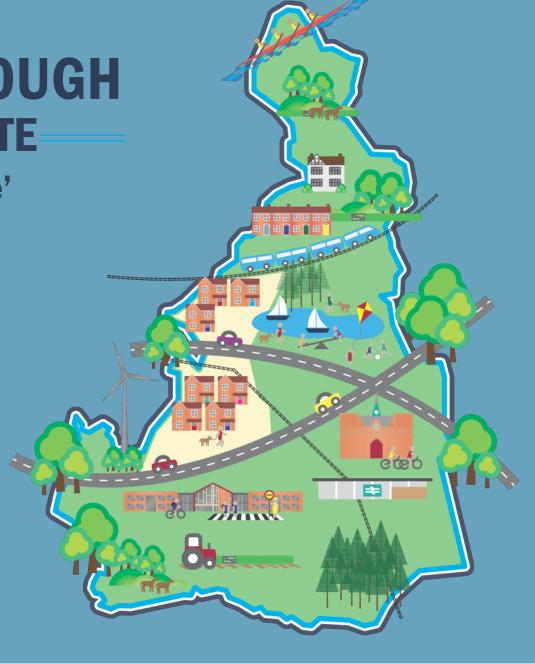
WOKINGHAM BOROUGH
LOCAL PLAN UPDATE

**'Homes for the Future'** 

CONSULTATION DOCUMENT NOV 2018 - FEB 2019





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#### 1 Introduction

#### Introduction

1.1 This paper is the second public consultation for the Local Plan Update, and forms part of the initial options engagement stage in the plan making process.

#### What is this consultation about?

1.2 This consultation follows on from the previous Issues & Options consultation. We ask you about where you think development should go, whether there are locations suitable for higher densities and how we could use land for employment centres. You will also be able to see all of the land put forward for development as part of the process and provide comments on its suitability. No decisions have been made yet and we value your input in the process. This consultation takes us one step closer to making decisions how development should be managed in different places across the borough, for example town centres, towns and villages.

#### What is a Local Plan?

1.3 Local Plans are the key documents through which the Borough Council manages the growth pressures for our communities and sets out where new homes, jobs and other types of development should go.

#### What is a planning appeal?

A planning application refused by the council can be appealed, whereby an independent planning inspector reviews the case and makes their decision.

#### How will the Local Plan Update be used?

1.4 In England, there is a 'plan-led' system, which means that the local plan will provide the framework for day to day decisions on planning applications and will also guide infrastructure investment. We know if we do not manage growth pressures the development comes anyway. The decisions we make are important to us all and we need your involvement. Even if you don't want any development, knowing that it will come anyway, this is your opportunity to shape it and suggest supporting infrastructure.

#### Why is the Local Plan being prepared now?

- 1.5 Our current Local Plan goes from 2006 2026, but it is important that we roll the plan forward to plan for the future. This ensures the needs of residents and local businesses are properly addressed and planned for in a coordinated way and those important areas and features of the borough's environment we wish to preserve are protected. This is the best way to help deliver development that is sustainable.
- 1.6 An up-to-date Local Plan provides greater certainty as to where development will occur (with the accompanying infrastructure) and where it won't. Without such a plan, there is less control over where development comes forward, with the right infrastructure to meet our needs, and we are less able to do things like negotiate with bus operators to provide new bus routes for existing and new residents. It is much harder to invest in improvements to infrastructure such as roads and schools if development is driven by developers in an ad-hoc and dispersed pattern.

#### What if we don't update the Local Plan?

1.7 Legally, when you don't have a local plan or an up to date plan, there is a presumption in favour of development which would be an open door for developers to get planning permission via the planning appeals process. Rather than new housing going in the areas where we want them to go, appeal decisions would allow housing in the areas that developers wish them to go. Without an up-to-date plan we would not be able to protect the borough by limiting the number of homes built. Appeals will divert the council's limited resources away from managing growth to defending ourselves at appeal.

Table 1: Unplanned Development

# **Unplanned Development**

## What Will Happen

# There would be no local control or real influence over where or how the housing is built. The housing will come anyway, but it will either come through a plan imposed by Government or a free-for-all of planning applications from developers that we won't be able to successfully refuse or

restrain overall numbers.

Developers will be free to submit applications for anywhere in the borough with legal protections that would result in the borough council being forced to grant planning permission unless the negative impacts "significantly and demonstrably" outweigh their benefits, with the background of a Government with a strong house building agenda.

We would not know where housing development is going to take place and so will not be able to plan for its impact.

It would be impossible to fund the infrastructure and facilities needed to cope with the new homes.

# What This Means For You

You would have no say at all over where the new housing is built. People living near you would be more likely to sell off their back gardens for cramped developments and other poor housing locations – with no thought to impact on local roads or schools.

We would likely end up with more housing being built overall if we don't have a plan to limit the numbers. We also won't have any policies to protect the countryside and our existing towns and villages, so we could end up with high density apartments on the edge of towns and villages and other inappropriate development.

Without planned infrastructure alongside development, there will be huge pressure on places in existing schools, roads and other community facilities

By the time we know where these pressures are, it would be too late to plan for them and we will not have got money from developers to pay for them.

#### THE END RESULT: CHAOS

The impact is impossible to fully predict – because **it will be chaotic** – but just some of the potential effects are:

- Your children may not get a place in a local school – or perhaps any school in the borough
- You'll have even more difficulty getting a GP appointment or other health service
- Our roads will be even more congested quite possibly reaching gridlock in places
- Your local football team, other sports, youth and community clubs will have difficulty finding places to play or meet

**Table 2: Planned Development** 

Planned Development			
What Will Happen	What This Means For You		
Democratically accountable councillors make decisions on where and how homes are built following consultation with local people. This will be agreed in a document called a Local Plan.	You can influence where and how the new homes are built to meet our needs.		
We do have to follow national policy and so do not have complete control.	We will not pretend this is a completely free choice – there will be differences of opinion, tough decisions and compromise. But the more people get involved, the better chance we have to reflect local views.		
We will have an up-to-date Local Plan that meets our housing needs.	We will be able to successfully defend against speculative developers who want to build in unsuitable locations.		
Once it is planned, we will know where housing is going to be built and so can plan where new infrastructure and facilities are needed.	New schools; roads and other transport improvements including new bus routes; parks and play areas; and sport, community and health facilities can be provided where they are needed so that the impact on your quality of life is limited.		
Housing developers can be made to pay for the necessary infrastructure and facilities.	Local taxpayers do not have to pay for the new infrastructure, yet will still have access to it.		
With a plan in place, we have far more chance of making successful bids for Government funding for infrastructure.	We can build infrastructure before many houses have been built so it is ready for our new residents.		
Developers can only be made to fund things related to the development they are building (we cannot get money from them to fix existing problems).	Some issues, in particular congestion, are getting worse year-on-year whether there is development or not. The money we get from developers cannot change this and we must seek other solutions.		

# THE END RESULT: SUSTAINABLE GROWTH

The borough will be busier with more people who will drive more cars, need more school places, more GP appointments and more community and sport facilities. But these extra needs will be met through new infrastructure so you will continue to get school places locally and access to other services. Our roads will continue to be busy but, with the massive investment that properly planned new homes bring, we will be able to keep the network going.







#### How do I get involved?

- 1.8 The consultation runs from **Monday 12 November to 4pm on Friday 22 February 2019**.
- 1.9 We welcome everyone being involved in the Local Plan. While the system of planning is complicated, the key messages are simple and we are determined to help as many people join in the conversation about where and how our growth pressures are met as possible. We would like to hear your views on the questions within the consultation.
- 1.10 You can find all of the documents on the Council's website at <a href="www.wokingham.gov.uk/localplanupdate">www.wokingham.gov.uk/localplanupdate</a>. Paper copies are also available at the Council's offices at Shute End.
- 1.11 If you have access to the internet, you can access the questions online and submit your comments to us directly without having to fill in a separate response form which will help us save both paper and time. To do this please go to <a href="https://www.wokingham.gov.uk/consultations">www.wokingham.gov.uk/consultations</a>
- 1.12 If you don't have access to the internet, or simply prefer to send a paper response, you can print out the accompanying response form from our website or simply write to us with your comments. Please return your completed response forms to us:
- By email to: <u>LPU@wokingham.gov.uk</u>
- By post to: Growth & Delivery Team, Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1WR
- 1.13 If you have any questions regarding the consultation, please contact us by emailing <a href="mailto:LPU@wokingham.gov.uk">LPU@wokingham.gov.uk</a>.

# What happens next?

1.14 We will consider all comments and views from you through the formal and informal consultation sessions, and use this to inform a strategy for where future development will go. Alongside this we will also draft policies which will determine how development will be managed, for example, what mix of different types of housing will be allowed and how we conserve and enhance our historic buildings.

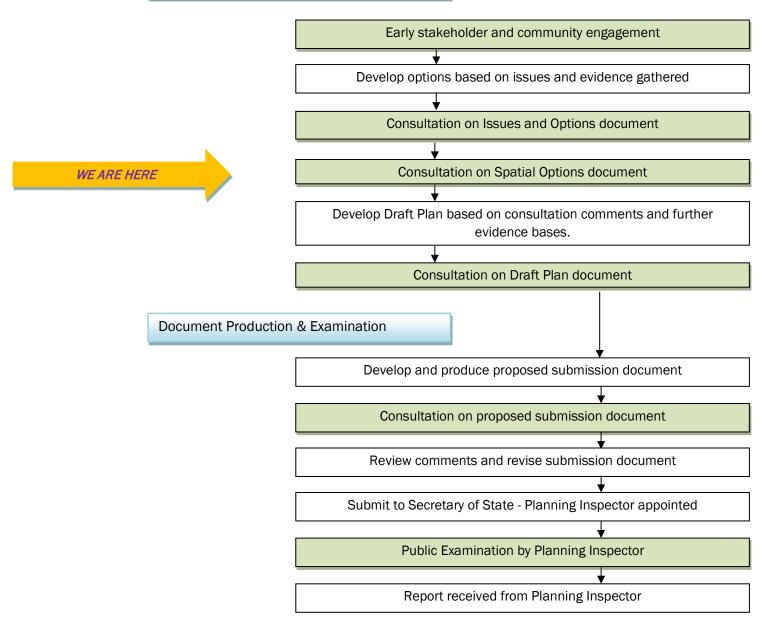
- 1.15 Our thoughts on the development strategy and policies that are needed to manage future development will be presented to you in a 'draft plan', which we will seek your views on next year.
- 1.16 Following that, we will fine-tune the draft plan into a 'proposed submission' plan based on the feedback received. ( Figure 1 shows the different stages of the Local Plan process). At this point, the plan's format and content will be the same as we anticipate submitting to the secretary of state for it to be examined independently. You will still be able to provide your views on the 'proposed submission' plan when this is produced later in the process. At this stage your comments will need to be more focused on specific issues of 'soundness' and legal compliance but we will explain this to you when we get to that stage.

## What else are we doing?

1.17 We are continuing to assess all of the sites promoted to us from a technical perspective. Other pieces of evidence are also being prepared, including, updating the borough wide landscape character assessment, progressing an employment market appraisal and capacity assessment, and preparing a water cycle study. Together, these evidence gathering exercises will inform the draft plan.

Figure 1: Local Plan Process





# 2 About Wokingham Borough

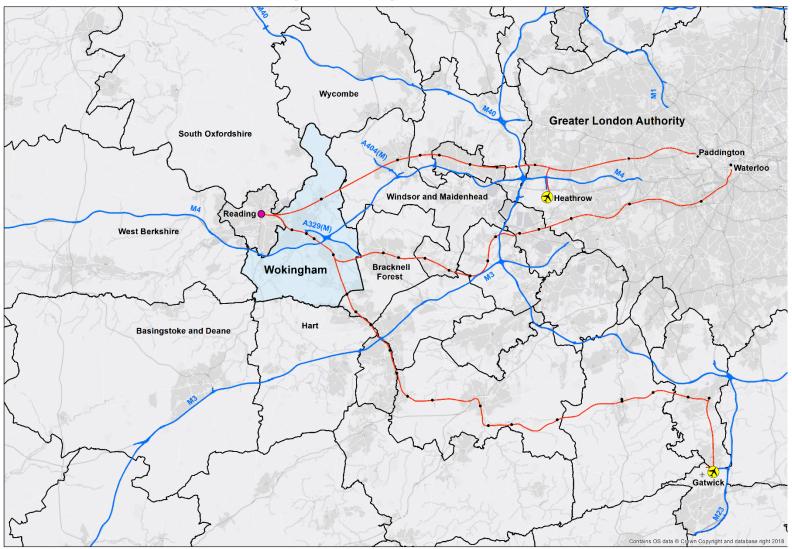


Figure 2: Wokingham Borough in Context

- 2.1 Wokingham Borough is located within Berkshire. It is a great place to live, learn and do business with a good quality of life, helped by the excellent access to London and the key airports of Heathrow and Gatwick. It is continually growing, evolving, and diversifying, and plays a key role in the country's economy as part of the M4 corridor.
- 2.2 Wokingham Borough provides high quality, high value residential areas set in attractive countryside locations around historic towns and villages. Development pressure in these areas is high due to good employment opportunities, great access to quality housing, education and services.
- 2.3 Wokingham Borough contains parts of the Metropolitan Green Belt that surrounds London, with approximately 16% of the borough designated as Green Belt. The five purposes of the Green Belt are set out in paragraph 134 of <a href="the National Planning Policy Framework">the National Planning Policy Framework</a> (NPPF).
- 2.4 A number of rivers flow through Wokingham Borough, resulting in some parts being prone to flooding. Other environmental and human constraints that constrain land for development in the borough include ancient woodland and gas pipelines.
- 2.5 Wokingham Borough adjoins the boroughs of Wycombe to the north; Windsor & Maidenhead and Bracknell Forest to the east; Hart and Basingstoke & Deane to the south and south west respectively; and West Berkshire, Reading and South Oxfordshire to the west.
- 2.6 The highly valuable natural environment, wildlife, biodiversity, heritage assets, and multiple country parks of the borough all contribute to its attractiveness as a place to live, work and visit.
- 2.7 The population of the borough at the time of the 2011 census was recorded as 154,380. Wokingham, the administrative centre, is an old market town which retains its character and houses one fifth of the borough's population. Two fifths of the borough's population live in the towns of Woodley and Earley which adjoin the borough of Reading. The remainder of the population live in smaller settlements which are separated by areas of countryside that include extensive flood plains.
- 2.8 The borough has a stretch of the M4 motorway that connects London and South Wales and the A329M that connects Wokingham to Bracknell and Greater Reading. Railway links from Reading to London Paddington and London Waterloo run through the borough, as well as the North Downs line, connecting the borough to Gatwick airport.

# 3 Consultation Context

- 3.1 The Local Plan cannot be prepared in isolation. It is required to take account of the government's National Planning Policy Framework (NPPF), which sets out the government's overall approach to planning, and the accompanying Planning Practice Guidance which provides more detailed guidance on how the NPPF is implemented.
- 3.2 It is also clear that our population is growing and that the economy continues to evolve. Whilst predictions vary, all datasets point to more people living and working in the borough regardless of national factors such as Brexit.

#### Why is more housing needed?

- 3.3 New housing is a controversial and complex subject. We all want homes for our families and ourselves, and we all recognise that the increasing cost of housing has made it more difficult for young families to find suitable homes. However, let's be honest, we don't always want houses built near us. This is not a local issue but is happening across much of England.
- 3.4 The population of Wokingham Borough is growing. The latest government projections state that the population of Wokingham Borough will grow by around an average of 811 people or 455 households each year between 2018 and 2036. Nearly all local authorities in England are expected to see growth in the population and number of households. For Wokingham Borough the largest single factor influencing the population is natural change, with residents expected to live longer than in the past.

#### So, how many homes are needed?

- 3.5 The government has introduced a standard approach of calculating the number of homes each local authority must plan for. This links the number of homes to the projected increase in the number of households and is then adjusted to meet a number of factors.
- 3.6 Using the latest information available, the government's current guidance expects between 750 and 850 new homes to be built each year in Wokingham Borough. This figure will change annually, and was until recently 850-900 new homes a year. The government are currently consulting on a

The standard method was introduced with the revised NPPF in July 2018. If you're interested in finding out more, please look here:

https://www.gov.uk/guidance/ housing-and-economicdevelopment-needsassessments

#### Affordable Housing

A definition of affordable housing can be found in the NPPF here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/740441/National\_Planning\_Policy\_Framework\_web\_accessible\_version.pdf#pag\_e=66

# Gypsy and Traveller Accommodation Assessment

For more information on the need assessment for Gypsy and Traveller pitches, see here:

http://www.wokingham.gov.uk /planning-policy/planningpolicy/evidence-topics/ change to their methodology that would return the level of new homes required for Wokingham Borough back to between 850 and 900.

- 3.7 We have already planned for many of the new homes we require through our existing planning strategy, the Core Strategy which covers the shorter period to 2026. At 31 March 2018, planning permission had been granted for around 10,000 new homes, some of which are under construction. Many of these will count towards our future supply of homes.
- 3.8 Part of our housing need is for new affordable homes across the borough, which includes affordable housing for rent, key worker housing, and shared ownership. It is recognised that new houses can be expensive, and out of reach for some prospective buyers, including first time buyers. To tackle this affordability issue the council set up its own housing company, Wokingham Housing Limited, to support affordable homes. New affordable housing will be sought on all qualifying sites proposed for future development, generally developments of 5 or more homes. Sites will rarely be developed for 100% affordable housing as developers will not make enough profit, meaning the site will be a mix of affordable and private housing.
- 3.9 We also need to plan for homes for the Gypsy and Traveller community in the form of what is known as pitches. This need is in addition to the 750 to 850 new homes. Our identified need is for 90 pitches over the period 2017-2036. At 31 March 2018 planning permission was in place for 15 additional pitches.

#### What have we learned so far?

- 3.10 As part of our initial assessment a few things have become clear:
  - The sustainability of our towns and villages vary. Generally, towns and larger villages have better facilities than smaller settlements; however, concentrating development in too few places can intensify disruption and limit choice.
  - To provide all the housing the government thinks we should be providing, we cannot rely just on those sites that are in urban areas, or on land that has been built on previously. There simply isn't enough urban land available that is realistically developable.

# Based on our previous experience, infrastructure can often best be provided through larger scale development sites. These offer the opportunity to limit local travel by providing new schools and facilities close to new housing.

Large sites cannot go it alone. As large sites can take longer to go from the
planning stage to completion of homes, other smaller sites can help ensure a
consistent supply, something the government places great importance on.

#### It's not just about housing

- 3.11 It is also important that we plan for the continued economic prosperity of the borough. A number of multinational companies are based in the borough. We have a mix of large business parks, in addition to businesses based in town centres, industrial estates, and increasingly, from residential addresses by the self-employed. It is important to retain these businesses, attract new business, and help establish start-ups.
- 3.12 Similar to housing, work has been done to calculate the future employment needs of the borough, which has shown the need for additional floorspace for new jobs, including offices, warehousing and industry. Further work is ongoing but it is clear that additional space for new jobs will be needed over the plan period.

## What land has been promoted for potential development?

- 3.13 In line with government requirements, the council made an open invitation for anyone to promote locations where land may be suitable and available for development through a 'call for sites' in 2016. Since this time, and in the subsequent period, around 280 areas of land have been put forward for a variety of uses by landowners/promoters, including the Council. Whilst many have views about which sites are unacceptable, the task we must do is allocate sites at the end of the process so you are encouraged to say which do and do not meet with your approval.
- 3.14 We must follow the process set out in government policy when preparing the Local Plan. This includes the assessment of all the promoted land for its suitability, availability and achievability. It will be hard to justify that sites are available and achievable if they have not been promoted. To help us to do this, we would like your views through this consultation. Your views will then be used alongside our technical analysis to help make decisions.

#### Sites have been promoted for:

- 257 for housing
- 17 for business/industry
- 15 for leisure or green space
- 13 for Gypsy and Traveller pitches
- 9 for shops
- 7 for restaurants, cafes, pubs

<sup>\*</sup>note some sites have been promoted for multiple

Many of the sites suggested will not be suitable. So just because we have to consider each promoted site, doesn't mean development will happen.

3.15 The technical analysis we have undertaken so far is available to you <a href="http://www.wokingham.gov.uk/planning-policy/planning-policy/evidence-topics/">http://www.wokingham.gov.uk/planning-policy/planning-policy/evidence-topics/</a>. These include studies relating to local services and facilities, flooding, landscape character, Green Belt, water infrastructure capacity, significant vegetation and wildlife corridors, Public Rights of Way, and analysis of some of the larger and more complex areas of land that have been promoted. Undertaking specific analysis of the larger areas of land promoted does not mean that these are any more or less likely to be allocated for development through the Local Plan. It simply reflects a sensible way of gathering evidence to assess all of the land promoted.

#### What have you told us so far?

3.16 We have previously asked for your views on the scope of the Local Plan and a number of issues, through an 'Issues and Options' consultation in 2016. Key messages to emerge from responses include:

- Respondents favoured using a combination of approaches to meeting development needs. The most supported individual approach was to utilise a small number of larger developments incorporating their own infrastructure and designed with regard to garden settlement principles.
- Respondents strongly supported the need to provide infrastructure alongside development, and preferably its early provision ahead of when it is needed.
- Respondents supported the protection of the Green Belt and countryside areas.
   There was recognition that previously developed sites in these areas might be suitable for redevelopment.
- Respondents acknowledged the need for some flexibility towards employment to allow adaptation to new ways of working (including technologies) and the growth of non-traditional businesses.

3.17 Further information on your views expressed in the Issues & Options consultation is available on our website at <a href="http://www.wokingham.gov.uk/local-plan-update">http://www.wokingham.gov.uk/local-plan-update</a>.







#### 4 Role of Places

#### Places in Wokingham Borough

- 4.1 As part of our future decision on how best to manage development, we will need to consider the contribution different places and areas can make to meeting our needs. For example, to what extent should higher development densities be sought in town centres compared to surrounding suburban areas, or how far should development be directed towards more sustainable towns and villages which have better access to local services and facilities?
- 4.2 Work has been undertaken to look at which places have access to local services and facilities, such as schools, public transport and sports facilities. This Settlement Hierarchy Assessment, therefore sets out different tiers of settlement.
- 4.3 Tier 1 settlements consist of towns and large settlements which have a large amount of services and facilities: Earley, Green Park, Twyford, Winnersh, Wokingham, Woodley, Shinfield North.
- 4.4 Tier 2 settlements typically have a population of over 1,000 people and have access to a number of key services and facilities: Arborfield Garrison, Pinewood (Crowthorne), Finchampstead North, Ruscombe, Wargrave, Shinfield (including south of M4), Three Mile Cross, Spencer's Wood.
- 4.5 Tier 3 settlements are less well served by other services and by employment provision and have limited access to public transport: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning, Swallowfield.
- 4.6 This hierarchy does not determine where development is directed but helps to inform future decisions about places as one part of the wider evidence base of the Local Plan Update.

#### Concentrating or dispersing new housing

4.7 The council's current planning approach was generated in response to the late 1990's tend of 'garden grabbing' where infill small plots with little or no infrastructure were appearing all over the district. The response to this ad-hoc form of development concentrated the majority of development





in four key areas, called our Strategic Development Locations<sup>1</sup> (SDLs). The SDL approach has helped deliver new housing developments alongside necessary infrastructure including new schools, community facilities and transport links, which would not have been provided by unplanned ad hoc development.

- 4.8 From the work undertaken so far, it is clear that our future need for housing cannot be met entirely from redevelopments within our towns and villages, and from within the existing planned SDLs. As a result there is a need to find suitable new areas for development on the outskirts of existing towns and villages, that are likely to currently be fields. The alternative would be a return to the ad-hoc pattern of development in the 1990's. It is important to recognise that while developing suitable new areas may result in some loss of areas of countryside, it can conversely have the benefit of improving public access to the countryside by turning inaccessible private fields into public space that all of us can use.
- 4.9 The question of where this development is directed is crucial. Concentrating development in a small number of locations which each deliver large numbers of housing is one method. Like our existing strategy, this has the benefit of delivering infrastructure like the new roads we need and means that much more infrastructure investment can be funded by developers. Development of this scale takes longer to provide the houses than smaller scale developments.
- 4.10 High quality homes can also be delivered on smaller sites. These can often be quicker from planning to delivery, but it is harder to provide infrastructure improvements alongside. This means that new residents are likely to drive to do such things as, taking their children to school or going to the park.
- 4.11 In our 'Issues and Options' consultation, the majority of people who responded supported a range of site sizes, whilst supporting the use of larger developments to meet our needs. We would like to expand this further and find out more about your views on how this might work from where the best opportunities are for larger developments, to how far development could be spread across the borough.

<sup>&</sup>lt;sup>1</sup> More information on these can be found at: <a href="http://www.wokingham.gov.uk/major-developments/">http://www.wokingham.gov.uk/major-developments/</a>

**QUESTION 1:** Do you agree that the new housing we need should be built in new communities, which would be built with their own schools, roads, community and sports facilities and other associated infrastructure? (Agree, somewhat agree, neutral, somewhat disagree, disagree)

**QUESTION 2:** Where in the borough are the best opportunities to establish new communities, which include such things as local centres, schools and improved sustainable transport links?

You may wish to look at the information above to answer this question. Please provide details and outline the reasons why.

**QUESTION 3:** Do you agree that the borough's future development needs for homes, jobs and other uses should be spread across the whole borough, regardless of whether it could be concentrated in new communities or dispersed in existing villages and towns?

(Agree, somewhat agree, neutral, somewhat disagree, disagree)

**QUESTION 4:** Do you agree that future housing development include affordable housing? (Agree, somewhat agree, neutral, somewhat disagree, disagree)

QUESTION 5: Are there any specific types of affordable housing you would support?

Shared ownership, Social rented housing, Affordable rented housing, Starter homes, Discounted market sales, Rent to buy, Key worker housing, Other

#### Higher development densities and building heights

4.13 The government's revised National Planning Policy Framework (NPPF)<sup>2</sup> has a strong emphasis on using land as efficiently as possible. This includes building at higher development densities where appropriate. There will be areas in the borough where higher densities are more appropriate than others. Higher density development is best placed in areas with the best access to public transport, services, and jobs meaning there is less need to travel by car on a day to day basis. Increases in density can be achieved without significant changes to the way an area looks by, for example, introducing smaller dwellings which use less land, or a greater proportion of apartment development.

4.14 One way of achieving higher development densities is to build taller buildings. There will be some locations in the borough where building higher, and using the space above existing buildings, may be a suitable approach. Introducing taller buildings into an area would however change the existing character and bring more activity to a local area. This would not necessarily be a problem, but we need to consider the pros and cons of getting the most out of a plot of land against the impacts of doing so. Taller buildings do not always mean high-rise blocks of flats, and increasing density can result in well-designed places that make the best use of the land available. Some may be smaller homes that are often more affordable than larger properties built at lower densities, this allows greater choice and flexibility in the housing market.

<sup>&</sup>lt;sup>2</sup> Which can be found at: <a href="https://www.gov.uk/government/publications/national-planning-policy-framework-2">https://www.gov.uk/government/publications/national-planning-policy-framework-2</a>

**QUESTION 6:** Do you agree with being more flexible with building heights, parking standards and development densities, where a range of shops or other services are within walking distance, such as towns and district centres?

(Agree, somewhat agree, neutral, somewhat disagree, disagree)

**QUESTION 7:** Which locations in the borough do you feel are best suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

**QUESTION 8:** What types of housing, jobs, or other uses do you think are most suitable in the areas you identified in the previous question e.g. apartments, small houses, affordable/council housing, older persons housing, offices, etc.? Please provide details, including the number of storeys you think appropriate, and outline the reasons why.





#### Concentrating employment on existing or new sites

4.15 The council's current approach to employment land (such as office space, warehousing, storage and distribution facilities) is that the majority of employment growth will occur in specific areas known as Core Employment Areas, like Winnersh Triangle Business Park and Molly Millars Industrial Estate.

4.16 These areas may have the capacity for additional employment floorspace by intensifying what is already there. One approach moving forward would be to continue to focus employment growth in areas like this, which would include identifying additional Core Employment Areas such as the Thames Valley Science Park (south of the M4 and northeast of Shinfield) which is currently being delivered.

4.17 Through changes to government policy over recent years, it is now possible for owners of certain employment buildings to change the use of the land to residential without requiring planning approval from the council. This has seen some losses of employment floorspace in our Core Employment Areas to housing. One approach to employment could be to encourage mixed use developments which introduce new areas of employment land alongside housing and other uses, rather than relying on a number of designated core areas that restrict other uses.

*QUESTION 9:* Do you agree with meeting employment needs in the following locations? (Agree, somewhat agree, neutral, somewhat disagree, disagree)

- i. Town and district centres
- ii. Existing employment estates and locations
- iii. Land adjacent to existing employment estates and locations
- iv. New locations

**QUESTION 10:** Do you agree with being more flexible with building heights on existing employment estates to create more useable space without needing to increase the amount of land? (Agree, somewhat agree, neutral, somewhat disagree, disagree)

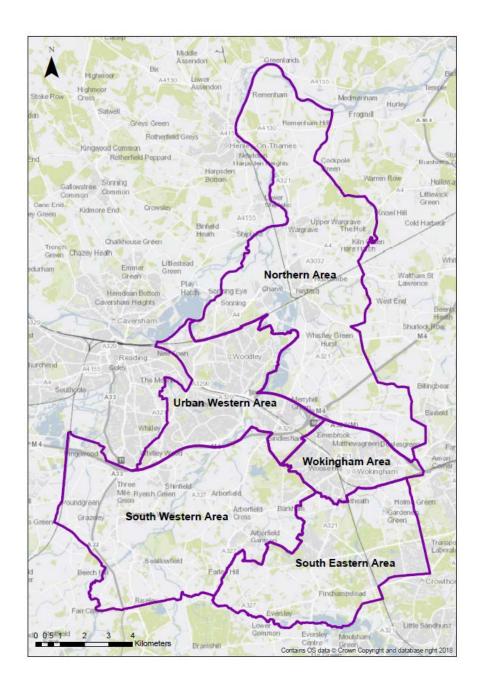
**QUESTION 11:** Which employment areas/locations do you feel are best suited to being more flexible with building heights?

Please provide details and outline the reasons why.

# 5 Role of Land Being Considered for Development

- 5.1 To successfully enhance and develop the places within our borough, against the backdrop of the nationwide need for more homes, we must look to the land promoted to us. The following section shows the land promoted to us, presented through 5 areas of the borough, asking for your views on what opportunities there may be in each area. These areas do not signify that one part of the borough is more likely to be identified for new development than another, but simply serves to help the discussion.
- 5.2 The majority of the sites have been promoted for housing, but there are also promotions for employment, open space, retail, Gypsy and Traveller, leisure, care homes. Some sites have been promoted for more than one of these. Sites are colour coded depending on the use(s) they have been promoted for.

Figure 3: Five Areas









#### **Urban Western Area**

- 5.3 This area comprises two of the borough's larger settlements of Woodley and Earley, along with Winnersh, as well as Shinfield North. Between them the two principal settlements in this area hold two fifths of the Borough's population per the 2011 Census<sup>3</sup> and have access to a good range of services and facilities.
- 5.4 Good access is available from this area to the greater Southern region of the UK through the M4 corridor via both Junctions 10 and 11. This area additionally benefits from good public transport links, including suburban rail-links from Earley, Winnersh and Winnersh Triangle stations to the major Rail network hub at Reading station through to London Paddington, or directly to London Waterloo and beyond. There are also a large number of bus routes connecting through this area as well as the Winnersh to Reading Park and Ride, accessible via the A329, which provides an additional service to help reduce congestion into Reading.
- 5.5 The area is largely considered to be Reading facing, with a large number of its economic sites considered as falling into the 'Greater Reading office market'<sup>4</sup>. Key employment locations in this area include both Thames Valley Park (TVP) and Winnersh Triangle, which hold notable clusters of science, technology, engineering and mathematics (STEM) Industry companies along with specialists in communication and professional service industries.
- 5.6 The area is mostly built up, which ensures its parks and open space are important. This is recognised in the existing local plan with the special designation of Sites of Urban Landscape Value (SULV) for Bulmershe, South Lake and Maiden Erlegh Lake. The River Loddon winds through this area from north east to south west and its associated floodplain constrains further development. It is also constrained by the M4 and Reading-Maidenhead-London Paddington rail line to the South and North respectively. As there are limited opportunities for further residential development in the area, the likelihood of an increased adverse effect on the M4 Air Quality Management Area is limited.
- 5.7 Phase 1 of the Winnersh Relief Road is now open and a public consultation on Phase 2 has recently finished. This relief road will join King Street Lane to Lower Earley Way providing an

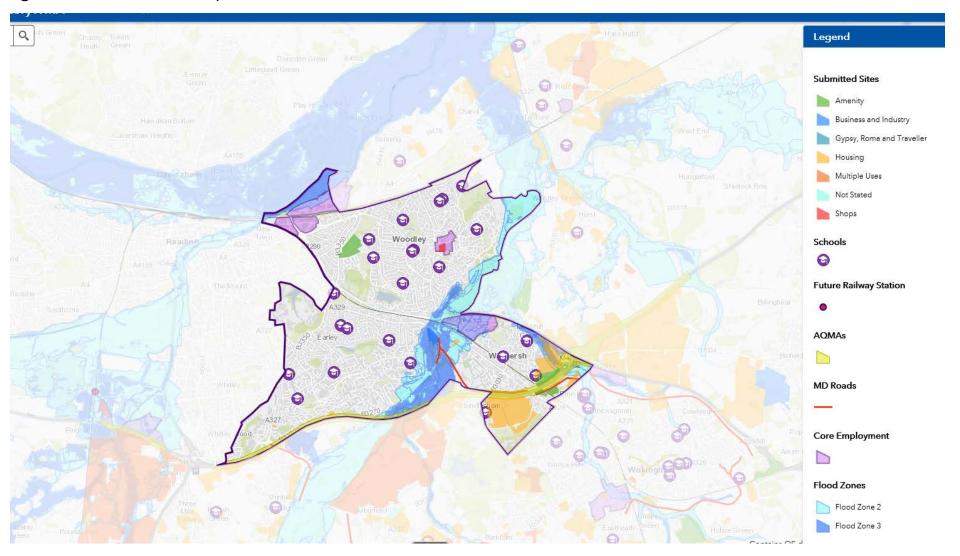
<sup>&</sup>lt;sup>3</sup> Issues & Options Consultation Document 'Shaping Our Future' Wokingham Borough Local Plan Update August 2016 – Page 8, Paragraph 2.7

<sup>&</sup>lt;sup>4</sup> Central Berkshire FEMA Economic Development Needs Assessment (2016) - Executive Summary – Page 2 Paragraph1

opportunity to alleviate existing congestion, largely on Reading Road, and serve new homes being completed in the local area.

5.8 Subject to funding, there is a long standing aspiration for an additional cross Thames vehicular route in the Thames Valley Park area which would help ease traffic flow in the area and further support this employment centre.

Figure 4: Urban Western Area Map



**QUESTION 12:** Are there any locations in the 'Urban Western Area' which you feel are suited to being more flexible with building heights and development densities?

Please provide details and outline the reasons why.

**QUESTION 13:** With regard to the land that has been promoted in this area, would you support the development of any specific areas of land?

Please provide details of which ones and the reasons why, and include site references where appropriate.

**QUESTION 14:** Do you have any comments on the any of the promoted areas of land in the 'Urban Western Area'? Please include site references where appropriate.

**QUESTION 15:** Are there any other opportunities for development that have not currently been promoted here?

Please provide details and, if possible include the details of who you believe to be the landowner.



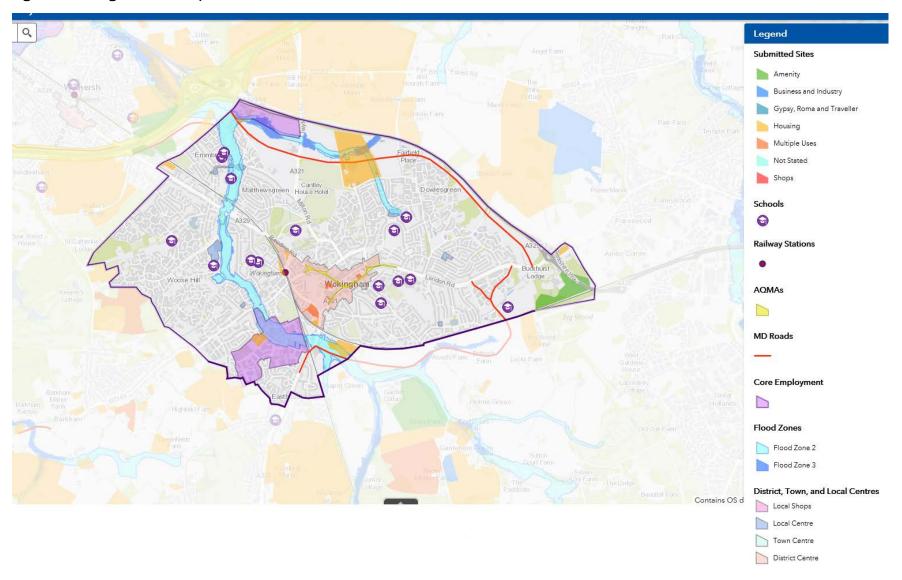




### Wokingham Area

- 5.9 This area comprises Wokingham town centre and its surrounding residential areas. Wokingham is the largest town in the borough and is its principal settlement. This area is home to a large proportion of the Borough's population.
- 5.10 Our existing planning strategy allocated land around the north and south of Wokingham town for strategic scale development including housing, 3 new primary schools and a northern and southern relief road around the town. Much of this development is underway.
- 5.11 Wokingham provides a lively and diverse centre for shops, jobs, homes and leisure. Wokingham town centre is currently undergoing major regeneration to enhance the centre as part of the masterplan.
- 5.12 The area has good public transport access with Wokingham train station providing direct routes to London Waterloo and Gatwick airport as well as a quick link to Reading. It also provides a bus interchange for local routes.
- 5.13 The Borough's largest Core Employment Area of Molly Millars lies just south of the railway line.
- 5.14 There is a good concentration of well-regarded primary and secondary schools in Wokingham, serving the residential areas around the main urban area.
- 5.15 Wokingham town centre includes three conservation areas and an area of archaeological interest. A number of green routes run through Wokingham connecting in the centre and Joel Park Site of Urban Landscape Value lies north-west of the centre. Wokingham centre is an Air Quality Management Area and a known road traffic 'bottleneck'.
- 5.16 There are a number of sites within the urban area that provide potential to compliment the current regeneration, bringing together homes, jobs, shops and open space.

Figure 5: Wokingham Area Map



**QUESTION 16:** Are there any areas in the 'Wokingham Area' which you feel are suited to being more flexible with building heights and development densities?

Please provide details and outline the reasons why.

**QUESTION 17:** With regard to the land that has been promoted in this area, would you support the development of any specific areas of land?

Please provide details of which ones and the reasons why, and include site references where appropriate.

**QUESTION 18:** Do you have any comment on the any of the promoted areas of land in the 'Wokingham Area'? Please include site references where appropriate.

**QUESTION 19:** Are there any other opportunities for development that have not currently been promoted here?

Please provide details and, if possible include the details of who you believe to be the landowner.







#### South Western Area

5.17 The South Western area is divided by the River Loddon and its floodplain and the Blackwater River. The area to the west includes a large number of villages including Shinfield, Three Mile Cross, Spencers Wood, Swallowfield and Riseley. To the east are Arborfield, Arborfield Cross, Barkham and Farley Hill. All these villages are surrounded by open countryside. The area furthest west, beyond the A33, is predominantly open farmland but includes the small village of Grazeley.

5.18 Our existing planning strategy allocated land around the villages of Shinfield, Three Mile Cross, and Spencers Wood in the north, and at the former Arborfield Garrison for strategic scale development including housing, schools and commercial uses. This is supported by investment in a number of new roads, a new secondary school at the Garrison, and other improvements. Land adjacent to the M4 motorway is also allocated for the Thames Valley Science Park which is partly completed. All these allocations have planning permission and are well under way.

5.19 The small, southern villages of Riseley, Swallowfield and Farley Hill are semi-rural in character set in the landscape of Swallowfield Park and characterized by the areas of local wildlife and heritage. There are no train stations, more limited bus services and fewer schools in the area. There may be some opportunities to expand the smaller villages within this area as this may help deliver additional services for local communities.

5.20 The villages of Sindlesham, Arborfield Cross and Barkham lie in the east of this area. Sindlesham and Barkham lie to the outskirts of larger settlements in the borough and next to the historic Bearwood College and lakes. Arborfield Cross is a small village to the north of the Arborfield Garrison development, largely surrounded by historic farmland.

5.21 The area of land promoted to the west of the A33 around Grazeley forms the largest strategic development opportunity in the borough, and includes land promoted in West Berkshire. It provides an opportunity to create a standalone, distinctive, self-contained settlement providing houses, jobs, schools, and shops that people can walk to without the need to travel elsewhere. There is also big potential for wider connectivity to Reading, which could include a new railway station on the Reading-Basingstoke line, improved access to the new Green Park railway station (currently under construction) and the extension of the existing dedicated bus route (Mass Rapid Transport route). The land provides an opportunity for higher densities, a unique character, and a range of housing types



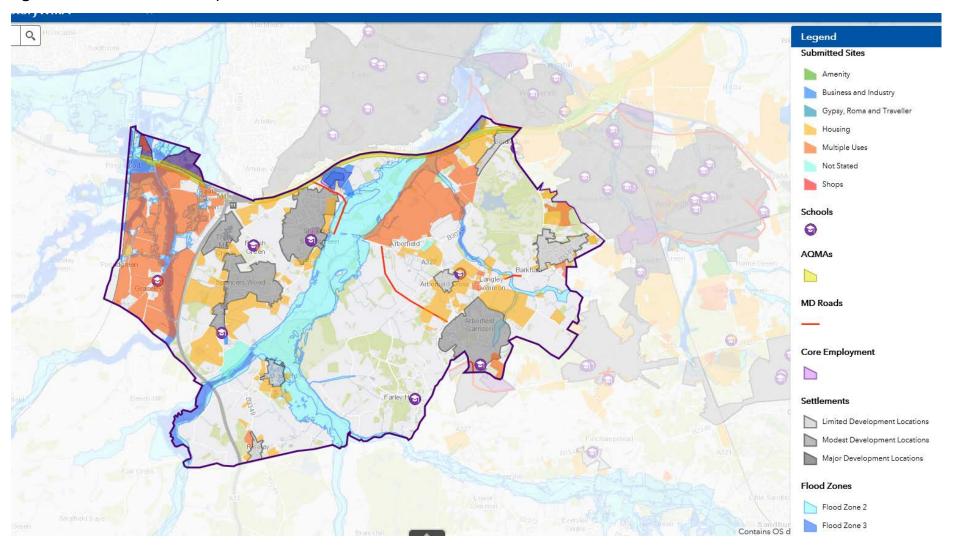
and affordability. Close working with West Berkshire Council and Reading Borough Council is ongoing to explore whether development here would be suitable.

5.22 A number of constraints are found in this area. The centre of this area is floodplain around the Foudry Brook. The area also lies to the east of the Burghfield Atomic Weapons Establishment (AWE) and partially within the emergency planning zone. There are also known congestion issues along the A33 at peak times as well as Junction 11 of the M4 which are key constraints.

5.23 Due to the rural nature of the area, all existing services such as water, waste, electricity, gas and broadband would need improvements. Large scale development in this area could provide opportunities for major infrastructure improvements, plus schools, open space etc.

5.24 The government's Housing Infrastructure Fund (HIF) and Garden Communities Prospectus provides an opportunity to access grant funding to enable necessary infrastructure improvements to be provided upfront. Development of this scale would be viable without this funding but would require significant upfront funds to put the necessary infrastructure in place before any housing. A key message we receive from residents is that infrastructure should be developed first. We have therefore submitted a bid for funding through these channels. This does not mean a decision has been made to allocate development here, it is merely a sensible approach to keep our options open and so we don't miss out on this opportunity.

Figure 6: South Western Area Map



*QUESTION 20:* Are there any areas in the 'South Western Area' which you feel are suited to being more flexible with building heights and development densities?

Please provide details and outline the reasons why.

**QUESTION 21:** With regard to the land that has been promoted in this area, would you support the development of any specific areas of land?

Please provide details of which ones and the reasons why, and include site references where appropriate.

**QUESTION 22:** Do you have any comment on the any of the promoted areas of land in the 'South Western area'? Please include site references where appropriate.

**QUESTION 23:** Are there any other opportunities for development that have not currently been promoted here?

Please provide details and, if possible include the details of who you believe to be the landowner.





#### South Eastern Area

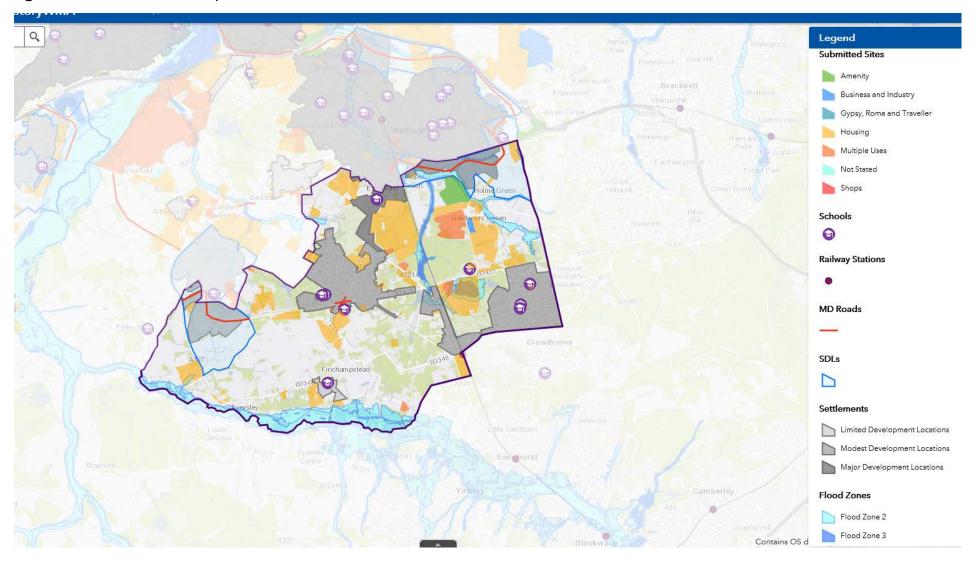
5.25 The South East of the borough contains a number of villages including; Finchampstead village, Finchampstead North and Pinewood (Crowthorne, which is Bracknell facing with regards to access to services).

5.26 Outside these settlements, the area mainly consists of open countryside and large public open spaces (Rooks Nest Wood Country Park and California Country Park), with a series of important wildlife sites located within or adjacent to the Borough boundary: Longmoor Bog Site of Special Scientific Interest (SSSI), Heathlake SSSI and Thames Basin Heaths Special Protection Area (TBH SPA).

5.27 North of this area is the large scale development of South Wokingham Strategic Development Location (SDL). The South Wokingham SDL has introduced a new primary school and neighbourhood centre, with a major new sports hub and a further primary school to be delivered. It is noted that a large scale development at the TRL site in Bracknell Forest is under construction close to this area.

5.28 Due to the mainly rural setting of the area there is limited access to public transport, however Pinewood has access to Crowthorne train station which provides a direct link to Wokingham Town, Reading, Guilford and Gatwick. Further development within the Borough would provide opportunities to link up the relief roads, which would provide traffic mitigation to the area.

Figure 7: South Eastern Area Map



**QUESTION 24:** Are there any areas in the 'South Eastern Area' which you feel are suited to being more flexible with building heights and development densities?

Please provide details and outline the reasons why.

**QUESTION 25:** With regard to the land that has been promoted in this area, would you support the development of any specific areas of land?

Please provide details of which ones and the reasons why, and include site references where appropriate.

**QUESTION 26:** Do you have any comment on the any of the promoted areas of land in the 'South Eastern Area'? Please include site references where appropriate.

**QUESTION 27:** Are there any other opportunities for development that have not currently been promoted here?

Please provide details and, if possible include the details of who you believe to be the landowner.







### **Northern Area**

5.29 The northern area includes the villages of Twyford, Hurst, Charvil, Sonning, Wargrave and Remenham, and the surrounding countryside.

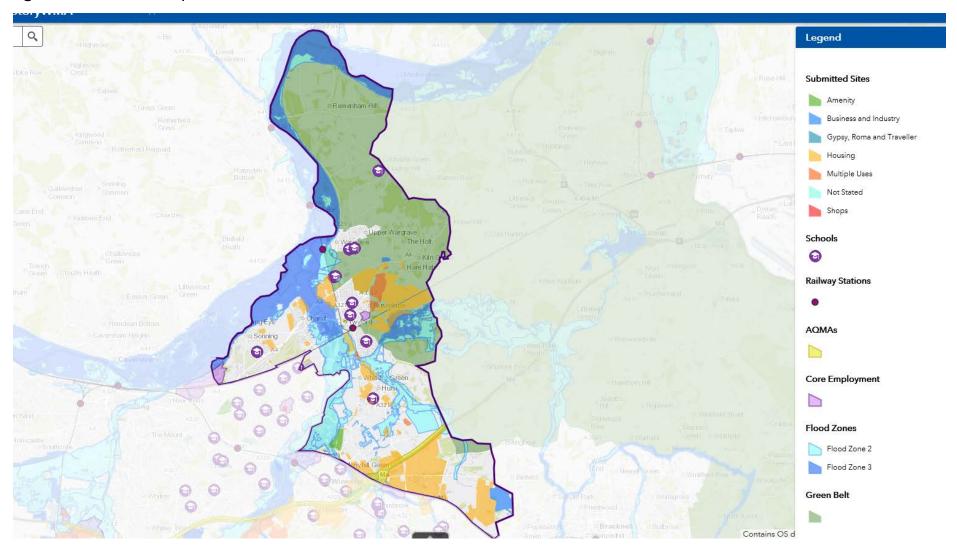
5.30 Twyford acts as the principal settlement, providing access to a good range of services and facilities. Twyford train station is on the Great Western Mainline, providing direct trains to London Paddington via Maidenhead and Slough, and to Reading and beyond. The station is also a stop on the forthcoming Crossrail / Elizabeth Line which will provide a route into the City of London, Heathrow airport, and it is where the Henley Branch Line terminates. The other villages have little in the way of services and facilities, although Wargrave is on the Henley Branch Line.

5.31 Most of the northern and western part of this area is designated part of London's Metropolitan Green Belt which restricts development surrounding the city. Development within the Green Belt or amending the boundary of the Green Belt can only occur in exceptional circumstances. This includes the consideration of development opportunities elsewhere. Our evidence base shows that all of land designated Green Belt makes at least an overall 'Contribution' to the defined purposes of the Green Belt. Areas that make a 'Significant Contribution' to the Green Belt are identified as being the land between Twyford and Wargrave, the land along the Thames River and an area to the south of Ruscombe.<sup>5</sup> Other significant considerations include flood risk and the presence of high quality agricultural land.

5.32 Twyford crossroads is subject to poor air quality due to traffic fumes and is an Air Quality Management Area (AQMA). The attraction of Crossrail/Elizabeth Line will draw greater volumes of traffic, exacerbating this and local parking issues. The promoted land offers a means to deliver a relief road, which could allow traffic to move around the settlement without travelling through the centre, and could provide public car parking either directly or by relocating existing uses closer to the railway station. This would be dependent on the delivery of new housing to fund these improvements.

<sup>&</sup>lt;sup>5</sup> The Green Belt Study 2016 is available on the website at <a href="https://www.wokingham.gov.uk/localplanupdate">www.wokingham.gov.uk/localplanupdate</a> under 'evidence base'

Figure 8: Northern Area Map



**QUESTION 28:** Are there any areas in the 'Northern Area' which you feel are suited to being more flexible with building heights and development densities?

Please provide details and outline the reasons why.

**QUESTION 29:** With regard to the land that has been promoted in this area, would you support the development of any specific areas of land?

Please provide details of which ones and the reasons why, and include site references where appropriate.

*QUESTION 30:* Do you have any comment on the any of the promoted areas of land in the 'Northern Area'? Please include site references where appropriate.

**QUESTION 31:** Are there any other opportunities for development that have not currently been promoted here?

Please provide details and, if possible include the details of who you believe to be the landowner.

### Appendix A - Frequently Asked Questions

Please see below a few FAQs to help your understanding of the consultation. For a full list of FAQs please see our website at: <a href="http://www.wokingham.gov.uk/localplanupdate">http://www.wokingham.gov.uk/localplanupdate</a>

#### Q. How were the sites within the consultation identified?

**A.** Sites can be put forward by anyone or any organisation (even if they do not own the land) and typically have been promoted by land owners, developers, agents, local businesses and individuals in the Borough. A call for sites exercise took place January to February 2016 and May to Jun 2016 to initiate this and subsequent sites have been individually promoted to the Council in the time following this.

# Q. If sites have been promoted and are being assessed does it mean that they will be allocated for development in the Local Plan?

**A. No.** The assessment of sites will be used to inform the plan, but does not necessarily mean a site will be allocated for development. This is because not all sites considered in the assessment will be suitable or ultimately acceptable for development.

All the sites will be considered holistically across the borough to inform the most appropriate strategy for development. Allocation of land will depend on different policy constraints (such as designated heritage or environmental sites) and practical constraints (such as rivers and flooding). The decision to allocate sites will ultimately be made by the Borough Council following public consultation on the options available, and will need to be supported by an independent planning Inspector through an 'Examination in Public'.

#### Q. Given the number of permissions for housing, can we stop granting more?

**A.** No. Whilst having a heathy supply of housing is beneficial to resist speculative, unplanned developments, we still need to plan longer term to ensure the supply remains, particularly beyond 2026. Bringing a steady supply of housing sites to the market also helps ensure there is competition in the housing industry, and incentivises other developers to progress their schemes or lose market share.

#### Q. Why can't all development take place on brownfield sites, or in urban areas?

**A.** The Council has to, and does make appropriate use of development opportunities on sites within existing settlements, including previously developed land (brownfield land). Over the last 10 years, around 80 new homes each year are built on previously developed land across the borough.

A limited number of previously developed sites have been promoted to the Council for consideration for future development by the landowner or a developer. Many of these sites will be suitable for development. In places it may be possible to build more homes by building higher or smaller homes, however this needs to be balanced with respecting the character of the area and ensuring high quality design. In summary, there is simply not enough deliverable previously developed land to meet the calculated development needs. For land to be allocated it must be available, and therefore have a willing landowner promoting the site.

#### Q. Why have you undertaken masterplanning on certain sites, and which sites were they?

**A.** It is important to look at the larger sites in more detail because they provide potential opportunities for large-scale, sustainable and infrastructure-rich housing development, though they also have significant challenges which would need to be overcome. Assessments of these opportunities and constraints are available in the reports that accompany the consultation as background evidence.

The commissioning of the masterplanning work does not pre-judge the outcome of the Local Plan Update. At this stage we do not know and have not committed to any particular approach to deciding which sites could potentially be developed. The masterplanning work will be used to help make a decision on whether any development would be suitable and deliverable at these locations.

### Q. Will there be new infrastructure such as roads and schools to support new housing development?

**A.** Yes. When the Council has a better understanding of where and when development is going to take place, a detailed infrastructure strategy can be prepared. This will set out what infrastructure is needed, to support the new development proposed. This will include new and expanded schools, parks and open spaces, roads and cycleways, and how they will be funded.

The Council recognises the need to delivery new infrastructure to support new communities. Alongside the developments planned for in the existing planning strategy for the borough (the <u>Core Strategy</u>) the Council will deliver over £400m of investments including 7 new primary and 1 new secondary schools; 7 new strategic roads, 6 new neighbourhood centres and 1 new district centre, 3 new sports hubs and one enhanced sports hub, parkland and improvements to public transport, as well as around 35% affordable housing.

#### Q. Is the 'Local Plan Update' different to the 'Borough Plan'?

**A.** Yes. These are two separate documents with different purposes. The 'Borough Plan' is a council document that sets out the key priorities for the borough covering a wide range of issues such as waste collection, education, congestion, social care, community safety, etc. It is about addressing the wide range of issues that help achieve a sense of community. The upcoming Borough Plan will set out how the Council's wide ranging corporate priorities will be delivered by working together with partners of the Council. It will cover the period 2019-2025. The Borough Plan has previously been known as the 'Council Plan'.

The Local Plan Update (LPU) is specifically about future development i.e. the buildings and how land is used in the borough. It is a statutory town planning document that will set out where new homes, roads, employment, shops and other development will go and how it will be managed. Every future planning application will be assessed against the policies in the LPU once it is adopted. The LPU will cover a longer period to 2036 and it is one of many specific plans/strategies that the council produces which all feed into and inform Borough Plan.

# Appendix B - Schedule of Promoted Land - Urban Western Area

Site Reference	Address	Site Size (ha)	Land use proposed by the promotor
5SH031	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road	0.05	Housing (C3 Planning Use Class).
5WI003	498 Reading Road	0.08	Housing (C3 Planning Use Class).
5WI004	Land off Poplar Lane and Wotmore Lane	32.2	Housing (C3 Planning Use Class).
5WI006	Land off Maidensfield	10.9	Housing (C3 Planning Use Class).
5WI007	Home Farm, Bearwood Road	57.5	Housing (C3 Planning Use Class).
5WI008	Winnersh Plant Hire	1.53	Housing (C3 Planning Use Class).
5WI009	Land on the North West Side of Old Forest Road	4.2	Housing (C3 Planning Use Class).
5EA001	Land at Lower Earley Way, Danehill, Cutbush Industrial Park	0.81	Housing (C3 Planning Use Class).
5WI014	69 King Street Lane, Winnersh,RG41 5BA	1.25	Housing (C3 Planning Use Class).
5WI012	Winnersh Allotments, Reading Road, Wokingham, RG41 5AG	2.27	Leisure / Public Open Space / North Wokingham Distributor Road.
5WI013	Millennium Arboretum, to rear of properties at 22-28 Wayside, off Old Forest Road, Wokingham, RG41 1	2.96	Leisure / Public Open Space / Other.

5W0003	Land to rear of and adjacent to New Addington School, Woodlands Avenue, Woodley, RG5 3EU	13.6	Leisure / Public Open Space.
5WI010	Winnersh Farm, Watmore Lane, Winnersh, Wokingham, RG41 5NW	9.99	Leisure / Public Open Space.
5WI005	Winnersh Garden Centre, Reading Road	5.09	Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light Industry (B1c Planning Use Class). Storage and Distribution (B8 Planning Use Class).
5W0002	Western Site, Headley Road East	6.23	Shops (A1 Planning Use Class).

# Appendix C - Schedule of Promoted Land - Wokingham Area

Site Reference	Address	Site Size (ha)	Land use proposed by the promotor
5WK035	West Forest Gate, Finchampstead Road	0.43	Housing (C3 Planning Use Class).
5WK002	Ashridge Farm, Warren House Road	17.4	Housing (C3 Planning Use Class).
5WK006	Land South of Gipsy Lane	4.96	Housing (C3 Planning Use Class).
5WK012	54 - 58 Reading Road	0.36	Housing (C3 Planning Use Class).
5WK013	Land at Toutley Road	0.37	Housing (C3 Planning Use Class).
5WK025	Old Forest Road	0.8	Housing (C3 Planning Use Class).
5WK029	Station Industrial Estate, Oxford Road	0.65	Housing (C3 Planning Use Class).
5WK030	Millars Business Park, Molly Millars Lane	1.76	Housing (C3 Planning Use Class).
5WK017	Telephone Exchange, Elms Road	0.43	Housing (C3 Planning Use Class). Financial and Professional Services (A2 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class).
5WK009	Wokingham STW, Bell Foundary Lane	4.52	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5WK011	Land South of London Road (Western Field)	0.75	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).

5WK019	Carnival Pool Phase 2, Wellington Road	1.41	Housing (C3 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Drinking Establishments (A4 Planning Use Class). Offices, other than a use within A2 (B1a). Non-residential institutions (D1). Assembly and Leisure (D2)
5WK015	Exa House, Elms Road	0.15	Housing (C3 Planning Use Class). Shops (A1 Planning Use Class). Financial and Professional Services (A2 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Drinking Establishments (A4 Planning Use Class). Hot Food Takeaways (A5)
5WK018	54 - 72 Peach Street	0.27	Housing (C3 Planning Use Class). Shops (A1 Planning Use Class). Financial and Professional Services (A2 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Drinking Establishments (A4 Planning Use Class). Hot Food Takeaways (A5)
5WK008	Ritz Plaza House, Easthampstead Road	0.13	Not Stated.
5WK026	Land adjoining Berkshire Way	9.00	Suitable Alternative Natural Greenspace (SANG).

# Appendix D - Schedule of Promoted Land - South Western Area

Site Reference	Address	Site Size (ha)	Land use proposed by the promotor
5BA006	Land to the rear of 326-334, Barkham Ride	0.68	Housing (C3 Planning Use Class).
5WK033	Land adjacent to 229 Barkham Road	0.08	Housing (C3 Planning Use Class).
5BA008	Land off Barkham Street	1.80	Housing (C3 Planning Use Class).
5BA009	Model Farm, Barkham Ride	5.43	Housing (C3 Planning Use Class).
5BA010	Barkham Square	58.2	Housing (C3 Planning Use Class).
5BA011	Land to the Rear of 370 - 384 Barkham Road	0.36	Housing (C3 Planning Use Class). Self-Build.
5BA012	Reading Football Club Training Ground, Hogwood Park, Park Lane	10.0	Housing (C3 Planning Use Class). Assembly and Leisure (D2 Planning Use Class).
5BA013	Woodlands Farm, Wood Lane	1.47	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self- Build.
5BA014	Oakwood View/ Land between 30 and 32 Langley Common Road	3.47	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self- Build.

5BA015	Oakwood View/ Land between 30 and 32 Langley Common Road	0.50	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5FI003	31 and 33 Barkham Ride	5.40	Housing (C3 Planning Use Class).
5SH040	Land at Grazeley, south of M4 Motorway Junction 11 and west of Mereoak Lane	211.	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Shops (A1 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Light Industry (B1c Planning Use Class). General Industrial (B2 Planning Use Class). Storage
5SH041	Great Lea Farm, Three Mile Cross	2.87	Housing (C3 Planning Use Class). Offices, other than a use within A2 (B1a Planning Use Class).
5AR001	Land to the North of Reading Road	4.18	Housing (C3 Planning Use Class). Potential Sustainable Alternative Greenspace land.
5AR002	Cloud Stables, Church Lane	3.39	Not Stated.
5AR003	Land at Church Lane	0.82	Housing (C3 Planning Use Class).
5AR004	Land at Reading Road	0.49	Housing (C3 Planning Use Class).
5AR005	Ridgefield Farm, Reading Road	1.20	Housing (C3 Planning Use Class).
5AR006	Land on the south side of Reading Road	1.25	Housing (C3 Planning Use Class).
5AR007	Land to the North of School Road	9.08	Housing (C3 Planning Use Class).

5AR008	Land to the South of School Road	9.62	Housing (C3 Planning Use Class).
5AR009	Land North of School Road	2.80	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5AR010	Land South of School Road	2.89	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Self- Build.
5AR011	Land off Betty Grove Lane	2.91	Housing (C3 Planning Use Class).
5AR012	Ducks Nest Farm and Chamberlain's Farm	32.1	Housing (C3 Planning Use Class).
5AR013	Land to the rear of The Copse, Eversley Road	0.74	Housing (C3 Planning Use Class).
5AR014	Land west of Mole Road	10.0	Housing (C3 Planning Use Class).
5AR015	Land at Arborfield	242.	Housing (C3 Planning Use Class). Offices, other than a use within A2 (B1a Planning Use Class). Non-residential institutions (D1 Planning Use Class). Assembly and Leisure (D2 Planning Use Class).
5BA002	Land at Barkham Manor	1.00	Housing (C3 Planning Use Class).
5BA003	Land at Suncot, School Road	0.44	Housing (C3 Planning Use Class).
5BA004	The Bungalow, Edney hill	4.18	Housing (C3 Planning Use Class). Non-residential institutions (D1 Planning Use Class).
5SH001	Land adjacent to North Lodge, Basingstoke Road	3.17	Housing (C3 Planning Use Class).

5SH002	Land west of Basingstoke Road	4.32	Housing (C3 Planning Use Class).
5SH003	The Paddock, Croft Lane	0.88	Housing (C3 Planning Use Class).
5SW015	Loddon Court Farm, Beech Hill Road	35	Housing (C3 Planning Use Class).
5SH005	Derydene, Basingstoke Road	1.26	Housing (C3 Planning Use Class).
5SH006	Land off Winston Close	3.51	Housing (C3 Planning Use Class).
5SH007	Land off Sussex Lane	0.71	Housing (C3 Planning Use Class).
5SH008	Land between Orchard House, Sunways and Greenfields, Croft Road	0.25	Housing (C3 Planning Use Class). Self-Build.
5SH009	Land Adjacent to East side of Oakbank School	0.75	Housing (C3 Planning Use Class).
5SH033	Land at Grazeley Road	4.14	Housing (C3 Planning Use Class).
5SH011	Lane End House, Shinfield Road	0.29	Housing (C3 Planning Use Class).
5SH012	Land at Cutbush Lane	0.22	Housing (C3 Planning Use Class).
5SH013	Body's Farm, Basingstoke Road	36.3	Housing (C3 Planning Use Class).
5SH014	Land off Sussex Lane	4.00	Housing (C3 Planning Use Class).
5SH015	Land at Stanbury House, Basingstoke Road	4.95	Housing (C3 Planning Use Class).
5SH016	Land at Three Mile Cross, Church Lane	13.1	Housing (C3 Planning Use Class).
5SH017	Land at Highlands	33.8	Housing (C3 Planning Use Class).
5SH018	Lane End Villas	1.56	Housing (C3 Planning Use Class).

5SH019	Parklands, Basingstoke Road	4.51	Housing (C3 Planning Use Class).
5SH020	Land North of Cutbush Lane	17.6	Research and development of products and processes (B1b Planning Use Class).
5SH021	Land at Kirtons Farm Road	4.43	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light Industry (B1c)
5SH022	Land at The Manor, Church Lane	1.60	Housing (C3 Planning Use Class).
5SH023	Land east of Hyde End Road	6.27	Housing (C3 Planning Use Class).
5SH024	Land North West side Church Lane	7.10	Housing (C3 Planning Use Class).
5SH025	Land South of Cutbush Lane	13.6	Housing (C3 Planning Use Class).
5SH026	Land South of Millworth Lane	2.39	Housing (C3 Planning Use Class).
5SH027	Land West of Hyde End Road	2.92	Housing (C3 Planning Use Class).
5SH029	Land at Grazeley	224.	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Self-Build. Shops (A1 Planning Use Class). Financial and Professional Services (A2 Planning Use Class). Restaurants and Cafes (A3). Drinking Establishment (D2)

5SH030	Rose Cottage, Croft Road	0.33	Housing (C3 Planning Use Class).
5SW001	Land on the North East side of Part Lane and the South West side of Church Road, Part lane	1.77	Housing (C3 Planning Use Class).
5SW002	Land at Basingstoke Road	1.36	Housing (C3 Planning Use Class).
5SW003	Land adjoining The Lodge, Taylors Lane	1.82	Housing (C3 Planning Use Class).
5SW004	Land off Basingstoke Road	28.1	Not Stated.
5SW005	Site bounded by Trowes Lane (to the east) and Oakleigh Farm (to the west)	5.68	Housing (C3 Planning Use Class).
5SW006	Land off Basingstoke Road	3.62	Housing (C3 Planning Use Class).
5SW007	Land south of The Street and west of Trowes Lane	1.39	Housing (C3 Planning Use Class).
5WI002	Land at Hatch Farm	1.31	Housing (C3 Planning Use Class).
5AR016	Land adjoining Hunters Point, Hughes Green	0.09	Not Stated.
5SW008	Arkley, Lambs Lane	0.03	Housing (C3 Planning Use Class).
5WK022	Land close to Junction of Bearwood Road and Highlands Avenue	14.2	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Hotels (C1). Offices (B1). General Industrial (B2). Storage or distribution (B8). Non-residential institutions (D1). Assembly and Leisure (D2). Self-Build
5SH032	Land to the rear of Diana Close	0.98	Housing (C3 Planning Use Class).

5SW009	Land adjacent to Applegarth Basingstoke Road	4.67	Housing (C3 Planning Use Class). Self-Build. Shops (A1 Planning Use Class).
5BA016	Willow Farm, School Road	6.2	Housing (C3 Planning Use Class).
5SW010	Land South of Part Lane	3.68	Housing (C3 Planning Use Class).
5SW011	Land at Bull Lane	1.82	Housing (C3 Planning Use Class).
5SH010	Land at Grazeley Road	4.10	Housing (C3 Planning Use Class).
5SW012	Land at Part Lane	1.63	Housing (C3 Planning Use Class).
5BA017	Land adjacent to Coppid Hill House, Barkham Road	1	Housing (C3 Planning Use Class). Self-Build.
5SH035	Land at Highlands, Basingstoke Road	32.7	Housing (C3 Planning Use Class). Other.
5SW013	Land Adjoining Lambs Farm Business Park	1.66	Offices (B1 Planning Use Class). Storage or distribution (B8 Planning Use Class).
5BA018	Land at Highland Avenue	9.6	Housing (C3 Planning Use Class).
5BA019	Wrens Nest Stables, Barkham Road	1.12	Housing (C3 Planning Use Class).
5BA024	Land to North of the Shires	0.46	Housing (C3 Planning Use Class).
5BA025	29 Bearwood Road	0.59	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5SW016	Land adjacent Oakleigh Farm, Part Lane	3.50	Housing (C3 Planning Use Class).
5AR018	Targetts Farm, Eversley Road	N/A	Housing (C3 Planning Use Class).
5BA026	Land north of Barkham Road	1.6	Housing (C3 Planning Use Class). Self Build.

5SH042	Land at Basingstoke Road, Spencers Wood	4.5	Housing (C3 Planning Use Class).
5WK039	Land fronting Barkham Road	3.4	Housing (C3 Planning Use Class). Amenity and public open space
5SH043	Land to the North of Brookers Hill	0.91	Housing (C3 Planning Use Class).
5SH044	Dobbies Garden Centres Limited	2.4	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class)
5SW017	Uplands and Land Adjacent to uplands, Basingstoke Road, Swallowfield.	0.96	Housing (C3 Planning Use Class).
5WI015	Hatch Farm	34.1	Housing (C3 Planning Use Class).
5WI001	Land at Hatch Farm	1.49	Housing (C3 Planning Use Class).
5SH045	18 Sevenoaks Drive, Spencers Wood	0.47	Housing (C3 Planning Use Class).
5AR020	Lockey Farm, Sindlesham Road	13.6	Housing (C3 Planning Use Class).
5SH046	Land at Stanbury Park, Spencers Wood	0.72	Housing (C3 Planning Use Class).
5SW018	Land to the east of Basingstoke Road and south of The Street	1.31	Housing (C3 Planning USe Class). Residential Institutions (C2 Planning Use Class).
5SW019	Land to the north of Charlton Lane and east of Trowes Lane	4.23	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5AR021	Langley Pond Farm Livery Stables	0.2	Housing (C3 Planning Use Class).
5AR022	Langley Pond Farm Paddocks	1.2	Housing (C3 Planning Use Class).
5SH047	Pound Green Fields	2.4	Housing (C3 Planning Use Class).

5SH048	Pound Green Yard	0.9	Housing (C3 Planning Use Class).
5AR023	Redwood	0.27	Housing (C3 Planning Use Class).
5WI011	Wheatsheaf Close	0.73	Housing (C3 Planning Use Class).
5SH049	Shinfield Grange	5.6	Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class).
5SH050	Thames Valley Science Park	2.02	Other.
5BA027	Land to the rear of 178 Bearwood Road	3.8	Housing (C3 Planning Use Class). Self-Build.

# Appendix E – Schedule of Promoted Land – South Eastern Area

Site Reference	Address	Site Size (ha)	Land use proposed by the promotor
5FI040	Land at Great Oaks, Fleet Hill	0.82	Housing (C3 Planning Use Class).
5FI003	31 and 33 Barkham Ride	5.40	Housing (C3 Planning Use Class).
5FI004	Greenacres Farm, Nine Mile Ride	9.09	Housing (C3 Planning Use Class).
5FI007	Land to the rear of 5 Clayside	0.21	Housing (C3 Planning Use Class).
5FI009	Land at Sandhurst Road	5.18	Housing (C3 Planning Use Class).
5FI010	Land to the East of Finchampstead Road	4.87	Housing (C3 Planning Use Class).
5FI013	Land to the West of Finchampstead, Longwater Lane	10.5	Housing (C3 Planning Use Class).
5FI014	Land to the rear of 6-8, The Village	0.12	Housing (C3 Planning Use Class).
5FI016	Broughton Farm, Heath Ride	0.51	Housing (C3 Planning Use Class).
5FI017	Paddock Farm, Nine Mile Ride	4.71	Housing (C3 Planning Use Class).
5FI018	Land to the rear of No. 6 Johnson Drive	1.06	Housing (C3 Planning Use Class).
5FI019	Land to the rear of 267 and 273 Finchampstead Road	2.11	Housing (C3 Planning Use Class).
5FI020	Land at Warren Lane	0.63	Housing (C3 Planning Use Class).

5FI021	Land to the rear of 76 & 80a Reading Road	0.92	Housing (C3 Planning Use Class).
5FI024	Jovike, Lower Wokingham Road	0.82	Housing (C3 Planning Use Class).
5FI025	Land North of Nine Mile Ride	14.9	Housing (C3 Planning Use Class).
5FI026	Land Adjacent to 294 Nine Mile Ride	0.29	Housing (C3 Planning Use Class).
5FI027	Land lying to the rear of 115 - 137 Nash Grove Lane	1.14	Housing (C3 Planning Use Class).
5FI028	Westwood Cottage, Sheerlands Road	2.31	Housing (C3 Planning Use Class).
5WK034	Land to the east and west of Blagrove Lane	16.9	Housing (C3 Planning Use Class).
5WK032	Land to North of Doles lane	5.73	Housing (C3 Planning Use Class).
5WW014	Land at Heathlands, Nine Mile Ride	4.06	Housing (C3 Planning Use Class).
5WW013	Pinecopse, Nine Mile Ride	2.90	Housing (C3 Planning Use Class).
5WW012	Heathlands, Land to the East of Heathlands Road	0.13	Housing (C3 Planning Use Class).
5WW010	Land Adjacent to Sulby Court, Heathlands Road	1.87	Housing (C3 Planning Use Class).
5WW016	Land adjacent to Bigwood House, Waterloo Road	6.75	Housing (C3 Planning Use Class).
5WW001	Land between Pinewood Villas and St Michael's Cottages, Old Wokingham Road	0.49	Housing (C3 Planning Use Class).
5WK023	Rosery Cottage and 171 Evendons Lane	1.5	Housing (C3 Planning Use Class).
5FI030	Bluebell Farm, Commonfield Lane	0.7	Housing (C3 Planning Use Class).
5WW015	Land adjoining Bigwood House, Waterloo Road	6.2	Housing (C3 Planning Use Class).

5FI039	Land at Bulloways Farm Land,	17	Housing (C3 Planning Use
FFI0.44	Eversley	F 00	Class).
5FI041	Land West of Finchampstead	5.26	Housing (C3 Planning Use
	Road		Class).
5WK037	Land East of Finchampstead	25.3	Housing (C3 Planning Use
	Road		Class).
5WK038	Land at Woodcray Manor	65	Housing (C3 Planning Use
			Class).
5WW017	Land East of Pearces Farm,	1.1	Housing (C3 Planning Use
	Easthampstead Road		Class).
5FI042	Land on North Side of Reading	1.02	Housing (C3 Planning Use
011042	Road	1.02	Class).
5FI045	Land at The Rear of 238-240	1.17	Housing (C3 Planning Use
3F1045		1.11	<u> </u>
514#/000	Nine Mile Ride	4 44	Class).
5WK036	Land at the rear of Chapel	1.41	Housing (C3 Planning Use
	Green House		Class).
5FI046	Land east of Wokingham Road,	0.10	Housing (C3 Planning Use
	and south of Duke's Ride (Derby		Class).
	Field)		
5WK028	Land at Blagrove Lane	10	Housing (C3 Planning Use
			Class).
5WW021	Land adjacent to St Sebastians	0.85	Housing (C3 Planning Use
31111022	Memorial Hall	0.00	Class).
5WW022	Land south of Oaklands Lane,	0.6	Housing (C3 Planning Use
3WW022	Crowthorne	0.0	Class).
5141/O4O		2.00	
5WK040	Ten Acres Farm	3.96	Housing (C3 Planning Use
			Class).
5FI005	Silverstock Manor	2.66	Housing (C3 Planning Use
			Class). Pitches for Gypsy and
			Travellers and plots for
			Travelling Show People. Self-
			Build.
5FI015	Land to the rear of 166 Nine	0.51	Housing (C3 Planning Use
<del>-</del>	Mile Ride		Class). Pitches for Gypsy and
	Timo rado		Travellers and plots for
			Travellers and piots for

			Travelling Show People. Self-Build.
5WW003	Pine Ridge Park, Nine Mile Ride	6.40	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5WW005	Old Sawmill Lane	0.03	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self- Build.
5FI032	Honey Suckle Lodge, Commomfield Lane	1.7	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self- Build.
5FI008	Land at Church Lane	14.3	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5WW009	Ravenswood Village	46.0	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5WW002	Pinewood, Nine Mile Ride	9.77	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5FI031	Land at Sandhurst Road	0.68	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5FI047	Land at Longwater Road	2.27	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5FI047	Land at Longwater Road	2.27	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).

5FI002	Heartwood Lodge	0.87	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). House in Multiple Occupation (C4 use). Self-Build. Pitches for Gypsy and Travellers and plots for Travelling Show People.
5FI038	Land at Finchampstead Rd Wokingham	10.4	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Self- build
5FI022	Land at Horns Farm, Reading Road	0.73	Housing (C3 Planning Use Class). Self-Build.
5FI023	Land to the South of Reading Road	0.52	Housing (C3 Planning Use Class). Self-Build.
5WK021	Land at the Bowers	0.23	Housing (C3 Planning Use Class). Self-Build.
5FI029	The Ridges	2.83	Housing (C3 Planning Use Class). Self-Build.
5WW018	Heathlands Farm	39.6	Housing (C3 Planning Use Class). Self-Build.
5WW019	Holme Grange Farm	6.14	Housing (C3 Planning Use Class). Self-Build.
5WW020	Land west of Holme Grange Farm	11.7	Housing (C3 Planning Use Class). Self-Build.
5WW004	Birchin Inhms Farm, Heathlands Road	31.3	Housing (C3 Planning Use Class). Shops (A1 Planning Use Class).
5WW006	Grays Farm, Heathlands Road, Wokingham, RG40 3AN	25.9	Leisure.
5WW011	Heathlands Garden Centre, Heathlands	3.77	Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light

			Industry (B1c Planning Use Class). Storage and Distribution (B8 Planning Use Class).
5FI012	Land Opposite Hall Farm, Lower	2.92	Pitches for Gypsy and Travellers
	Sandhurst Road		and plots for Travelling Show
			People. Self-Build.

# Appendix F – Schedule of Promoted Land – Northern Area

Site Reference	Address	Site Size (ha)	Land use proposed by the promotor
5CV001	Land East & West of Park View Drive North	12.4	Housing (C3 Planning Use Class).
5HU001	Little Hill Road	1.79	Housing (C3 Planning Use Class).
5HU002	Land adjacent to Whistley Green Cottage, Whistley Green	0.33	Housing (C3 Planning Use Class).
5HU003	Whistley Meadow St Nicholas, Whistley Green	18.2	Housing (C3 Planning Use Class).
5HU004	Land at Broadcommon Road	4.24	Housing (C3 Planning Use Class).
5HU005	Land at The Phoenix, Nelson's Lane	1.85	Housing (C3 Planning Use Class).
5HU007	land at St Swithins Cottage, Hinton Road	1.16	Housing (C3 Planning Use Class).
5HU008	Land off Lodge Road	0.87	Housing (C3 Planning Use Class).
5HU009	Oak View Farm, Forest Road	6.81	Housing (C3 Planning Use Class).
5HU010	Land North of the A329 (M), Ashridge Farm, Land Off Twyford Road	4.33	Housing (C3 Planning Use Class).
5HU011	Pikes Farm, Forest Road	17.1	Housing (C3 Planning Use Class).
5HU012	Ashridgewood Place, Forest Road	3.46	Housing (C3 Planning Use Class).
5HU013	Land On The North West Side Of Harp Farm	22.2	Housing (C3 Planning Use Class).
5HU014	Warren Farm, Forest Road	48.0	Housing (C3 Planning Use Class).
5HU015	Ashridgewood Farm, Warren House Road	38.2	Housing (C3 Planning Use Class).
5HU016	Land on the east side of Lodge Road	10.4	Housing (C3 Planning Use Class).
5HU017	Ashridgewood, Forest Road	35.7	Housing (C3 Planning Use Class).

5HU020	Land on the east side of Twyford Road	9.29	Housing (C3 Planning Use Class).
5HU021	Land On The South Side Of Forest Road	7.33	Housing (C3 Planning Use Class).
5HU022	The Bill Hill Estate, Twyford Road	43.6	Housing (C3 Planning Use Class).
5HU023	Ashridge Manor Forest Farm	7.01	Housing (C3 Planning Use Class).
5RU001	Land to the west of London Road	41.8	Housing (C3 Planning Use Class).
5S0001	Land at Sonning Farm	1.29	Housing (C3 Planning Use Class).
5S0002	Land East of Garde Road	6.16	Housing (C3 Planning Use Class).
5S0003	Land North of Thames Street	3.45	Housing (C3 Planning Use Class).
5S0004	Land West of Milestone Avenue	8.81	Housing (C3 Planning Use Class).
5WA007	Primrose Nursery, London Road	2.02	Housing (C3 Planning Use Class).
5TW005	Land at Bridge Farm	7.31	Housing (C3 Planning Use Class).
5TW011	Land North of A4 New Bath Road and west of A321 Wargrave Road	24.5	Housing (C3 Planning Use Class).
5CV004	3 Norris Green	0.28	Housing (C3 Planning Use Class).
5HU027	Walden Acres, Wokingham Road	1.29	Housing (C3 Planning Use Class).
5TW007	Land north of the A4	23.8	Housing (C3 Planning Use Class).
5HU028	West Lodge strip of land North and South, Lodge Road	1.68	Housing (C3 Planning Use Class).
5HU029	Triangle outside Hurst House	0.35	Housing (C3 Planning Use Class).
5TW008	134 Wargrave Road	0.01	Housing (C3 Planning Use Class).
5RU002	Land North of Castle End Road	13.3	Housing (C3 Planning Use Class).
5RU003	Land East of Church Lane	6.64	Housing (C3 Planning Use Class).
5HU030	Land North-West of Hogmoor Lane	4	Housing (C3 Planning Use Class).
5HU031	Land South-West Broadwater Lane	2.41	Housing (C3 Planning Use Class).
5HU032	Land southwest of Broadcommon Road	2.06	Housing (C3 Planning Use Class).
5HU033	Land at Stokes Farm, Binfield Road	78	Housing (C3 Planning Use Class).

5WA006	Land at the Eastern end of 'The Old House'	1.36	Housing (C3 Planning Use Class).
5HU034	Land West of Dunt Lane/ South of Green Lane	18	Housing (C3 Planning Use Class).
5TW009	Land West of Twyford	5.60	Housing (C3 Planning Use Class).
5HU035	Heriots, Wokingham Road	4	Housing (C3 Planning Use Class).
5TW010	Land at Bridge Farm	12.2	Housing (C3 Planning Use Class).
5S0005	Land at Sonning Golf Club, Duffield Road	0.77	Housing (C3 Planning Use Class).
5CV002	Land West of Park Lane	1.44	Housing (C3 Planning Use Class).
5RU006	Land at Ruscombe	87	Housing (C3 Planning Use Class).
5HU039	White Cottage, Forest Road	3.2	Housing (C3 Planning Use Class).
5HU040	Galtimore, Dunt Lane, Hurst, RG10 OTB		Housing (C3 Planning Use Class).
5CV005	Land to the rear of Oaktree Cottage	1.5	Housing (C3 Planning Use Class).
5HU041	The Lodge, Ashridge Manor, Forest Road, Wokingham, RG40 5RA	0.8	Housing (C3 Planning Use Class).
5RU004	Land at Southbury Lane	43.5	Housing (C3 Planning Use Class).
5HU045	Manor Farm, Binfield Road	2.63	Housing (C3 Planning Use Class).
5HU043	Land to the west of Hurst Road	14.5	Housing (C3 Planning Use Class).
5HU044	Land between Davis Way & Little Hill Road	1.01	Housing (C3 Planning Use Class). Housing in Mulitple Occupation (C4 use).
5HU025	Hedgerley Stables	1.5	Housing (C3 Planning Use Class). Offices (B1 Planning Use Class). Storage or distribution (B8 Planning Use Class). Non- residential institutions (D1 Planning Use Class). Assembly and leisure (D2 Planning Use Class).
5HU026	Hedgerley Stables	0.3	Housing (C3 Planning Use Class). Offices (B1 Planning Use Class). Storage or distribution (B8

			Planning Use Class). Non- residential institutions (D1 Planning Use Class). Assembly and leisure (D2 Planning Use Class).
5S0007	Land Adjacent to Model Farm Cottages Bath Road	0.19	Housing (C3 Planning Use Class). Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5RU007	Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH	0.51	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5RU008	Land between 39-53 New Road, Ruscombe, RG10 9LQ	0.86	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).
5HU006	Land on the North Side of Orchard Road	1.17	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Other.
5WA005	Land West of Wargrave Road and North of the A4 New Bath Road	2.35	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Self-Build. Other.
5WA009	Land ajoining Bear Cottage, Milley Lane, Hare Hatch, RG10 9TL	0.55	Housing (C3 Planning Use Class). Self Build.
5RU005	Land to the East of London Road	38	Housing (C3 Planning Use Class). Shops (A1 Planning Use Class).
5TW006	Land West of Hurst Road	2.72	Housing (C3 Planning Use Class). Storage and Distribution (B8 Planning Use Class).
5HU037	Dinton Pastures, Sandford Lane, Davis Street, Hurst, RG10 OSU	16.5	Leisure.
5WA003	Primrose Nursery, London Road	2.2	Not Stated.
5WA010	Sheeplands Farm, New Bath Road	2.2	Not Stated.

5HU019	Land To The South Of Units 1 To 12 Beech Court, Wokingham Road	0.49	Offices, other than a use within A2 (B1a Planning Use Class).
5HU024	Land to the North of London Road and East of the A329M	41.4	Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class).
5WA008	Hare Hatch Garden Centre, Floral Mile, Hare Hatch.	3.65	Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light Industry (B1c Planning Use Class). Storage and Distribution (B8 Planning Use Class).
5HU018	Land on North West side of Nelsons Lane	1.61	Pitches for Gypsy and Travellers and plots for Travelling Show People. Self-Build.
5WA004	Land to the South of Bath Road	3.13	Residential Institutions (C2 Planning Use Class).
5HU042	Land at Junction of Davis Street and Dunt Lane	0.12	Self Build.
5WA002	Hare Hatch Sheeplands	3.60	Shops (A1 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Assembly and Leisure (D2 Planning Use Class).

# Appendix G – Examples of development density

### Approximate development density: 30-35 dph:



Arborfield Garrison SDL

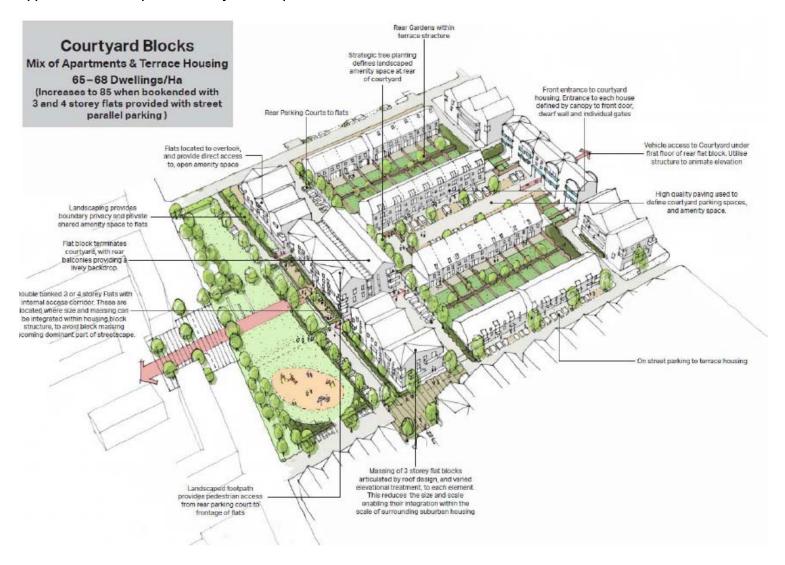
North Wokingham SDL

### Approximate development density: 40-45 dph:



South of M4 SDL

### Approximate development density: 65-68dph



**Local Plan Update Consultation** 

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