery over the last 5 years shows sustained demand for housing and therefore market signals indicate an increase in housing need above that set by standard method, is justified. • The current buffer between housing needs and supply is too small, and additional supply should be identified to ensure a buffer of 20%. • The housing supply buffer could be met more appropriately via smaller scale development sites which can deliver faster, rather than the proposed Hall Farm / Loddon Valley garden village.
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<p>Statutory consultees, neighbouring authorities and other key bodies/groups</p>	<p>Bracknell Forest Council:</p> <ul style="list-style-type: none"> Note the proposed surplus of housing supply against housing needs, and specifically request recognition of Reading Borough Council's unmet housing need of 230 dwellings. This unmet housing need is set out in a signed Memorandum of Understanding between the four authorities which comprise the Western Berkshire Housing Market Area (Bracknell Forest Borough, Reading Borough, West Berkshire District and Wokingham Borough). <p>Reading Borough Council:</p> <ul style="list-style-type: none"> Note that the calculation behind the housing supply figure of 15,513 is unclear and clarity should be provided. <p>Royal Borough of Windsor and Maidenhead:</p> <ul style="list-style-type: none"> Support the council's intention to meet its housing needs in full but raise concerns regarding the impact of the proposed development on highways and other infrastructure within Windsor and Maidenhead. <p>Hart Borough Council:</p> <ul style="list-style-type: none"> Support the council's intention to meet its housing needs in full and that it is not seeking Hart Borough to accommodate any unmet development needs. <p>Hurst Neighbourhood Plan Working Group:</p> <ul style="list-style-type: none"> Recognises the need to deliver housing in Wokingham Borough, but question how high levels of recent housing delivery are factored into the strategy given the detrimental impact of additional development on villages. Raised concerns that any further development in the village will impact the rural identity of the village and current facilities will be unable to meet the additional demands. <p>Shinfield and Arborfield Parish Councils:</p> <ul style="list-style-type: none"> Recognise housing need figures are set out by government, but do not support planning for housing supply beyond 2038, particularly at the proposed Hall Farm / Loddon Valley SDL. Raise concerns that as future housing needs are uncertain, planning for beyond 2038 and including Hall Farm / Loddon Valley would prejudice subsequent Local Plan reviews. <p>Home Builders Federation:</p>
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	<ul style="list-style-type: none"> • Highlight that Wokingham Borough should consider how to increase housing supply to address unmet housing needs from London. • The proposed c. 5% buffer of housing supply against housing needs does not provide sufficient flexibility to future housing delivery. • A housing trajectory should be provided that sets out the proposed delivery rates from each proposed site, in addition to further information regarding windfall calculations.
Sustainability Appraisal (SA)	
Residents and community groups	<p>Very few specific responses were received from residents regarding the SA report and process undertaken. Comments generally relate to a given site and disagreement with conclusions regarding suitability/the site appraisal, and how the reasonable alternatives and growth scenarios have been derived.</p> <p>Sonning and Sonning Eye Society</p> <ul style="list-style-type: none"> • Understand the judgement needed to make the site selections • Welcomes and strongly agrees with the SA comments regarding the sites based in Sonning Parish (not including 5SO008)
Landowners and developers	<p>Consultation responses received from landowners and developers generally discussed their respective sites against the SA assessment criteria and raised either agreements or disagreements with how they performed, and highlighted information to justify changes to the assessment.</p> <p>Other comments regarding the SA process and report included the following:</p> <ul style="list-style-type: none"> • Concerns regarding criteria, diagram labelling, and lack of clarity on colour scoring system for the analysis of sites • Twyford/Ruscombe and Ashridge not considered seriously as strategic options • South Wokingham SDL extension should not be included as a constant across all reasonable alternative options • The SA must demonstrate a comprehensive testing of options and reasons as to why reasonable alternatives were considered • Concerns regarding the objective assessment of alternatives and the motivation for site selection

	<ul style="list-style-type: none"> Further clarity and detail needed regarding cumulative effects as set out by the SEA directive
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Bracknell Forest Council</p> <ul style="list-style-type: none"> Concerns that the gap between Bracknell Forest and Wokingham Borough has not been considered through the SA process (note that the Bracknell Forest Local Plan includes a proposed strategic gap designation) <p>Arborfield and Shinfield Parish Councils:</p> <ul style="list-style-type: none"> Raised concerns regarding the inclusion of Hall Farm/Loddon Valley within growth scenarios given the number of identified constraints Proposed the Twyford/Ruscombe SDL and Ashridge SDL as an alternative growth scenario.
Habitats Regulation Assessment (HRA)	
Residents and community groups	No comments were received from residents or community groups regarding the Habitats Regulation Assessment.
Landowners and developers	<p>Very few comments on the Habitats Regulation Assessment from landowners and developers. Comments received included the following:</p> <ul style="list-style-type: none"> The HRA should refer to the most recent Visitor Survey of the TBH SPA (2018) Concerns that the high level of SANG the HRA notes is required to make the Revised Growth Strategy deliverable, cannot be assumed to come forward in time
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Natural England</p> <ul style="list-style-type: none"> Agree with the conclusions of the HRA Note the importance of developing the Hall Farm/Loddon Valley SDL collaboratively with developers to ensure bespoke SANGs and SANG networks in the most effective locations
Housing and Economic Land Availability Assessment (HELAA)	

Residents and community groups	The majority of responses referring to the HELAA related to specific sites as part of expressing support or an objection to a proposed site allocation, as well as expression of disappointment in the HELAA process bringing sites back into consideration from the draft plan stage.
Landowners and developers	Consultation responses received from landowners and developers generally discussed their respective sites against the HELAA assessment criteria and either support, or raised concerns with how they performed. Some concerns were raised with how individual sites were grouped together and where sites were excluded from detailed assessment as part of the process.
Statutory consultees, neighbouring authorities and other key bodies/groups	Hurst Neighbourhood Plan Working Group <ul style="list-style-type: none"> • Suggestion that an indicative capacity of 10 dwellings should be the minimum for a residential promotion rather than 5 dwellings, and 0.25ha for other types of development
Vision and Objectives	
Residents and community groups	No specific comments were received from residents or community groups regarding the vision and objectives.
Landowners and developers	Two responses from landowners/developers: <ul style="list-style-type: none"> • 'The Arborfield 2500 proposal' complies with the Plan's vision and objectives • The University of Reading's proposal at Hall Farm/Loddon Valley aligns with the Council's vision for growth
Statutory consultees, neighbouring authorities and other key bodies/groups	The Finchampstead Neighbourhood Development Plan Group are supportive of the Plan's aims and objectives. Thames Valley Chambers are supportive of the proposed vision. They raise several points with regards to the Objectives: <ul style="list-style-type: none"> • Objective 1: Supports the submission by Reading Buses and encourage WBC to accommodate high quality and direct public transport links (especially road/rail) and a transition to a low-carbon economy, covering both residential and employment areas • Objective 2: Broadly support appropriate policies that help reduce the need to travel and widen travel choice but emphasise the need for appropriate and sustained investment and ongoing and appropriate consultation with all stakeholders – including business.

	<ul style="list-style-type: none"> • Objective 5: Support initiatives that re-imagine Wokingham town centre and encourage appropriate levels of investment and active town centre management • Objective 9: Support proposals that can help secure the appropriate mix of development and the highest standard of urban design, planning, and infrastructure provision, including both digital and physical infrastructure (water, waste, gas, electric, and transport infrastructure)
Transport Assessment Report	
Residents and community groups	One resident comment received regarding the potential for further motorway access options testing as part of the North of Wokingham / Ashridge development.
Landowners and developers	No comments specifically relating to the Transport Assessment Report.
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>National Highways</p> <ul style="list-style-type: none"> • note the base and forecast model build appear to be well documented and findings suggest that the model is sufficiently robust for use in the Local Plan appraisal • Where limitations are apparent, either in the model build or in its use, these are acknowledged in the TA <p>Bracknell Forest Council</p> <ul style="list-style-type: none"> • Request inclusion of proposed planned development (as part of the Bracknell Forest Local Plan) within the TA, not just committed developments <p>Hampshire County Council</p> <ul style="list-style-type: none"> • Request further information on assumptions made on trip generation, mode share and distribution of trips when modelling the Loddon Valley / Hall Farm Garden Town • Further clarity needed regarding the transport impacts associated with the Garden Town on the strategic network through the Local Plan period and beyond • Request further assessments and modelling to identify any short or long-term impacts to the A33 corridor that fall outside of Wokingham Borough Council area.

Duty to Cooperate	
Residents and community groups	Whilst some residents have referred to impacts from and to neighbouring boroughs, as well as the need to work collaboratively with our neighbours, no comments have been received specifically in relation to Duty to Cooperate and the published reports.
Landowners and developers	<p>Landowners and developers included comprehensive responses regarding the legal compliance of Duty to Cooperate in the plan process. Specific comments included the following:</p> <ul style="list-style-type: none"> • The evidence base does not include sufficient commentary of active engagement between WBC and its neighbours • Unmet housing need from Reading is not clearly addressed in the plan • Statements of Common Ground should be used throughout the plan process to provide transparency • Unclear whether the housing target for WBC should take account of unmet needs for the London authorities • Note that the Duty to Cooperate Statement was published part way through the consultation
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Bracknell Forest Council</p> <ul style="list-style-type: none"> • Note that there is no mention of how the LPU would address the unmet housing need from Reading Borough of 230 dwellings. A signed MoU between Bracknell Forest, Wokingham, West Berks and Reading Boroughs states this need will be met between them (the Western Berkshire HMA). The BFLP addresses the unmet need and a similar statement should be clearly included within the LPU • Would not be able to assist with any unmet GRT need arising in Wokingham Borough in the plan period • Note the site allocations proposed in close proximity to the Bracknell Forest boundary – reiterate concerns regarding whether safeguarding the gap has been considered through the LPU (note that the BFLP includes a proposed strategic gap designation) • Would welcome further discussions regarding the implications for cross-boundary transport impacts and infrastructure needs and delivery • With regards to the DtC Re-Scoping document – no mention of air quality issues; no reference to co—operation on cross boundary transit sites in relation to GRT pitches, which BFC no longer considers to be a DtC matter

	<p>Reading Borough Council</p> <ul style="list-style-type: none"> • The councils have been working closely on a range of strategic planning matters and look forward to continuing this process • Wish to continue co-operating on investigating proposals for the Hall Farm / Loddon Valley SDL, but cannot comment on the suitability of the location until more detailed transport work is undertaken • Would welcome discussion over scope to include any provision for unmet GRT need from Reading Borough <p>Hampshire County Council</p> <ul style="list-style-type: none"> • Express concerns regarding the impact of the new Hall Farm / Loddon Valley SDL on the transport network into Hampshire • Would like to continue to engage on cross-boundary transport impacts, but note that further and more detailed information is required <p>Royal Borough of Windsor and Maidenhead</p> <ul style="list-style-type: none"> • Would welcome cross-boundary discussions regarding the proposed new SDL at Hall Farm/Loddon Valley, the South Wokingham SDL extension and land at Ashridge <p>Hart District Council</p> <ul style="list-style-type: none"> • Note that Hart DC is yet to be engaged on a number of issues, despite being listed in the DtC statement • Reference to East Hampshire District Council should be removed from the DtC statement
Air Quality Position Paper (and other air quality evidence)	
Residents and community groups	Whilst many residents have referred to air quality and air pollution in their comments, no comments have been received specifically in relation to the Air Quality Position Paper or other air quality evidence.
Landowners and developers	One comment from a landowner/developer stating that the position paper is not based on air quality evidence, that the reasons for this are unclear and the consultation is therefore based on assessment and analysis which is not informed by evidence.

Statutory consultees, neighbouring authorities and other key bodies/groups	Natural England state it is not possible for them to provide comments on likely impacts without the Air Quality Impact Assessment.
Flood Risk Position Paper (and other flood risk evidence)	
Residents and community groups	Whilst many residents raise concern with flooding and flood risk, there are no comments from residents and community groups specifically regarding the Flood Risk Position Paper or other flood risk evidence.
Landowners and developers	One comment from a landowner/developer stating that the position paper is not based on evidence, that the reasons for this are unclear and the consultation is therefore based on assessment and analysis which is not informed by evidence.
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Environment Agency</p> <ul style="list-style-type: none"> • Request that any sites proposed in Flood Zones 2 or 3, a Level 2 SFRA should be produced to assess the risk of flooding on the site • Advise that for sites located in Flood Zone 1 where a watercourse(s) run though the site, fluvial modelling may be useful to understand the risk of flooding, especially if the site is susceptible to flooding • Request information within the Level 2 SFRA relating to flood warnings and how communities receive them <p>Bracknell Forest Council</p> <ul style="list-style-type: none"> • Notes that surface water flooding and groundwater emergence in parts of Bracknell Forest Borough have the potential to be exacerbated through sites proposed in the LPU which are close to the Borough boundary • Notes that Bracknell Forest Council's Level 2 Strategic Flood Risk Assessment is in the process of being reviewed by BFC and any matters arising will be relayed accordingly
Economic Position Paper (and other economic evidence)	

Residents and community groups	<p>Few comments were received from residents and community groups regarding the Economic Position Paper or wider economic evidence. Comments included the following:</p> <ul style="list-style-type: none"> • Policy and allocations place too much weight on short-term economic issues • Economic development should be focused away from the south-east • People no longer need to live near to London for their commute into the city • No mention of preserving and developing employment opportunities • Smaller and rural business are being lost when larger sites are developed • Concern over whether such large employment space is really needed at Hall Farm / Loddon Valley with an increase in working at home
Landowners and developers	<p>Considerations from landowners and developers regarding the economic evidence:</p> <ul style="list-style-type: none"> • Reference to preferential status of brownfield land should be included within Draft Local Plan Policy ER4: Supporting the rural economy • There are opportunities on sites for employment uses as well as residential uses • Opportunities to explore employment uses on sites previously assessed as unsuitable for housing • Observation that a number of employment sites have been lost in recent years through permitted development • WBC should consider wider demand outside of the borough for industrial and logistics uses when considering the need and supply as part of the local plan • Existing evidence base for Wokingham and the Central Berkshire FEMA has several pitfalls and is considered not credible or robust • Limited consideration of economic development due to the focus on housing and local green space • Opportunities for 'greener' logistics in line with the council's climate change agenda • Concern regarding reliance on the Core Employment Areas to provide floorspace needed
Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Bracknell Forest Council</p> <ul style="list-style-type: none"> • It appears possible that WBC will be able to meet its identified needs • Propose to comment on economic development at Hall Farm/Loddon Valley when further information is available • Acknowledge that the Wokingham Town Centre regeneration may have changed the position of retail need • Query how high over provision of housing in the plan relates to the economic strategy and whether it could result in an imbalance in the plan

Viability Position Paper	
No comments were received regarding the Viability Position Paper published as part of the Revised Growth Strategy consultation.	
Health Impact Assessment (HIA)	
Residents and community groups	<p>The Wokingham Society raised the following points:</p> <ul style="list-style-type: none"> • The Hall Farm/Loddon Valley section of the HIA appears to be a general commentary on infrastructure • Section 19 on NHS provision is too weak in seeking to ensure adequate primary health care • Section 12 on emergency services is out of date
Landowners and developers	<p>One response received from a landowner/developer stating that the findings of the HIA should be better coordinated with the SA and suggesting the following changes:</p> <ul style="list-style-type: none"> • An updated policy and legislation section to include more recent technical standards and guidance • Supplement the 2011 census data used with additional current public data • Include consideration of the Covid-19 pandemic • Incorporate consideration of the Healthy Urban Planning Checklist and methodology
Statutory consultees, neighbouring authorities and other key bodies/groups	No comments have been received from statutory consultees or other key groups specifically in relation to the Health Impact Assessment.
Infrastructure Delivery Plan (IDP)	
Residents and community groups	Whilst many residents and community groups have referred to infrastructure, no comments have been received specifically in relation to the Infrastructure Delivery Plan.
Landowners and developers	Whilst landowners and developers made reference to infrastructure in their responses, no comments have been received specifically in relation to the Infrastructure Delivery Plan.

Statutory consultees, neighbouring authorities and other key bodies/groups	<p>Shinfield Parish Council propose the following:</p> <ul style="list-style-type: none"> • Inclusion of a schedule of infrastructure complete with funding arrangements, commencement arrangements and completion limitations on housing occupations • Inclusion of a list of requirements to be provided by SDL developers and developers outside SDLs • The scale of provision of infrastructure should be calculated in line with the methodology proposed by Bracknell Forest Council • Sources from which funding of infrastructure should be identified • Proposal for the timing of infrastructure delivery <p>British Horse Society:</p> <ul style="list-style-type: none"> • Notes that there is a lot of information included regarding PROWs • Disappointed there is no mention of horse riding • Non-motorised users are mentioned only once
Local Housing Needs Assessment (LHNA)	
Residents and community groups	No comments were received from residents or community groups regarding the Local Housing Needs Assessment, which was published as part of the previous Draft Plan consultation (2020).
Landowners and developers	<p>A number of landowners and developers commented on the previously published Local Housing Needs Assessment (2020) as part of wider discussion around topics such as affordable housing need and older persons housing need. Comments included the following:</p> <ul style="list-style-type: none"> • There is a pressing need for the right types of homes for older people, which calls into question the LHNA stating there is currently no need for older peoples housing • Supply is not meeting current need and there is further need for the future growth in the elderly population of Wokingham • The LHNA should be updated to reflect the extended plan period • The LHNA should be re-based to the likely year of adoption of the Plan • There is a large affordable housing need identified, however the proposed figure of 50% affordable housing could impede viability • Consider allocating some sites for 100% affordable housing

Statutory consultees, neighbouring authorities and other key bodies/groups	No comments were received from statutory consultees or other key bodies regarding the Local Housing Needs Assessment, which was published as part of the previous Draft Plan consultation (2020).
Draft Plan policy areas	
<p>The Revised Growth Strategy set out a series of questions regarding the proposed strategy for growth, developments sites and Local Green Spaces, whilst providing the opportunity to comment on wider matters.</p> <p>Some respondents expressed general criticisms that the Revised Growth Strategy was silent on a particular issue, for example climate change. This was a result of the focused scope of the Revised Growth Strategy, with many of these detailed areas covered in the Draft Plan (2020).</p> <p>This section summarises the relevant comments submitted to the Revised Growth Strategy consultation, split by policy chapter from the Draft Plan (2020) document. For a more comprehensive summary of comments received on the Draft Plan (2020) see the Consultation Summary Report. Where respondents asked for their comments to be read alongside comments submitted at previous stages, the latter have not been summarised again.</p>	
Spatial Strategy	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for stronger infrastructure ambitions e.g. medical services • Support for climate change mitigation and adaptation measures to be key aspects of development proposals • Some support for climate change requirements to go further – carbon negative development, a clear plan for carbon sequestration • Support for preserving the borough’s countryside and open spaces • Importance of maintaining the identity of the borough’s villages • Queries on whether the council has sought to challenge the updated Detailed Emergency Planning Zone which has led to Grazeley Garden Town being considered undeliverable • Strong level of objection to the safeguarded public transport route at the Kennet Mouth. <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Disappointment that the opportunity to review Development Limits (policy SS2) in line with the updated strategy has not been taken

	<ul style="list-style-type: none"> • That the requirement for ‘carbon neutral’ development is too onerous (policies SS8 and DH9) • That the strategy to wholly restrict development within the Detailed Emergency Planning Zone is not appropriate • Criticism of the lack of updates to the settlement hierarchy and how this might have impacted on site assessments • Over concentration of development in the south of the borough <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Continued objection to third Thames Crossing (Oxfordshire County Council) • Support for third Thames Crossing (Sonning Parish Council, Sonning Neighbourhood Plan Group, Sonning & Sonning Eye Society, Twyford Parish Council) • Desire for strong climate change policy (Hart District Council) • Support for preserving the borough’s countryside and avoiding urban sprawl
Connections	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Existing public rights of way (PROW) should be protected through the plan and opportunities to extend and enhance the current PROW network should be taken alongside development • Public transport improvements required across the borough • Some support for improved parking provision • Stronger design requirements for segregated cycle / pedestrian paths • Specific standards on road design including widths, tree planting, traffic calming measures <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Concern that Policy C5: Technology and innovation in transport, provides insufficient flexibility for petrol stations to be changed to alternative uses • Concern that aspects of Policy C8: Green and Blue Infrastructure and Public Rights of Way, are inconsistent with national policy <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for policies which improve active travel links between areas of the borough

	<ul style="list-style-type: none"> • Request for more comprehensive PRow policy
Economy: Jobs and Retail	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for measures to improve the vitality and viability of village / town centres <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for the approach of policies ER1, ER3 and ER4 but concern expressed over whether these have been appropriately factored into non-residential site assessments
Housing	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Suggestion for 10% of development to be allocated to self-build provision • Opportunities for higher density housing in some areas e.g. town centres and close to railway stations • Support for greater mix of housing (e.g. bungalows) to allow downsizing • Support for affordable housing • Stronger policies on viability so developers are not able to avoid complying with policy requirements. <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Viability concerns regarding the affordable housing requirements (policy H5) including comments on the absence of whole plan viability evidence • Objection to the proposed departure from national policy regarding the five-unit threshold for affordable housing contributions (policy H5) • Concern with self-build and custom-building policy approach being too onerous (policy H8) • Concern with self-build and custom-building policy approach not being permissive enough (policy H8) • Objection to absence of specific self-build allocations • Objection to Gypsy and Traveller pitches being included within overall housing supply <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • The need for an appropriate strategy to meet cultural Gypsy and Traveller needs in full (Bracknell Forest Council) • Expectation for policies to deliver mixed and balanced communities (Hart District Council)

Design, Heritage & the Built Environment	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • General support for green / sustainable measures e.g. solar roof panels, solar farms <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • That the requirement for ‘carbon neutral’ development is too onerous (policies SS8 and DH9) <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for the continued recognition of the importance of heritage and archaeology issues
Healthy & Safe Communities	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • That development should not have adverse impacts on pollution or amenity • Objection to any development that is not accessible to all, particularly flats with no lifts <p>Landowners and developers raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Request for clarity on the approach to development within the revised Detailed Emergency Planning Zone with some criticism of the spatial strategy precluding development in this area without further investigation / challenge of the designation <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Greater recognition of the health and wellbeing benefits for all users (including horse riders, dog walkers) of Public Rights of Way and Greenways including access to countryside
Natural Environment & Flooding	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Support for policy NE6, particularly the identification of valued landscapes • Need to consider opportunities for simple measures to improve biodiversity • The proposed landscape and biodiversity areas fall short of the aims of the Environment Act 2021 and other local objectives for wildlife conservation <p>Landowners and developers raised the following key points of relevance to this chapter:</p>

	<ul style="list-style-type: none"> • Criticism of valued landscape and whether this is justified on the basis of up to date national policy and guidance <p>Statutory consultees, neighbouring authorities and other key bodies/groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • A more joined up and consistent approach to biodiversity areas and Valued Landscape Area designation (Hurst Neighbourhood Plan Group) • To fully assess waste water drainage discharge from the proposed additional sites in Table 3 and 4, a Phase 2 Water Cycle Study should be conducted to further assess water quality from increased wastewater discharges. Capacity increases and tighter permits may be required to accommodate the additional and cumulative growth. (Environment Agency)
Minerals and Waste	<p>Residents / community groups raised the following key points of relevance to this chapter:</p> <ul style="list-style-type: none"> • Concern over how waste provision will cope with the influx of additional dwellings over the plan period. <p>Arborfield and Shinfield Parish Councils in a combined letter raised the following key point of relevance to this chapter in relation to the proposed Hall Farm / Loddon Valley SDL</p> <ul style="list-style-type: none"> • Concern of the impact of sterilisation of minerals resources if development in the area as currently goes forward. • Concern that prior extraction will impact on the timeframe for delivery within the plan period.
General comments	
The Revised Growth Strategy consultation welcomed any other wider comments. Several comments related to the process of the consultation itself as well as other general comments regarding the planning system, government targets, and lobbying activity, which are outlined below:	
The consultation process	<ul style="list-style-type: none"> • Appreciation for the opportunity to comment on the proposals • The revised strategy proposal was presented to a high standard • Residents have been kept fully advised of the strategy and latest thinking of the council • Consultation with the public should be easy to follow and promote engagement • Suggested updates to the online map to clarify before and after proposals

	<ul style="list-style-type: none"> • Suggestion that a wider range of in person consultation events should have been arranged across the borough • The consultation included a large amount of information for residents to digest with multiple documents • The consultation was not well publicised • Concerns regarding the timing of the consultation – over the Christmas/New Year period and that it was too short in duration • The survey was difficult to navigate and took a long time to complete • Difficulties finding the consultation documents on the council website • Specialist language and legal and technical terminology were used • Some responses considered the consultation as a tick box exercise with decisions already made • Concerns regarding the money spent on publicising the consultation and sending leaflets to all residents • Some issues with the online survey software and no confirmation responses had been submitted successfully • Clearer information required to understand the reasoning behind the decisions – in particular the new SDL • Not enough data on alternative sites for residents to understand the different options
The planning system, government lobbying, targets, etc.	<ul style="list-style-type: none"> • Appreciation of the efforts of the local plan proposals in the face of burdensome government housing targets • Fair and honest proposals with detailed investigations shared • Support for the Member's lobbying efforts to reduce the housing number for Wokingham • Residents want clear reasons for the proposed sites, rather than simply 'to meet government housing targets' • The government are not listening to the council's proposals • Previous objections have not been listened to • Wokingham Borough has delivered its fair share of housing for the area (and even over-delivered) • Local Government should have more of a say in its housing number • WBC must continue to challenge the excessive housing number

6. Next steps

- 6.1. It is important to highlight that this report sets out an overview of the type and nature of comments that have been received in relation to the Revised Growth Strategy. Many of the responses submitted by individuals and organisations were highly detailed in nature. It is therefore important to note that these detailed comments will be subject to further analysis to help inform the council when taking the next steps of plan preparation.

Appendices

Appendix 1: Newsletter emailed to all consultees registered on the council's consultation database notifying of the start of the public consultation on the Revised Growth Strategy



Appendix 2: Webpage of the Draft Local Plan consultation

wokingham.gov.uk

Find my nearest A-Z Services

You are here: Home / Planning policy / Planning policy information / Revised Growth Strategy consultation

Planning policy information

Revised Growth Strategy consultation

Draft Local Plan consultation

Local Plan Update

Local Plan and planning policies

Consultations

Evidence topics

Environment evidence

Fair play in housing consultation

Gypsy and traveller local plan

Minerals and waste

Neighbourhood planning

Planning policy proposals map

Planning policy supporting information

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Revised Growth Strategy consultation

Right Homes, Right Places – Revised Growth Strategy consultation

This consultation runs from Monday 22 November 2021 to 5pm on Monday 24 January 2022. We are asking for your views on an updated approach to managing development across the borough up to 2038.

Visit our Engage Wokingham website to read about the [Revised Growth Strategy consultation](#)

All of the consultation documents can be found below. Due to the quantity and size of the documents, they have been separated into topic areas for ease of viewing.

There is also an [interactive map](#) available which allows you to view the proposed site allocations, Local Green Space designations, and other policy areas previously consulted upon in the [Draft Local Plan consultation](#).

Documents

Revised Growth Strategy consultation » Revised Growth Strategy consultation documents

Items In This Category

LPU Revised Growth Strategy November 2021.pdf (18.53MB)	22/11/2021	Download
Revised Growth Strategy consultation leaflet.pdf (7.39MB)	22/11/2021	Download
LPU Revised Growth Strategy Health Impact Assessment November 2021.pdf (331KB)	22/11/2021	Download
FAQs - LPU Revised Growth Strategy.pdf (208KB)	22/11/2021	Download
Wokingham Local Plan SA Interim SA Report November 2021.pdf (15.26MB)	22/11/2021	Download
Wokingham Local Plan SA Interim SA Report November 2021 Non-Technical Summary.pdf (1.69MB)	22/11/2021	Download
Habitats Regulations Assessment November 2021.pdf (1.25MB)	22/11/2021	Download
LPU Revised Growth Strategy Comment Form (71KB)	29/11/2021	Download
Revised Growth Strategy Nov 2021 event information boards.pdf (14.49MB)	09/12/2021	Download

Local Plan Update: right homes, right places

Our Local Plan Update: Revised Growth Strategy consultation ended at 5pm on Monday, January 24. For more information about what was proposed and what's going to happen next, please see the timeline below this introductory section.

Why are we updating our Local Plan?

All local authorities which have planning powers are legally required to produce policies to guide their decisions on where development is supported and where it isn't.

Ours are still working to manage development across the borough but were only written to cover the period until 2026.

The new Local Plan will look further forward to ensure these policies remain effective while delivering vital amenities like schools, shops, new roads, green spaces, community centres and sports halls or pitches.

[Read more](#)

About

Ended on 1 Jun 2022

7 Phases

6 Events

Share

Phases

1 Work begins

2 Issues and options consultation

3 Right homes, right places consultation

4 Draft local plan consultation

5 Executive set to approve consultation

6 Revised growth strategy consultation

7 Reviewing consultation feedback

6 Revised growth strategy consultation

22 November 2021 - 24 January 2022

Don't miss your chance to shape your community's future

We're looking for your views on our Local Plan Update: Revised Growth Strategy, which will be the blueprint for the new homes, schools, roads, community and leisure facilities and other infrastructure across Wokingham borough for many years.

Unlike the previous draft Local Plan, which we consulted on last year, we aren't proposing a new town of about 15,000 homes at Grazeley. This is no longer achievable following an unexpected extension of the emergency planning zone around AVE Burghfield to include that area.

Appendix 3: Examples of social media promotion for the Revised Growth Strategy consultation (e.g. Facebook and Twitter)

Wokingham Borough Council
Published by Wokingham Council · 1h · 🌐

🔥 **DON'T MISS THE CHANCE TO SHARE YOUR VIEWS!** 🔥


We're asking for your thoughts on our Local Plan Update's revised growth strategy, which says where new homes and high-quality infrastructure like roads, schools and green spaces should be built. 🏡

We'd like everyone to take part so that the finished plan reflects your needs as much as possible and helps meet demand for housing sustainably while building well-connected and balanced communities. 🏡


The ... See more



277 People reached 1 Engagement ↓ -2.9x lower Distribution score [Boost post](#)

Wokingham Borough  [Follow](#)

21K Tweets

Wokingham Borough  @WokinghamBC · Jan 20

There's less than a week left to take our Local Plan Update survey, ending 5pm on Monday (24 Jan).

Please read more then have your say at engage.wokingham.gov.uk/en-GB/projects... - whatever your views may be.

We face many pressures but will do all we can to take them into account. Thank you.



2 2 1 [Share](#)

Appendix 4: Formal statutory notice published in Wokingham.Today newspaper

Thursday, November 18, 2021 WOKINGHAM.TODAY

Class

PUBLIC NOTICES

**WOKINGHAM BOROUGH COUNCIL
PLANNING AND COMPULSORY
PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING
(LOCAL PLANNING)(ENGLAND)
REGULATIONS
2012 LOCAL PLAN UPDATE - REVISED
GROWTH STRATEGY CONSULTATION**

This notice has been prepared in accordance with Regulations 18 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Local Plan Update - Revised Growth Strategy consultation

Wokingham Borough Council is preparing a new Local Plan, known as the Local Plan Update (LPU), which includes an ongoing programme of engagement and consultation. Following the Draft Local Plan consultation in 2020 the council is now seeking views on an updated approach to managing growth across the borough because the previously proposed Grazeley Garden Town is no longer achievable. The purpose of this consultation is therefore to enable people to make representations on the revised growth strategy for development within the borough to 2038, including proposed development site allocations.

The consultation runs from Monday 22 November 2021 to 5pm Monday 24 January 2022. The consultation documents can be inspected:

- On the council's website at www.wokingham.gov.uk/LPU; and
- At the Council Offices: Civic Offices, Shute End, Wokingham, RG40 1BN

Please submit your comments via our online form which can be found at:
<https://engage.wokingham.gov.uk/en-Gb/projects/bright-homes-right-places-local-plan>

Comments can also be submitted by:

- Email: joul@wokingham.gov.uk
- Post: Local Plan Update consultation, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Dated: 18th November 2021

Appendix 5: Example of a press release published on the council's news site

NEWS CENTRE

LATEST NEWS FROM WOKINGHAM BOROUGH COUNCIL

Home

Facebook

Twitter

YouTube

Instagram

MAGAZINE

CONSULTATION

EVENTS

You are here » [Home](#) / [News](#) / [Have your say from today on new homes, roads, schools and](#)

Have your say from today on new homes and more

22 November 2021

From today (Monday, 22 November), residents of Wokingham borough are being urged to share their views in a survey on where new homes and a wide range of supporting amenities should be built for years to come.

Wokingham Borough Council has launched a public consultation on a revised growth strategy for its new local plan. The first in a series of public information meetings will take place at St Crispin's School in Wokingham town from 7pm to 9pm tonight, with another to follow at Arborfield Green Leisure Centre at the same times next Tuesday (30 November) and four virtual events on 2 and 6 December.

The consultation runs to January 24 next year and the council wants as many people as possible to respond because the finished document, which will be drawn up to Government approved processes, will help meet future demand for housing, schools, roads, green spaces, community and leisure facilities and much more.

It has suggested following the same principles as the existing local plan, which concentrated development in four major new communities at Shinfield Parish, Arborfield Garrison and North and South Wokingham alongside significant investment in infrastructure. In previous consultations, residents have shown a preference for continuing this approach.

What the council proposes

Unlike the previous draft local plan, which people were consulted on last year, a new town of about 15,000 homes at Grazeley is no longer being put forward. This is now unachievable following an extension of the emergency planning zone around AWE Burghfield to include that area.

The council therefore suggests a revised growth strategy including a new garden village with generous green space on land south of the M4, between Shinfield, Arborfield and Sindlesham including some at Hall Farm.



ZOOM

This would comprise about 4,500 homes, of which at least 2,200 would be built by 2038 while the rest would help meet demand beyond then. Of these, 35 per cent would be affordable housing for local people and there would be new employment opportunities, schools, walking and cycling routes, sports facilities and neighbourhood centres plus a major public green space on the River Loddon.

Additional growth and services

About 2,700 homes would then be spread across 46 smaller sites in Wokingham town and Arborfield and Newland, Barkham, Charvil, Finchampstead, Hurst, Ruscombe, Shinfield, Sonning, Swallowfield, Twyford and Winnersh parishes.

The revised growth strategy is also looking to designate more than 70 additional areas as local green space so the council wants people's views on this too.

Commitments to tackling the climate emergency through sustainable development policies, protecting valued landscapes and providing affordable housing quotas of up to 50 per cent on most new developments will be retained.

Please share your views

Cllr Wayne Smith, executive member for planning and enforcement, said: "Having an up-to-date local plan will allow us to continue planning the services and facilities that are built alongside new homes - and to ensure that the developers pay for them.

"We want as many people as possible to respond to this consultation. Sharing your views gives you the chance to help shape the plan to your needs, and those of your loved ones, for generations to come."

Residents can book a place at either of the two in-person meetings on our new Engage website and anyone planning to attend is asked to consider taking a Covid-19 lateral flow test.

The virtual meetings on December 2 and 6, two on each date running from 6pm to 7pm and 7.30pm to 8.30pm, also require booking and one will be recorded for viewing on demand.

For more information about the revised growth strategy and the success of our current local plan, or to respond to the consultation or book a place at a meeting, visit engage.wokingham.gov.uk.

239

Appendix 6: Postcards sent to households in Wokingham Borough



 **DON'T MISS YOUR CHANCE
TO SHAPE YOUR COMMUNITY'S FUTURE**

We're preparing to seek your views on our Local Plan Update: Revised Growth Strategy, which will be the blueprint for the new homes, schools, roads, community and leisure facilities and other infrastructure across Wokingham borough for many years.

Our executive is set to agree a public consultation on Friday, 12 November. This should run from 22 November to 17 January and everyone is urged to take part.

Unlike the previous draft Local Plan, which we consulted on last year, we aren't proposing a new town of about 15,000 homes at Grazeley. This is no longer achievable following an unexpected extension of the emergency planning zone around AWE Burghfield to include that area.

Instead, we're suggesting a revised plan which reflects preferences expressed in earlier consultations for most new development to be focussed in carefully planned major new communities, allowing suitable infrastructure to be provided.

By sharing your views, you can help us carry on building thriving, vibrant communities for generations to come. For more information, visit engage.wokingham.gov.uk

FIND OUT MORE AT ONE OF OUR PUBLIC MEETINGS:

- Monday, 22 November**, 7pm to 9pm - Main hall, St Crispin's School, Wokingham
- Tuesday, 30 November**, 7pm to 9pm - Arborfield Green Leisure Centre, Arborfield
- Thursday, 2 December**, 4pm to 7pm and 7.30pm to 8.30pm - virtual meetings
- Monday, 6 December**, 4pm to 7pm and 7.30pm to 8.30pm - virtual meetings

 www.wokingham.gov.uk

 **WOKINGHAM**
BOROUGH COUNCIL



DON'T MISS YOUR CHANCE TO SHAPE YOUR COMMUNITY'S FUTURE

We want your views on our Local Plan Update: Revised Growth Strategy - a blueprint for the new homes, schools, roads, community and leisure facilities and other infrastructure across Wokingham borough for many years.

Our public consultation runs from Monday, 22 November to 17 January and we urge everyone to have their say to help shape the plan and their community's future.

We're holding in-person and online information events including one at Arborfield Green Leisure Centre on 30 November and two virtual meetings on 2 and 6 December. Find out more, including full details of our proposal and survey, and register to attend on our new Engage platform.

Unlike our previous draft Local Plan, which we consulted on last year, we aren't proposing about 15,000 new homes at Grazeley. This is no longer achievable following an extension of the emergency planning zone around AWE Burghfield to include that area.

We now suggest a new strategy that still focuses most new development in carefully planned major new communities, allowing us to provide suitable high-quality amenities, which you expressed a preference for in previous consultations.

This approach includes a new garden village with generous green space on land south of the M4, between Shinfield, Arborfield and Sindlesham, plus additional homes in our existing major new development at South Wokingham and a number of smaller sites.



Help us carry on building thriving, vibrant communities for generations to come.
Share your views today at engage.wokingham.gov.uk

» www.wokingham.gov.uk



Appendix 7: Letter from the Leader of the Council sent to all households in Wokingham Borough

Tel: 0118 974 6000
Email: John.Halsall@wokingham.gov.uk



Leader of the Council
Cherwell
Remenham
RG9 3DB
01491 576190

Dear Resident,

Thank you for taking the time to read this letter, which is about something I believe is of vital importance to the future of this area - how we respond to Central Government's forcing of housing development upon us.

The housing target for Wokingham borough

The Government, along with all major political parties, is committed to mass housing development across the country. It has set a national target of 300,000 homes (within its manifesto and the Liberal Democrat manifesto) per year and a target of 800 homes to be built per year in Wokingham Borough by 2038. This is less than 200 additional homes per year than what has been required in the past. Our current Local Plan can meet some of these additional homes, but we need a new Local Plan that plans for an additional 6,000 new homes.

We have no choice but to meet that target and there is no possibility of doing so without building on green space. We understand the preference for building on previously developed (brownfield) land but there is simply not enough of that available for housing development in the borough.

To meet the imposed housing target, we are legally required to produce something called a Local Plan - a complex set of documents that, among other things, sets out where homes can be built and, importantly, where they cannot. We are consulting residents about a draft version of this plan now. To be approved, the Local Plan must set out how we will meet the Government's imposed housing target.

Misinformation

During the consultation, there have been some misleading comments about our draft plan on social media and elsewhere - fake news, as it is now called. Some have come from disappointed developers and their agents. I am writing to you to give you the facts and to counter myths that are, frankly, unhelpful to our borough's future because they contain several untruths. Some suggest that we can refuse to produce a Local Plan or refuse to meet the Government's house-building requirement in full. I wish we had the power to do that, but we don't. Others suggest that we can build on Green Belt land or in the emergency planning zone around the atomic weapons facility in Burghfield, but we can't do that either.

What happens if we don't have a local plan?

To reiterate, we are legally required to have a Local Plan. If we refuse to produce one or try to produce one that does not meet the Government's target, the Government will produce one for the borough and impose it upon us - and it will include the same or more housing development. Worse than this, there would also be a gap when we would have only an old Local Plan in place, and that means we would lose the ability to protect our green spaces because - as above - Local Plans establish land that cannot be built on as much as land that can.



Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Wokingham is a great place to live

Developers have their eyes, and more, on almost all green space in the borough. The farmland and other green spaces in the borough that you and I enjoy is almost certainly "optioned" to a housing developer, meaning the developer has made a deal with the landowner to buy the land should they think they can get permission to build on it. These developers would be rubbing their hands with glee if we delay or discard our draft Local Plan as it would leave so much more of our countryside open to potential development. We would face the prospect of no green space in the borough.

New Loddon Valley Garden Village

So, we have no option but to have a Local Plan and for it to plan to meet the Government's target. But there is room for local choice on how we meet the target and our current proposal is to put most of the housing we need at a new Garden Village at Hall Farm / Loddon Valley. We believe that this is the best place for most of the housing we must accommodate - and have set out elsewhere in this pack why we believe so. You may agree or disagree with our proposal for this Garden Village and the current consultation does set out other options we could follow. Whether you agree or disagree, it is important that you take part in the consultation and say why.

Tell us what you think by taking part in the consultation

But please remember, when taking part, that just saying "no" is not an option for us - if the 4,500 homes proposed for Hall Farm/Loddon Valley are not built there, they will be built on green space elsewhere in the borough. The other most likely options, as set out in the current consultation, are large scale developments around Twyford and Ruscombe or a large-scale development in North Wokingham, in the Ashridge area. It is important that we hear views on those as well. Please take part in the consultation so we get views from across the borough.

Arguing for a fairer system

We are not just accepting the current system. While we must work within it, we are also working hard to improve it. Recently, we have written to Michael Gove MP, Secretary of State for Levelling Up, Housing and Communities, to outline our significant concerns about the planning system, including:

- The failure of the current system to protect areas that have delivered significant housing (such as Wokingham Borough) against speculative development
- The lack of incentive to landowners / developers to actually build homes rather than just acquiring planning permissions
- The presumption in the current system that oversupply of housing will lead to a reduction in house prices - this has not been the case in Wokingham Borough

You can read the full letter on our news site <https://news.wokingham.gov.uk> and search 'letter to Michael Gove'

Yours faithfully,

John Halsall
Leader of the Council



Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Appendix 8: Accompanying leaflet sent to all households in Wokingham Borough



**WOKINGHAM
BOROUGH COUNCIL**



COMMON CONCERNS ABOUT THE LOCAL PLAN UPDATE

As you may know by now, we're asking for your views on a revised growth strategy for our new Local Plan – a strategic document that will set where new homes and supporting services should be built to meet Government targets in years to come.

We're aware from early feedback that some of you would prefer us to accept far less or even no new housing. But that is simply not an option – we must meet the Government targets.

We know that building new homes is an emotive issue, particularly when many are being proposed on green land, but we're confident that our suggested approach is in everyone's interests and makes the best of a situation we have virtually no control over.

THE NATIONAL PICTURE – AND HOW WE FIT IN

We can't refuse to take these homes, nor insist on a lower figure, because this is set according to a national formula. As with all other parts of England, we're legally obliged to find suitable sites. If we don't look ahead and do this before our existing plan runs out in 2026, the process will fall out of our hands and they'll be built anyway.

We can always refuse planning applications which we consider unsuitable but developers can appeal to an independent planning inspector and, with only an old Local Plan in place, they are much more likely to find in their favour and overrule us.

In the worst case scenario, the Government can step in and take over our planning department, as it has done elsewhere. For example, South Oxfordshire District Council recently adopted its latest Local Plan - despite disagreeing with certain aspects - because the Government had threatened to step in and it wanted to keep the final say on planning matters affecting its residents.

This would result in the wrong kinds of housing being built in the wrong places and without suitable amenities such as new roads, schools, green spaces, sports facilities, shops or community halls to accompany them.

It's therefore far better for us to have a plan than not. Without one, a far larger part of the borough will be in line for development and there is huge interest from developers because it is such a desirable place to live. This is proven by a recent study by the Legatum Institute which concluded it was the most prosperous part of the UK.



» www.wokingham.gov.uk

FIGHTING BACK AND THE LIMITS OF OUR POWERS

We've challenged the Government in the past, most recently last year when it proposed changes to the planning system which would have forced us to accept more than 1,600 new homes a year instead of our current figure of just under 800.

Thanks in part to our decisive action, including the cross-party Fair Play in Housing campaign spearheaded by our leader John Halsall, this wasn't followed through. We still believe our annual quota is too high, and that the borough faces excessive development, but we've been advised by leading planning barristers that we have no further grounds to challenge this.

The Government wants the UK to be building 300,000 homes a year by the middle of the decade and has set out measures to achieve this.

That target is divided among local authorities according to a mathematical formula and each council must consult its residents, businesses and other community stakeholders before deciding where they should go. We must work within these figures.

Authorities can argue for a reduction if there are reasons which are recognised in planning law but few of these apply to Wokingham borough. Only a small portion lies in the Green Belt and none falls within a designated Area of Outstanding Natural Beauty so it's practically impossible for us to claim we don't have enough space.

Our target of 789 new homes a year, or 15,513 over the new Local Plan period, is less than half the number required under last year's Government proposals and, thanks to our proactive efforts, a good deal lower than many other boroughs and districts.

MAKING NEW DEVELOPMENT WORK FOR YOU AND YOUR CHILDREN

While we don't have any real sway over the number of homes we have to take, we can make sure they're built in a way that benefits residents and builds strong new communities equipped with a rich variety of services – and get the developers to pay for these.

This is the approach we took in our current Local Plan, which covers the period 2010 to 2026, and it has paid off with thousands of high-quality new homes now being built in our four major developments at Shinfield Parish, the former Arborfield Garrison and North and South Wokingham, and our annual new homes survey shows a high level of satisfaction with these developments.

It's also set to deliver an investment package of almost £1 billion in infrastructure, including £250 million in major new roads, £240 million in affordable housing, £170 million in green spaces, almost £100 million in new or extended schools and £45 million in new sports facilities.

Before we took this bold step, we found it harder to control development in a way that residents found acceptable and large numbers of new homes were being allowed anyway, often in sites like back gardens, with few amenities alongside them. If we spread new housing more widely, this will simply happen again and would return to the era of "garden grabbing".

We're therefore suggesting the same approach in our updated Local Plan because it will continue giving residents all they need to live balanced and healthy lives – and not just a roof over their head.

It will also reduce the need for vehicle journeys and increase opportunities for travel through active means like walking or cycling, in turn improving air quality and helping us to meet our objective of doing all we can to become a net-zero carbon borough by 2030.



SHAPING YOUR BOROUGH'S FUTURE IN A SUSTAINABLE WAY

Our proposal, which covers the period to 2038, includes a new garden village of about 4,500 homes on about 282 hectares of land south of the M4, between Shinfield, Arborfield and Sindlesham, more than a fifth of which would be public open space, as well as another 800 or so within our existing major development at South Wokingham.

At least 2,200 of the homes in the garden village would be built during the plan period and there would also be smaller housing allocations across the borough.

We appreciate that some new homes are occupied by people moving from outside the area but others, including an affordable element of at least 35 and up to 50 per cent, will be there to ensure your children and grandchildren have the option of living here when they grew up.

By placing Wokingham borough at the heart of the nation's economic recovery, accepting new housing will also ensure that plenty of jobs are available across a wide range of industries when they enter the workforce.

When we consulted on our Local Plan Update last year, we were proposing a new garden town of about 15,000 homes at Grazeley, which would have covered our target well beyond the plan period.

This isn't possible now because the emergency planning zone at the Atomic Weapons Establishment's (AWE) Burghfield site was extended to include this area, which meant military and nuclear authorities no longer supported the idea.

Instead, we asked independent experts to consider three possible sites for another large new settlement, at least one of which had to be developed to meet our housing target. Each had its own opportunities and constraints and, inevitably, none was perfect.

However, we decided the land off the M4, known as Hall Farm / Loddon Valley, was best because the likely benefits of development outweighed the drawbacks by the greatest margin.

The site is highly accessible and allows us to provide homes alongside jobs because it's near the Thames Valley Science and Innovation Park, which is set to house a large film and television studios after we gave planning permission last autumn. A full or partial relocation of the Royal Berkshire Hospital from Reading could follow.

It also enables the creation of a large green space or park along the River Loddon, parts of which aren't currently accessible to the public, and could be supported by a wide range of infrastructure. This would include walking and cycling opportunities, such as a new link over the M4 to Earley, as well as primary and secondary schools and neighbourhood centres.

In all, it presents the opportunity to bring in £143million in developer contributions towards community infrastructure, guaranteeing a high quality of life for new residents.

WHAT WERE THE ALTERNATIVE OPTIONS?

Another site was offered to the east of Twyford and Ruscombe but this falls in the Green Belt so development would only be allowed in exceptional circumstances. The area is also high quality agricultural land and there are limited job opportunities locally. Development would also have to overcome potential air quality problems in the village centre.

A third, immediately north of Wokingham town around Ashridge Manor, would have resulted in the loss of quality farmland with far fewer benefits to make up for it and is also sandwiched between two major roads, the M4 and A329(M), which provides a significant barrier to access from the north, south and west because of how near it is to the motorway junction.

We also looked extensively at brownfield (previously developed) land but, in many cases, it had far greater value as employment land so the owners were unlikely to release it for development. There was nowhere near enough to meet our growth needs and, in any case, such land is needed to ensure people living in the new homes find suitable work.



ADDRESSING YOUR CONCERNS AND PROTECTING GREEN SPACE

Some of you are worried that Hall Farm / Loddon Valley is prone to flooding because of its proximity to the River Loddon. It is true that some land floods, as anyone living in the area knows, but we considered this from the outset and carefully planned the development with the Environment Agency's guidance so that no new homes would lie within the flood zone.

We'll also include natural measures to offset the risk of flooding further downstream, which won't be increased by the garden village because developers have to include measures to ensure that surface run-off from new housing stays the same as before.

Taking everything into account, we believe Hall Farm/Loddon Valley is the most sustainable and readily deliverable option for the required new housing, although we invite anyone who disagrees to tell us where they would build it instead.

Additionally, we're proposing to designate almost 80 valued open spaces as Local Green Spaces, including numerous country parks, playing fields and recreation grounds across the borough.

This would grant a similar level of protection as land in the Green Belt and is a far higher number than the eight proposed in last year's Local Plan Update consultation. We increased this following feedback because your views matter to us and we want the plan to reflect your hopes and needs as closely as possible.

PINEWOOD CENTRE

Finally, we'd like to clear up a misunderstanding about the future of the Pinewood Centre near Crowthorne, which is a valued community facility that we are committed to maintaining and potentially improving. We've proposed allocating it for self-funded regeneration which could allow the facilities there to be improved if funding is available and local support forthcoming.

To be clear, we aren't advocating any development, but are offering development as an opportunity for the current leaseholders to obtain funds if they need them.

The regeneration funding could come from any source but if Pinewood did take a small amount of development to attract funding, the council will commit to investing in the facilities to ensure that future generations can benefit from them.

DON'T MISS THE CHANCE TO HAVE YOUR SAY

While we realise that there's concern and even upset about our preferred growth option because of the loss of green space, and we accept that no option will ever be ideal because of this, we promise you that we've thoroughly weighed up our options and devised a course of action that will maintain and improve the high quality of life we all currently enjoy.

However, we still want to hear what you think and would urge you to respond to our consultation before it closes at 5pm on 24 January. To find out more, visit engage.wokingham.gov.uk



Appendix 9: Information leaflet available online and at the in-person events



**WOKINGHAM
BOROUGH COUNCIL**

RIGHT HOMES, RIGHT PLACES

LOCAL PLAN UPDATE: REVISED GROWTH STRATEGY CONSULTATION

22 November 2021 to 17 January 2022

We're seeking your views on our Local Plan Update: Revised Growth Strategy, which will be the blueprint for new homes, schools, roads, community and leisure facilities and other infrastructure across Wokingham borough for many years.

This revised proposal still protects the Green Belt and our countryside while concentrating development in a few places across the borough, removing the need for large-scale building elsewhere. It also prioritises tackling the climate emergency while providing affordable homes for local people.

Because we invited you to comment on our draft Local Plan last year, we're only consulting on aspects which have changed since then:

- We are no longer proposing a new town of about 15,000 new homes at Gazeley. This is not achievable following an extension of the emergency planning zone around AWE Burghfield to include that area.
- We suggest an alternative growth strategy which reflects preferences expressed in earlier consultations for most new development to be focused in carefully planned major new communities. This allows us to provide suitable, sustainable and high-quality infrastructure.
- Our revised approach includes a new strategic allocation to create a garden village with generous green space on land south of the M4, between Shinfield, Arborfield and Sindlesham, and additional housing within our existing major new development at South Wokingham.
- Additional smaller scale development is also proposed to support the vitality and viability of smaller settlements and provide opportunities for local people to stay in their communities.
- We're also looking to designate far more areas of Local Green Space than before so we're asking your thoughts on this.



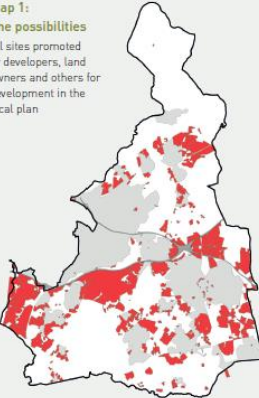
LOCAL PLAN UPDATE: REVISED GROWTH STRATEGY

MAPS

These maps show all the land that was proposed for potential development (left) and only the land that is actually being recommended for new homes and other development in the new Local Plan (right).

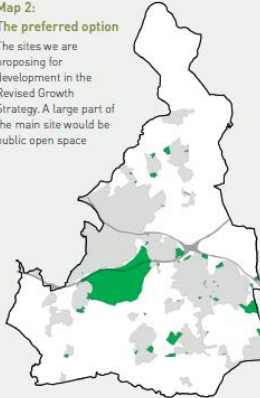
**Map 1:
The possibilities**


All sites promoted by developers, land owners and others for development in the local plan



**Map 2:
The preferred option**

The sites we are proposing for development in the Revised Growth Strategy. A large part of the main site would be public open space





As these maps illustrate, a new garden village south of the M4 between Shinfield, Arborfield and Sindlesham and additional housing at our South Wokingham major development would allow us to provide new homes by allocating fewer sites overall, protecting the vast majority of the borough.

The first of these would comprise about 4,500 homes, of which at least 2,200 would be built during the plan period to 2038.

The addition to the South Wokingham major development would see just over 800 homes to the south of the railway line and Waterloo Road. This is in addition to the 2,500 dwellings allocated to South Wokingham in the current local plan. Under this proposed revision, Gray's Farm off Heathlands Road would be developed for outdoor and indoor sports and community uses.

To ensure a regular supply of new homes and the viability of our towns and villages, some smaller allocations are still needed elsewhere.

We therefore also propose about 2,700 new homes to be spread across 46 smaller sites, some of which were included in the previous consultation:

- 645 new homes in Wokingham town: 354 in existing major development areas and the remainder across the town centre
- 497 homes in Winnersh parish: includes 287 new homes at Winnersh Farms and 85 at Winnersh plant hire
- 429 homes in Barkham parish: includes 270 on Barkham Ride and most of the remainder at the former Reading FC training ground, which already has permission
- 381 new homes in Shinfield parish
- 200 new homes in Finchampstead parish
- 180 new homes in Twyford parish
- 139 new homes in Charvil parish

The remainder will be spread across the parishes of Arborfield and Newland, Hurst, Ruscombe, Sonning and Swallowfield



WHY WE HAVE TO PRODUCE A NEW LOCAL PLAN

There is a legal requirement for all local authorities to have planning policies in place to guide decisions on where development is supported, and where it is not. Wokingham Borough Council's current planning policies are still working to manage development, however they are intended to do this only to 2026. The new local plan – the Local Plan Update, will look further forward and ensure that our planning policies continue to be effective.

Without effective planning policies there would be no control or influence over where and how new housing and other types of development take place. This could lead to housing being allowed in poor locations, being of lower quality, and in places where infrastructure cannot be improved to help deal with the impacts such as pressures on roads, schools and community facilities. The lack of control and coordination is also likely to lead to more housebuilding across the borough which is developer driven.

Having a new Local Plan will allow Wokingham Borough Council to plan what infrastructure is built alongside the new homes – and to ensure that developers pay for these new roads, schools and other facilities.

BENEFITS of the previous local plan



SCHOOLS

Two new primary schools in South Wokingham, one in North Wokingham and two each in Shinfield and Arborfield
New secondary school in Arborfield

MAJOR ROADS

Arborfield Relief Road
Shinfield Eastern Relief Road
North Wokingham Distributor Road
South Wokingham Distributor Road
Winnersh Relief Road



PARKS & PLAY AREAS

Total of 240 hectares of new public open space (that's the equivalent of about 330 football pitches)
40 new children's play parks
12.5 hectares of community allotments
Greenways network of 20 miles

COMMUNITY CENTRES

5 new community centres
Arborfield - Shinfield Village
Montague Park & Matthews Green in Wokingham
South Wokingham



SPORTS FACILITIES

£45 million on new sports facilities and improvements to existing facilities



AFFORDABLE HOUSING

Nearly 2,000 new affordable homes at low rents and for shared ownership





LODDON VALLEY GARDEN VILLAGE



WOKINGHAM
BOROUGH COUNCIL

» www.wokingham.gov.uk

LODDON VALLEY GARDEN VILLAGE

The Revised Growth Strategy includes a substantial garden village of about 4,500 homes, of which at least 2,200 would be built during the plan period to 2038, on land to the south of the M4 between Shinfield, Arborfield and Sindlesham. Of these, 35 per cent would be affordable housing for local people.

This area, known as Hall Farm / Loddon Valley, will accommodate a substantial amount of the borough's housing and employment needs in a sustainable way which responds to the challenges of climate change. This is one of the benefits of carefully planned large-scale development.

Providing new jobs is a central priority so the area near the Thames Valley Science and Innovation Park will be earmarked for a range of science and technology, film studios, educational and health uses, including possibly the full or partial relocation of the Royal Berkshire Hospital in Reading.

This new community would be supported by a comprehensive package of infrastructure to incentivise sustainable travel, including new opportunities for walking and cycling both locally and further afield, including a new connection over the M4 to Earley.

We know that not all residents would work in the immediate area and some would need to commute longer distances. Nonetheless, this approach provides a better opportunity to reduce the need to travel compared to others.

As with our current local plan, residents would also benefit from high-quality new amenities including primary schools, a secondary school, sports facilities and neighbourhood centres.

The new village would include a major new public green space or park along the River Loddon valley, which offers a significant opportunity to improve biodiversity through restoring and enhancing habitats.

The Hall Farm / Loddon Valley site was one of three large scale developments considered, the others being land between the M4 and A329(M) to the north of Wokingham and land east of Twyford in Ruscombe parish. It was considered the most deliverable and sustainable option. For more information, visit the local plan update page on our website and click on the masterplanning tab.



WHAT ELSE IS IN THE LOCAL PLAN?

CHANGES SINCE THE PREVIOUS DRAFT LOCAL PLAN

LOCAL GREEN SPACE

We now propose designating over 60 areas as Local Green Spaces, which would protect them from development except under very special circumstances. The eight proposed designations in the earlier consultation all remain. We sought your views on this at the previous consultation resulting in more than 100 additional areas being nominated. Now we want to know what you think about the Local Green Spaces.

We propose to continue the broad approach set out in other policies in the draft Local Plan. This includes clear commitments to:

CLIMATE CHANGE:

By declaring a Climate Emergency, the council has committed itself to leading the drive toward carbon neutrality. The draft Local Plan seeks to make a full contribution to this by:

- Locating the majority of new homes needed in places that would reduce car dependency
- Requiring all new major development to be carbon neutral
- Supporting renewable energy creation where impacts are acceptable
- Requiring new development to achieve a 10 per cent net gain in biodiversity

VALUED LANDSCAPES

The draft Local Plan includes designation for places that have particular importance due to a combination of special features. Following an objective assessment, 11 places are designated as Valued Landscapes and six as having Urban Landscape Value in the draft plan.

AFFORDABLE HOUSING

Providing affordable housing is a priority for the council and the draft Local Plan reflects this by requiring up to 50 per cent affordable housing from all developments of five homes or more. This exceeds the national level recommended by the Government which suggests contributions from developments of 10 or more homes.

OTHER TOPICS

The Local Plan Update sets out our vision and a framework for how we will manage future development in the borough. The plan contains policies covering issues including where development should go; transportation and particularly sustainable and active transportation; the economy including jobs and retail; housing including a mix of the type and size of homes and housing for older and vulnerable people; architectural design, protecting our historic heritage and ensuring we build to sustainable standards; that we design to promote healthy and safe communities; and that we protect the natural environment, in particular protecting against flooding.

To learn more about the policies proposed in the draft Local Plan, see www.wokingham.gov.uk/localplanupdate



FREQUENTLY ASKED QUESTIONS



WOKINGHAM
BOROUGH COUNCIL

» www.wokingham.gov.uk

Q. How many new homes are being planned for in the Local Plan Update?

A. About 5,700 in addition to those already allocated in our current local plan.

Q. Where will the new homes go?

A. The Loddon Valley garden village will provide a total of 4,500 homes, all within Wokingham borough, but not all of them will be built in the timeframe of the draft Local Plan. The added advantage is that some of these new homes will count towards the borough's quota for the next local plan period.
In the period to 2038, at least 2,200 homes could be built at Hall Farm / Loddon Valley with a further 800 in South Wokingham. However, to ensure we meet Government requirements, new homes will also come from the sites listed on page three and redevelopment, where suitable, within our towns and villages.

In this plan period (up to 2038):

- At least 2,200 new homes at Hall Farm / Loddon Valley and just over 800 at South Wokingham
- About 2,700 new homes at the sites listed on p3
- About 1,100 new homes that aren't allocated but we're expect to come forward through planning applications. This is an approximate forecast based on past trends.

Q. How have you decided on this Revised Growth Strategy - what analysis has taken place?

A. The council has invited landowners to put sites forward and assessed the suitability of each one, including extensive public consultation. Following the decision not to proceed with the scheme at Grazeley, we have reassessed ways in which we could manage development. All documents and the results of previous consultations are available on our website at www.wokingham.gov.uk/localplanupdate

Q. Who will pay for all the infrastructure and facilities that need to be built with the new homes?

A. Almost all of the infrastructure and facilities would be paid for by developers through a community infrastructure levy for each house they build, which amounts to £47,000 per house on average.

Q. Will access to the countryside be lost due to development?

A. The Local Plan is about protecting open space by confining development to specific areas. If this draft is approved, it would bring vast new areas of open green space between Shinfield, Arborfield and Sindlesham into public use for the first time.

Q. The roads are already congested, so how will they cope with more traffic?

A. We recognise the importance of this to residents and the Revised Growth Strategy has been produced to help tackle congestion by creating a sustainable garden village with excellent potential public transport links so residents have a real alternative to the car.

Q. How will services such as schools and health cope with extra demand?

A. By planning new housing properly, ensuring developers pay for the facilities needed and seeking up-front infrastructure funding, the council would be able to ensure the new or expanded facilities necessary are in place as the new homes are built.

Q. Where can I find out more detailed information?

A. All the draft Local Plan documents are available online at www.engage.wokingham.gov.uk. This section includes a glossary to help you understand the different terms used.



HOW TO GET INVOLVED



WOKINGHAM
BOROUGH COUNCIL

» www.wokingham.gov.uk

The public consultation on the Revised Growth Strategy will be open until 17 January 2022. The consultation is available on the council's new engagement website at engage.wokingham.gov.uk. This page also has links to key information about the Local Plan Update, including all of the background documents.

We will also be holding drop-in sessions for you to talk to officers and elected councillors about the Revised Growth Strategy and places must be booked in advance on our engagement site. These will be at:

Wokingham

St Crispin's School, Main hall
London Road, Wokingham, RG40 1SS
Monday, 22 November from 7pm to 9pm

Arborfield

Arborfield Green Leisure Centre
Sheerlands Road, Arborfield, RG2 9GB
Tuesday, 30 November from 7pm to 9pm

Online Information Sessions:

We are holding four online information session for those we are unable to attend the in-person events. For more information and to book your place, visit our Right homes, right places: local plan page at:

engage.wokingham.gov.uk

Thursday, 2 December 6 to 7pm
Thursday, 2 December 7.30 to 8.30pm
Monday, 6 December 6 to 7pm
Monday, 6 December 7.30 to 8.30pm

A recording of one of the meetings will be available for viewing on demand.

Comments on the Revised Growth Strategy must be submitted in writing by 5pm on Monday, 17 January 2022.

You can email LPU@wokingham.gov.uk or write to Growth and Delivery Team - Revised Growth Strategy Consultation, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Copies are available to view on demand. Email us at LPU@wokingham.gov.uk or call 0118 974 6000.

We will review all comments received, look at the key issues raised, and take these into account in working to the next stage of our new Local Plan.



Appendix 10: Information boards used at the drop-in sessions for the Revised Growth Strategy

RIGHT HOMES, RIGHT PLACES

REVISED GROWTH STRATEGY PUBLIC CONSULTATION

WHY ARE WE CONSULTING ON A REVISED APPROACH?

We proposed and consulted on a full draft Local Plan last year. This set out a strategy for managing development across the borough, including the identification of land suitable for housing and other development, as well as policies on climate change, affordable housing, natural environment, flooding and travel issues.

A second round of consultation was needed to ensure a more detailed and targeted approach to housing and other development, as well as policies on climate change, affordable housing, natural environment, flooding and travel issues.

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WHAT DOES THIS MEAN NOW?

- Additional smaller scale development is also proposed across the borough to support the delivery of our smaller towns and villages.
- We want to hear your views on the changes to the Local Plan to ensure it is fit for the future.
- We want to hear your views on the changes to the Local Plan to ensure it is fit for the future.

RIGHT HOMES, RIGHT PLACES

REVISED GROWTH STRATEGY PUBLIC CONSULTATION

LODDON VALLEY GARDEN VILLAGE

THE VISION

The vision for the village is to create a sustainable, self-contained community with a mix of housing, employment, and leisure facilities. The village will be designed to be a model of sustainable development, with a focus on reducing carbon emissions and promoting sustainable transport.

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RIGHT HOMES, RIGHT PLACES

REVISED GROWTH STRATEGY PUBLIC CONSULTATION

SOUTH WORKINGHAM

BUILDING COMMUNITIES - NOT JUST HOUSES

The vision for South Workingham is to create a sustainable, self-contained community with a mix of housing, employment, and leisure facilities. The village will be designed to be a model of sustainable development, with a focus on reducing carbon emissions and promoting sustainable transport.

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RIGHT HOMES, RIGHT PLACES

REVISED GROWTH STRATEGY PUBLIC CONSULTATION

OTHER SITES

WHAT DEVELOPMENT?

The vision for other sites is to create a sustainable, self-contained community with a mix of housing, employment, and leisure facilities. The village will be designed to be a model of sustainable development, with a focus on reducing carbon emissions and promoting sustainable transport.

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RIGHT HOMES, RIGHT PLACES

REVISED GROWTH STRATEGY PUBLIC CONSULTATION

LOCAL GREEN SPACE

CLIMATE EMERGENCY

The vision for local green space is to create a sustainable, self-contained community with a mix of housing, employment, and leisure facilities. The village will be designed to be a model of sustainable development, with a focus on reducing carbon emissions and promoting sustainable transport.

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RIGHT HOMES, RIGHT PLACES

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Appendix 11: Screenshot of Engage consultation platform

Phases

1

2

3

4

5

6

7

Work begins

Issues and options consultation

Right homes, right places consultation

Draft local plan consultation

Executive set to approve consultation

Revised growth strategy consultation

Reviewing consultation feedback

6

Revised growth strategy consultation

22 November 2021 - 24 January 2022

Don't miss your chance to shape your community's future

We're looking for your views on our Local Plan Update: Revised Growth Strategy, which will be the blueprint for the new homes, schools, roads, community and leisure facilities and other infrastructure across Wokingham borough for many years.

Unlike the previous draft Local Plan, which we consulted on last year, we aren't proposing a new town of about 15,000 homes at Grazeley. This is no longer achievable following an unexpected extension of the emergency planning zone around AWE Burghfield to include that area.

Instead, we suggest a revised growth strategy which reflects preferences expressed in earlier consultations for most new development to be focused in carefully planned major new communities, rather than scattered piecemeal across all our towns and villages. This allows us to provide suitable high-quality infrastructure.

By sharing your views, you can help us carry on building thriving, vibrant communities for generations to come.

As part of this process we staged a series of public information events, both virtually and in person, at the following locations:

- Monday, 22 November, 7pm to 9pm - Main hall, St Crispin's School, Wokingham
- Tuesday, 30 November, 7pm to 9pm - Arborfield Green Leisure Centre, Arborfield
- Thursday, 2 December, 6 to 7pm and 7.30 to 8.30pm - virtual meetings
- Monday 6 December, 6 to 7pm and 7.30 to 8.30pm - virtual meetings

Right Homes, Right Places – Revised Growth Strategy consultation

This consultation runs from Monday 22 November 2021 to 5pm on Monday 24 January 2022. We are asking for your views on an updated approach to managing development across the borough up to 2038.

All of the consultation documents can be found below. Due to the quantity and size of the documents, they have been separated into topic areas for ease of viewing.

There is also an [interactive map](#) available which allows you to view the proposed site allocations, Local Green Space designations, and other policy areas previously consulted upon in the [Draft Local Plan consultation](#).

Documents

- [Revised Growth Strategy consultation documents](#)
- [Sites](#)
- [Infrastructure](#)
- [Transport](#)
- [Topic and position papers](#)
- [Duty to Cooperate](#)
- [Revised Growth Strategy masterplanning documents](#)