

Wokingham Borough Draft Local Plan Regulation 18 Report on Initial Consultation Outcomes

January 2021



WOKINGHAM
BOROUGH COUNCIL

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1. Introduction

- 1.1. This report provides a high-level summary of the initial outcomes of the public consultation on the Draft Local Plan which took place from 3 February to 3 April 2020.
- 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 Draft Local Plan consultation took place using a comprehensive programme of engagement activities and methods, including the following main actions:
 - ‘Right Homes, Right Places’ leaflet distributed to around 64,000 households across the borough.
 - Emails and/or letters distributed to all individuals and organisations registered on the council’s planning policy consultation database.
 - Four drop-in sessions held at local venues across the borough (Grazeley; Wokingham; Woodley and Dinton Activity Centre, Hurst).
 - Press releases and statutory notices placed on the council’s website and in libraries across the borough.
 - Consultation details published on the council website and social media pages (e.g. Twitter and Facebook).
 - Hard copies of the Draft Local Plan and key evidence documents were made available at the council offices and at libraries across the borough.
- 2.2. Further details of the actions undertaken to support the consultation are provided in **Section 3**.
- 2.3. 721 individuals and organisations submitted responses to the Draft Local Plan public consultation. With most individuals and organisations choosing to respond on multiple policies, the overall number of individual comments was around 5,500.
- 2.4. It should be noted that the final figure may be adjusted slightly due to a small number of duplicate comments that have been found (e.g. the same comment submitted using the online survey and via email or hard copy).
- 2.5. 461 individuals and organisations submitted their response by email or letter, generating around 3,000 individual comments. The remaining 260 responses were submitted using the online survey. The number of individuals and organisations that responded was lower than comparable

consultation exercises undertaken both by the council and other local authorities publishing draft local plans. By way of illustration, the previous ‘Homes for the Future’ consultation undertaken by the council between November 2019 and February 2019 attracted responses from 1,463 individuals and organisations.¹

3. How were people involved in the consultation?

3.1. An extensive programme of engagement activities was undertaken to advertise the Draft Local Plan 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)². The SCI is a legal 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 the local plan. The document 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.

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"> • Letter and/or email sent 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 5b) • ‘Right Homes, Right Places’ leaflet distributed to households across the borough (Appendix 4) • Wokingham Borough councillor and parish and town councillor briefing • Development Management and Specialist Officer Briefings

¹ For comparison, Wycombe District Council’s Draft Local Plan consultation undertaken from June 2016 to August 2016 attracted over 3,000 responses from individuals and organisations, which generated a total of around 8,300 comments. The Royal Borough of Windsor and Maidenhead’s Draft Local Plan consultation undertaken from December 2016 to January 2017 attracted over 2,000 responses from individuals and organisations, which generated a total of around 6,000 comments.

² 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/>

Consult – Give the community the opportunity to feed back their views	✓	<ul style="list-style-type: none"> • Comments invited on the Draft Local Plan through press releases, statutory notices on the council website and in local newspapers (Appendix 5a and 5b) * • Four drop-in sessions held at local venues across the borough (Grazeley; Wokingham; Woodley and Hurst) with introductory boards providing information on the consultation (Appendix 6) • 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"> • Draft Local Plan consultation document and response forms were made available (paper and electronic) on the website, at the council offices, at drop-in sessions and a selection of libraries across the borough* • ‘Right Homes, Right Places’ leaflet distributed to households in the borough, providing details of the consultation, the four drop-in sessions, and how to respond to the consultation (Appendix 4)

* Minimum statutory requirement

‘Right Homes, Right Places’ leaflet

- 3.3. The ‘Right Homes, Right Places’ leaflet was delivered to households across the borough and distributed electronically to all consultees registered on the council’s planning policy consultation database. The leaflet was also made available at local deposit points (including the council’s offices and all libraries in the borough), at the drop-in sessions and was published on the council website during the consultation period.
- 3.4. The ‘Right Homes, Right Places’ leaflet provided information on the purpose and details of the Draft Local Plan consultation, as well as the key proposals set out in the consultation document. The leaflet also provided further information on how people could take part in the consultation, for example by attending the series of drop-in sessions or viewing the Draft Local Plan and supporting evidence on the council’s website or at local deposit points.
- 3.5. A screenshot of the ‘Right Homes, Right Places’ leaflet is shown in **Appendix 4**.

Drop-in sessions

- 3.6. Four drop-in sessions across the borough were held during the consultation period to ask questions on the Draft Local Plan. The sessions were held at:
- Grazeley Village Memorial Hall at Grazeley (Wednesday 26 February 2020; from 7pm to 9pm)
 - St Crispin’s School at Wokingham (Monday 2 March 2020; from 7pm to 9pm)
 - Dinton Activity Centre at Hurst (Thursday 5 March 2020; from 10am to 1pm)

- Oakwood Centre at Woodley (Tuesday 10 March 2020; from 7pm to 9pm)

- 3.7. The drop-in sessions were held in the evening (between 7pm to 9pm) apart from the event at Dinton Activity Centre on Thursday 5 March, which was held from 10am to 1pm. The programme for the times and dates of the drop-in sessions was flexible to encourage different groups to attend and engage in the Draft Local Plan consultation. The drop-in sessions provided an opportunity for people to talk to officers and elected councillors about the proposals in the Draft Local Plan. Officers from a number of different technical backgrounds, including planning, transport and education, were available at the sessions to answer questions and provide advice. The drop-in sessions were also supported by introductory boards providing information on the consultation and proposals in the Draft Local Plan and how to respond to the consultation. Consultation response forms were also available to complete or take away. Images of these introductory boards are set out in **Appendix 6**.
- 3.8. A series of maps and diagrams of the borough, and the Draft Local Plan proposals were also used at each session to stimulate and aid discussion. Several hard copies of the Draft Local Plan consultation document and supporting evidence were also made available at each drop-in session for people to view.
- 3.9. Each drop-in session also included an 'Elephant in the Room' board to capture any questions and thoughts from people which were not particularly focused on the scope of the consultation, but that they wished to express concerns about.
- 3.10. By comparison to similar events, all four events were well attended with average attendances reaching up to 50 people. The drop-in session at Grazeley Village Memorial Hall was the most well attended, with over 150 people recorded.

Social Media

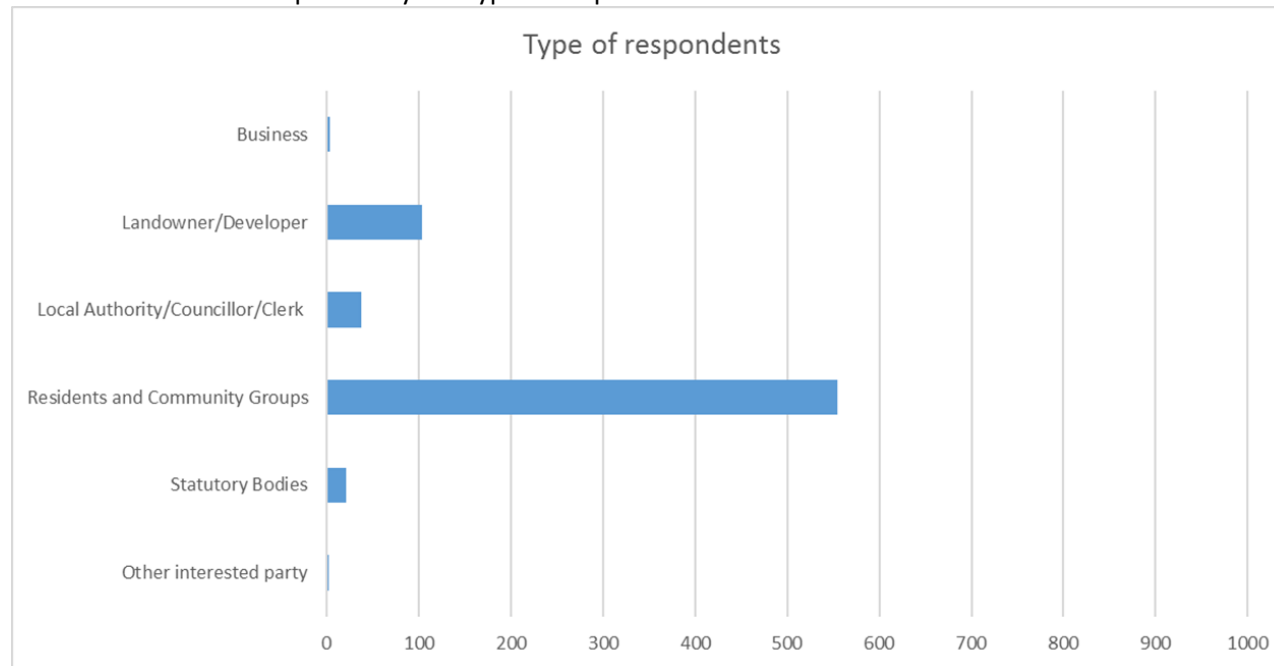
- 3.11. Facebook and Twitter were used throughout the consultation to promote the consultation events and provide details of the consultation, which were published in the 'Right Homes, Right Places' leaflet distributed to households across the borough. Extracts of the content used to promote the Draft Local Plan consultation by social media are shown in **Appendix 3**.

4. Who responded and where did they come from?

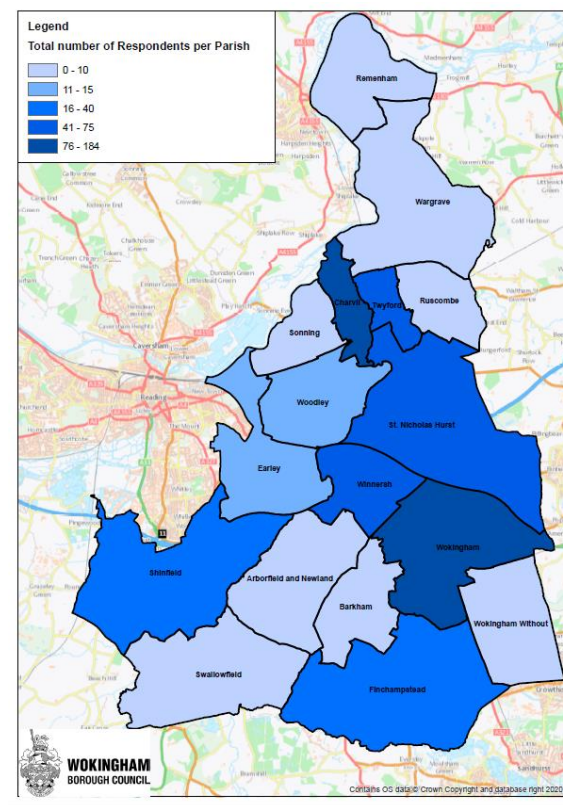
4.1. 721 individuals and organisations submitted responses to the Draft Local Plan public consultation:

- 554 responses were from local residents, community groups/organisations.
- 3 responses were received from businesses.
- 38 responses were received from a combination of neighbouring councils, town and parish councils and borough councillors.
- 21 responses were received from other statutory bodies, such as Natural England, Historic England, Highways England and the Environment Agency.
- 2 responses were from other interested parties (not covered by the categories above)
- Finally, developers/landowners accounted for 103 of the responses, predominantly from promoters/landowners challenging the omission of sites from the Draft Local Plan or the accompanying technical evidence.

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



- 4.3. The responses to the Draft Local Plan consultation were submitted by respondents (mainly from residents) from across the borough and further afield. **Figure 1** shows the total number of responses received from each parish, solely where a postcode has been provided as part of the response. At the borough level, the map shows that most responses were received from people with a postcode associated with a few settlements, predominantly Charvil, Twyford and Hurst. The data also shows that a few responses were received from some parishes in the neighbouring district of West Berkshire.



Parish	#Responses	%
Arborfield and Newland	5	0.9
Barkham	7	1.2
Charvil	184	32.5
Earley	15	2.7
Finchampstead	23	4.1
Remenham	0	0.0
Ruscombe	4	0.7
Shinfield	39	6.9
Sonning	10	1.8
St. Nicholas, Hurst	67	11.8
Swallowfield	9	1.6
Twyford	48	8.5
Wargrave	5	0.9
Winnersh	54	9.5
Wokingham	76	13.4
Wokingham Without	6	1.1
Woodley	14	2.5
Borough Wide	566	100.0

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

4.4. Further analysis of responses (**Figure 2** below) shows that the distribution of responses is largely linked to the where new draft allocations for development were proposed in the Draft Local Plan. For example, responses were predominantly focused on the proposed site allocations in Charvil, Shinfield (Grazeley Garden Town) and Twyford parishes and, to an extent, site allocations proposed in St Nicholas Hurst, Winnersh and Wokingham parishes.

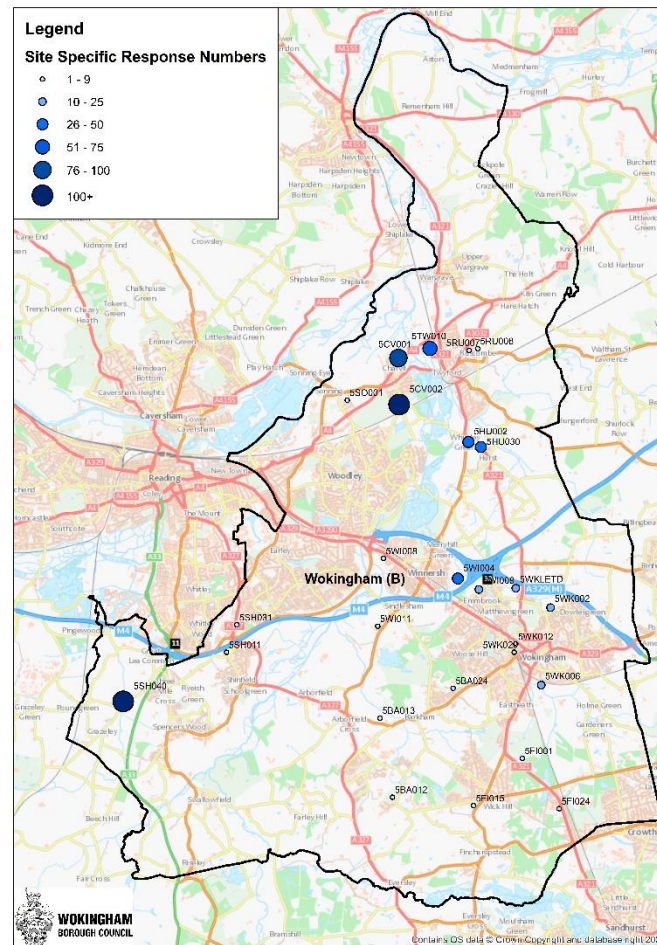


Figure 2: Map showing the number of times where a respondent commented on a proposed site allocation in response to their respective Policies

4.5. **Figure 3** below provides a finer scale of analysis, utilising postcodes (where provided) in the response and shows a similar trend. For example, responses from Charvil, St Nicholas Hurst, Twyford, Winnersh and Wokingham parishes accounted for around three quarters (75%) of the total responses (see table in **Figure 1** above).

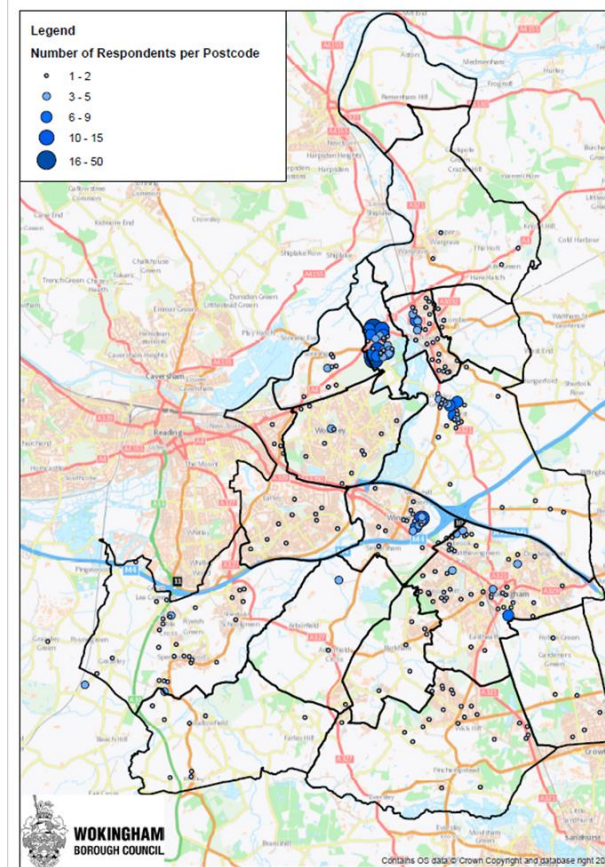


Figure 3- Distribution of consultation responses by postcode

5. What people said

- 5.1. All comments received have been reviewed and analysed (referred to as 'Coding'). This allows each comment submitted to be electronically 'coded' against the parts of the Draft Local Plan to which the comment is related to (e.g. policy area, site allocation, evidence etc.).
- 5.2. The following analysis sets out the initial outcomes from this process and as such provides an indication of the key issues raised in response to each draft site allocation, policy or plan area.
- 5.3. The table below indicates the level of response received to each policy area or site allocation in the Draft Local Plan. It also provides an overview of the key issues raised by individuals and organisations to each policy area or 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.

Spatial Vision

Vision statement	Overview of responses
General	<p>Broad support for the principle of the spatial vision.</p> <p>Some residents suggested that the spatial vision should go further in the context of reducing the use of natural resources and responding to climate change.</p> <p>Developers expressed some concerns towards the proposed spatial vision, including:</p> <ul style="list-style-type: none">• The omission of a presumption in favour of sustainable development policy• Recognition of the importance of the borough to the national economy due to its proximity to the M4 corridor <p>Environment Agency supported the principle of the spatial vision but suggested some amendments to include further reference to the natural environment.</p>
A vision for meeting the needs of our communities	<p>Broad support for the principle of this vision statement, but some amendments were suggested, including:</p> <ul style="list-style-type: none">• Further recognition of equestrian activity in some policy areas

Vision statement	Overview of responses
A vision for sustainability	<p>Broad support for the principle of this vision statement, but some amendments were suggested, including:</p> <ul style="list-style-type: none"> • Further investment in public transport services and infrastructure, including walking and cycling routes. <p>Some residents suggested that the vision should go further in the context of eliminating the use of non-renewable resources. Clarification was sought for some policy terms in the context of sustainable design and construction.</p> <p>Environment Agency suggested that this vision statement should refer to biodiversity net gain as set out in the Government's emerging Environment Bill.</p>
A vision for the right kind of growth	<p>Broad support for the principle of this vision statement, but some amendments were suggested, including:</p> <ul style="list-style-type: none"> • Further recognition of equestrian activity in some policy areas <p>Environment Agency suggested that this vision statement should refer to the natural environment.</p>

Objectives

Objective	Overview of responses
Objective 1: Make the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low-carbon economy.	<p>Broad support for the inclusion of a climate change objective but some comments suggested that the plan should also consider:</p> <ul style="list-style-type: none"> • Resilience of the borough's road infrastructure to climate change, including flood risk • Further investment in public transport services and infrastructure to reduce the reliance on private cars
Objective 2: Reduce the need to travel and widen travel choice, by providing local opportunities to access learning and employment, services and facilities, through ensuring that options for walking, cycling and public transport are attractive,	<p>Comments supported the principle of the proposed objective.</p> <p>Some residents expressed their support for further investment in the delivery of public transport services and infrastructure, including walking and cycling routes.</p>

Objective	Overview of responses
accessible for all, convenient and safe, and by enabling digital connectivity.	
<p>Objective 3: Improve strategic transport connectivity by walking, cycling, public transport and road, both between places within and outside of the borough.</p>	<p>Comments supported the principle of the proposed objective.</p> <p>Some residents expressed their support for further investment in the delivery of public transport services and infrastructure, including walking and cycling routes.</p>
<p>Objective 4: Maintain and strengthen the sense of place by securing quality designed development through protecting and enhancing the distinctive historic environment, landscape character, townscape character and biodiversity value, assisting vibrancy, and by keeping settlements separate.</p>	<p>Comments supported the principle of the proposed objective, which included reference to the following:</p> <ul style="list-style-type: none"> • Recognition of the importance of historic landscapes and their inter-connectivity with townscapes, landscapes and biodiversity assets <p>Environment Agency supported the principle of this objective but suggested that it should also recognise that green and blue infrastructure can also contribute towards maintaining and strengthening sense of place.</p>
<p>Objective 5: Champion thriving town and local centres to provide the focus of their communities both in social and economic activity, ensuring they can adapt to the challenges they face.</p>	<p>Few comments were received to this proposed objective broadly indicating support for its approach.</p>
<p>Objective 6: Enable conditions to allow the economy to creatively grow by being adaptable to structural and technological change, ensuring the economic benefits are felt by all.</p>	<p>Few comments were received to this proposed objective broadly indicating support for its approach.</p>

Objective	Overview of responses
<p>Objective 7: Improve health and wellbeing by enabling independence, encouraging healthy lifestyles, facilitating social interaction and creating inclusive and safe communities.</p>	<p>Comments supported the principle of the proposed objective, but some amendments were suggested, including:</p> <ul style="list-style-type: none"> • Further recognition of informal outdoor recreation, including activities such as walking, cycling, horse riding, particularly given that the nature of the Borough is predominantly rural
<p>Objective 8: Contribute our fair share towards meeting the need for more housing, ensuring that a range of suitable housing options are available across both towns and villages which cater for and adapt to a variety of needs including affordable housing and the growing ageing and vulnerable groups in the population.</p>	<p>Comments supported the principle of the proposed objective.</p> <p>Some residents expressed concerns as the housing need should be distributed evenly across the country rather than focused in the south-east and Wokingham Borough.</p> <p>Some residents also expressed their support for more affordable housing and other forms of specialist accommodation, such as smaller dwellings/bungalows to accommodate the needs of older people.</p>
<p>Objective 9: Promote quality and innovation in the design of buildings and public spaces, ensuring they are attractive, accessible, welcoming and meet needs of all groups in the community.</p>	<p>Comments supported the principle of the proposed objective, but some amendments were suggested, including:</p> <ul style="list-style-type: none"> • The plan and its accompanying policies should recognise the importance of equestrian activity to the community and economy <p>Some residents expressed concerns regarding the erosion of public open spaces due to development.</p> <p>Environment Agency supported the principle of this objective but suggested that the design of buildings and public spaces should also be sustainable.</p>
<p>Objective 10: Facilitate timely provision of new and improved infrastructure by working with providers to achieve focused investment and by securing appropriate benefits from new development.</p>	<p>Comments broadly supported the principle of this objective.</p> <p>Some residents expressed concerns regarding the timely delivery of infrastructure and the capacity of existing infrastructure provision and services (e.g. health care) in the borough.</p>

Objective	Overview of responses
N/A	<p>Environment Agency recommended an additional objective for the local plan to <i>‘protect soil, mineral and groundwater resources by making the most efficient use of land, reduce air, land and noise pollution and improve water quality’</i></p> <p>Woodlands Trust recommended an additional objective for the local plan to protect and enhance the natural environment including safeguarding irreplaceable habitats and delivering biodiversity net gain</p>

Spatial Strategy

Policy	Level of response	Overview of responses
Policy SS1: Spatial Strategy	<p>Total: 118</p> <p>Agree: 29</p> <p>Neutral: 21</p> <p>Disagree: 68</p>	<p>A range of comments were received both supporting and objecting to the principle of the Draft Local Plan’s spatial strategy.</p> <p>Some comments from local residents broadly supported the principle of a new garden town at Grazeley due to planned provision of services, facilities and infrastructure and the protection of existing settlements in the borough from speculative development.</p> <p>Concerns were also expressed by some local residents disagreeing with the number of homes required by the Government, expressing that the countryside and green spaces should be protected from development.</p> <p>Concerns were expressed by some of the development industry towards the spatial strategy on the grounds of the following:</p> <ul style="list-style-type: none"> • The spatial strategy does not provide for the identified local housing need for the borough as required by the Government’s standard methodology • The plan is too focused on the delivery of Grazeley garden town, which is considered to have known delivery constraints, notably the site’s proximity to AWE Burghfield and the Detailed Emergency Planning Zone and implications for the Off-site Emergency Plan; and the unsuccessful Housing Infrastructure Fund bid • 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 Grazeley garden town falls short • The growth proposed in the borough is disproportionately low in some areas, for example Twyford

Policy	Level of response	Overview of responses
Policy SS1: Spatial Strategy		<ul style="list-style-type: none"> The spatial strategy for employment is too limited in terms of the range of employment opportunities it provides as the policy approach does not support new business parks or extensions to existing business parks The plan's policies and proposals should be subject to a viability assessment informed by known/expected infrastructure costs. <p>Other comments from Reading Borough Council welcomed clarification regarding the policy's objective to avoid the over-concentration of development, so as not to prevent sustainable development taking place on the edge of Reading that is supported by adequate infrastructure provision.</p> <p>Natural England commented that this policy should include additional detail regarding measures for achieving a biodiversity net gain in development proposals to ensure a consistent approach in decision-making.</p>
Policy SS2: Settlement Hierarchy and scale and location of development proposals	<p>Total: 100</p> <p>Agree: 19</p> <p>Neutral: 9</p> <p>Disagree: 72</p>	<p>A range of responses were received towards the policy approach.</p> <p>Concerns were expressed by local residents towards the classification of Charvil in the draft policy as a Tier 3 settlement, as set out in the Settlement Hierarchy Assessment and subsequent justification as a location for two proposed housing site allocations.</p> <p>Some local residents and developers/landowners disagreed with the classification of some settlements, notably Grazeley garden town as a Tier 1 settlement due to uncertainty over the site's delivery.</p> <p>Comments from some landowners/developers supported the draft policy, including:</p> <ul style="list-style-type: none"> Arborfield Garrison, Earley, Twyford, Winnersh, and Wokingham as Tier 1 settlements Finchampstead North and Spencers Wood as Tier 2 settlements Thames Valley Science Park as a focus for major economic activity <p>Comments from some developers/landowners suggested that Spencers Wood, Shinfield and Three Mile Cross should be defined as a Tier 1 settlement (major development location).</p> <p>Comments from some developers/landowners suggested that Swallowfield should be defined as a Tier 2 settlement (modest development location).</p> <p>Comments from some developers/landowners disagreed with Sindlesham being defined as a Tier 3 settlement (limited development location).</p>

Policy	Level of response	Overview of responses
Policy SS3: Grazeley garden town	<p>Total: 153</p> <p>Agree: 49</p> <p>Neutral: 29</p> <p>Disagree: 75</p>	<p>A range of comments were received, the nature of which varied between local residents, town / parish councils and developers.</p> <p>Comments supporting the principle of a garden town at Grazeley came from residents, stakeholders and developers and 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 • Development at this scale can provide planned facilities such as health care provision, school provision, open spaces and public transport infrastructure • Site is a long-term and holistic approach towards meeting housing and infrastructure needs in the borough and wider area (e.g. Reading, West Berkshire) • A sustainable location due to proximity to Reading and its services, facilities and employment opportunities and existing and new transport infrastructure • High-quality public transport network can be provided offering an accessible link between Wokingham and the railway station at Green Park • Welcome the council's aim of delivering a 'carbon neutral' development <p>Comments from local residents and town/parish councils objecting to the principle of a garden town at Grazeley included the following reasoning:</p> <ul style="list-style-type: none"> • Flood risk and drainage issues due to the presence of Foudry Brook, known historic flooding in 2007 • Uncertainty in delivery of infrastructure due to the unsuccessful outcome from the Housing Infrastructure Fund (HIF) bid • Insufficient consultation and engagement with the community • Loss of open countryside and agricultural land and harm to the natural environment (including ancient woodland) • Whether the proposal is appropriate given the location's proximity to AWE Burghfield and the related Detailed Emergency Planning Zone • Access and highway impact on the local and strategic road network, notably the M4 (Junction 11) and the A33 • Similar proposal was rejected by a Planning Inspector following examination of the Wokingham District Local Plan (2004) on the grounds of the loss of high-quality farmland and open countryside • Inadequate highway and public transport infrastructure provision and costings planned to accommodate a large-scale development

Policy	Level of response	Overview of responses
Policy SS3: Grazeley garden town		<ul style="list-style-type: none"> • Settlements such as Three Mile Cross, Spencers Wood, Swallowfield and Shinfield have been subject to significant housing development over the years • Pressure on the capacity of existing local infrastructure (e.g. roads, education provision and health provision) • No clear commitment to fund and deliver a new railway station • Impact on the local and historic character of Grazeley village and the surrounding area <p>Other concerns expressed by developers/landowners towards the principle of a garden town at Grazeley include:</p> <ul style="list-style-type: none"> • Proximity to AWE Burghfield Detailed Emergency Planning Zone and the implications for the off-site Emergency Plan • Whether the proposal is appropriate given the location's proximity to AWE Burghfield and the related Detailed Emergency Planning Zone • Uncertainty in the site's delivery due to the unsuccessful outcome from the Housing Infrastructure Fund (HIF) bid, as a result other sites should be identified in the borough to address housing needs • Insufficient evidence regarding timescales and lead-in times for delivering Grazeley garden town and associated infrastructure • Insufficient evidence that Grazeley garden town has been endorsed by West Berkshire District Council to meet their own development needs • Inadequate site appraisal of the 15,000 homes option in the Sustainability Appraisal and Habitats Regulations Assessment, comments cited a Planning Inspector's letter following examination of the Uttlesford Local Plan • Insufficient evidence to justify that employment and/or retail is necessary to achieve a sustainable, self-contained settlement • Site is located in Flood Zone 3 due to the presence of Foudry Brook, there are other sites in the borough that are in Flood Zone 1 which are sequentially preferable. <p>Responses querying the build out rate of Grazeley garden town, and the necessitating of the allocation for additional land for housing to be identified, but not objecting to the principle of the draft allocation have been recorded as neutral.</p> <p>AWE on behalf of the Ministry of Defence expressed concerns in respect of the potential impact of Grazeley garden town on defence capabilities and indicated a need to continue to work with the local authorities to identify an acceptable solution which maximises the opportunity for significant housing at Grazeley.</p>

Policy	Level of response	Overview of responses
Policy SS3: Grazeley garden town		<p>The Office for Nuclear Regulation raised that since the consultation started, the Detailed Emergency Planning Zone around AWE Burghfield had been re-determined and now incorporated the proposed Grazeley garden town designation. Adequate assurance is required from emergency planners that any adverse impact on the operability and viability of the off-site emergency plan could be mitigated.</p> <p>Other comments were also received from most statutory bodies supporting the principle of Grazeley garden town, notably the Environment Agency, Bracknell Forest Council, Reading Borough Council and the NHS West Berks Clinical Commissioning Group.</p> <p>Thames Water commented that the scale of development in this catchment is likely to require upgrades to the water supply and wastewater network infrastructure.</p> <p>South East Water supported the aim of delivering high standards of energy efficiency and water efficiency and suggested this should be a specific Development Principle in the draft policy.</p> <p>Historic England suggested an additional requirement in the policy criteria regarding character and heritage.</p> <p>Hampshire County Council suggested amendments to the policy wording to highlight links to Basingstoke and Hampshire, given proposals to upgrade the A33 and junction 11 of the M4.</p> <p>Berkshire West Clinical Commissioning Group supported the concept of a new 'healthcare facility' at the proposed Grazeley garden town.</p>
Policy SS4: Arborfield Garrison Strategic Development Location	<p>Total: 35</p> <p>Agree: 14</p> <p>Neutral: 11</p> <p>Disagree: 10</p>	<p>Comments were received broadly indicating support for the policy approach and the continued delivery of the Arborfield Strategic Development Location (SDL), but some suggested amendments to the additional guidance (Appendix 1 of the Draft Local Plan) including 'access and movement' and 'key design principles'.</p> <p>Concerns expressed by some local residents regarding the scale of development proposed in this location and the impact development has caused on the highway network and existing infrastructure.</p> <p>Some concerns expressed by developers/landowners to the draft policy include:</p> <ul style="list-style-type: none"> The housing figure allocated for the SDL is too prescriptive compared to Policy CP18 of the Core Strategy (2010)
Policy SS4: Arborfield Garrison Strategic Development Location		

Policy	Level of response	Overview of responses
		<ul style="list-style-type: none"> Appendix 1 is considered unnecessary as it repeats information contained in other local plan policies and the Supplementary Planning Document The figure should be reduced to align with evidence contained in the council's latest Five Year Housing Land Supply Statement (2019) <p>Other comments were received from Historic England, who broadly indicated support for the policy approach, but suggested some amendments to the policy wording and/or additional guidance to provide clarity and consistency with national policy by ensuring that heritage assets are successfully integrated within development, through conservation or enhancement of their significance. Historic England suggested that the concept diagrams set out in the Core Strategy should be reinstated in the Draft Local Plan.</p>
Policy SS5: South of the M4 Strategic Development Location	<p>Total: 35</p> <p>Agree: 5</p> <p>Neutral: 12</p> <p>Disagree: 18</p>	<p>A range of comments were received regarding the continued delivery of the South of the M4 Strategic Development Location (SDL).</p> <p>Concerns expressed by some local residents disagreeing with the scale of development proposed in this location and the impact development has caused to the highway network, notably the M4, A327 and A33.</p> <p>Some concerns expressed by developers/landowners to the draft policy 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 The figure should be reduced to align with evidence contained in the council's latest Five Year Housing Land Supply Statement (2019) <p>Other comments were received from Reading Borough Council in support of the continued delivery of the South of the M4 SDL.</p> <p>Historic England broadly indicated support for the policy approach but suggested that the additional guidance (Appendix 2) should include development principles that give due consideration to heritage assets, similar to the additional guidance for the Arborfield SDL (Appendix 1). Historic England also suggested that the concept diagrams set out in the Core Strategy should be reinstated in the Draft Local Plan.</p>

Policy	Level of response	Overview of responses
Lane End House	Total: 8 Agree: 0 Neutral: 8 Disagree: 0	Few comments were received to the proposed site allocation at Lane End House that raised no substantial issues.
Policy SS6: North Wokingham Strategic Development Location	Total: 53 Agree: 7 Neutral: 17 Disagree: 29	<p>A range of comments were received to the continued delivery of the North Wokingham Strategic Development Location (SDL).</p> <p>Some concerns expressed by developers/landowners to the draft policy include:</p> <ul style="list-style-type: none"> The housing figure should be reduced to align with the evidence contained in the council's latest Five Year Housing Land Supply Statement (2019) <p>Other comments were received from Bracknell Forest Council in support of the continued delivery of the North Wokingham SDL.</p> <p>Historic England broadly indicated support for the policy approach but suggested that the additional guidance (Appendix 3) should include development principles that give due consideration to heritage assets, similar to the additional guidance for the Arborfield SDL (Appendix 1). Historic England also suggested that the concept diagrams set out in the Core Strategy should be reinstated in the Draft Local Plan.</p> <p>Other comments from the Environment Agency suggested that the policy should refer to known water bodies, notably the Emm Brook.</p>
Ashridge Farm	Total: 11 Agree: 1 Neutral: 7 Disagree: 3	<p>Few comments were received to the proposed site allocation of Ashridge Farm. Some concerns raised by residents highlighted that the site includes several veteran trees and listed buildings, is within Flood Zones 2 and 3 and within proximity to existing sewage works.</p> <p>Other comments received from Thames Water requested a specific requirement for the developer to undertake an Odour Impact Assessment and early consultation due to proximity to sewage treatment works.</p> <p>Other comments were received from the site promoter, indicating their support for the proposed allocation and confirming the site's availability and deliverability, but suggested that the site could accommodate a higher capacity (circa 180 homes).</p>

Policy	Level of response	Overview of responses
Land east of Toutley Depot	<p>Total: 14</p> <p>Agree: 1</p> <p>Neutral: 4</p> <p>Disagree: 9</p>	<p>Few comments were received to this proposed site allocation of Land east of Toutley Depot.</p> <p>Concerns expressed by some local residents on the grounds of the following:</p> <ul style="list-style-type: none"> • Previous development including the Northern Distributor Road (NDR) and the North Wokingham SDL has changed the character of Emmbrook and the surrounding area • Two proposed housing site allocations (Land east of Toutley Depot; Ashridge Farm) in this area will increase traffic, noise and congestion • Continued loss of mature trees and vegetation associated with development, notably the Northern Distributor Road • Site is located in a flood zone and the cumulative impact of flood risk is not considered in the Strategic Flood Risk Assessment <p>Concerns also expressed by some landowners/developers who considered that this site had not been promoted for residential development as acknowledged in the HELAA. Comments cited an Executive meeting on 31st January 2019 which considered sites owned by the council and whether they could be suitable for development – the proposed site allocation was not included on the list.</p> <p>Other comments received from Thames Water commented that local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity to accommodate development.</p>
Policy SS7: South Wokingham Strategic Development Location	<p>Total: 42</p> <p>Agree: 9</p> <p>Neutral: 19</p> <p>Disagree: 14</p>	<p>A range of comments were received to the continued delivery of the South Wokingham Strategic Development Location (SDL).</p> <p>Some concerns expressed by landowner/developers to the draft policy include:</p> <ul style="list-style-type: none"> • The figure allocated for the SDL is too prescriptive compared to Policy CP21 of the Core Strategy (2010) • Challenges with delivery of significant infrastructure that have prevented the SDL from coming forward successfully • The figure should be reduced to align with the evidence contained in the council's latest Five Year Housing Land Supply Statement (2019) • The policy should carry forward the flexibility offered in Policy CC02 the Managing Development Delivery (MDD) local plan

Policy	Level of response	Overview of responses
<p>Policy SS7: South Wokingham Strategic Development Location</p> <p>South of Gipsy Lane</p>	<p>Total: 13</p> <p>Agree: 1</p> <p>Neutral: 8</p> <p>Disagree: 4</p>	<p>Historic England broadly indicated support for the policy approach but suggested that the additional guidance (Appendix 4) should include development principles that give due consideration to heritage assets, similar to the additional guidance for the Arborfield SDL (Appendix 1). Historic England also suggested that the concept diagrams set out in the Core Strategy should be reinstated in the Draft Local Plan.</p> <p>Other comments from the Environment Agency suggested that the policy should refer 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> <p>Some concerns expressed by local residents, including a petition received from 217 people³ objecting to the proposed housing site allocation at land south of Gipsy Lane, on the following grounds:</p> <ul style="list-style-type: none"> • Development is inappropriate and would impact on the countryside • The site is located in the flood plain • Pressure on the capacity of existing local infrastructure and services • Access issues • Part of the site is within a landfill site 250m consultation zone and a mineral site consultation area • Congestion associated with the junction with Finchampstead Road and the Tesco roundabout • Ecological impacts • The land should be used as amenity space within the South Wokingham SDL <p>The petition was also directed to a site identified in the Housing and Economic Land Availability Assessment (HELAA) known as Chapel Green (site ref. 5WK036).</p>
Policy SS8: Climate Change	<p>Total: 66</p> <p>Agree: 27</p> <p>Neutral: 25</p> <p>Disagree: 14</p>	<p>Comments were received broadly indicating support for the principle of the policy and its approach, notably statutory bodies such as West Berkshire District Council, Reading Borough Council and South Oxfordshire District Council.</p> <p>Some concerns expressed by local residents on the grounds of the following:</p> <ul style="list-style-type: none"> • Policy approach continues to support development in flood zones

³ Only 87 individuals are residents of Wokingham Borough, with the remaining 130 signatures on the petition from individuals who were located outside of Wokingham Borough, including from outside the UK.

Policy	Level of response		Overview of responses
Policy SS8: Climate Change			<ul style="list-style-type: none"> The policy is silent on the protection and conservation of existing trees and hedgerows which make an important contribution to our climate The policy should encourage tree planting and landscaping to maintain tree canopy cover for biodiversity and as a response to the declared Climate Emergency Site selection/appraisal process is inconsistent with the council's declaration of a Climate Emergency The council should take more active measures to reduce the reliance on the private car <p>Detailed comments from most landowners/developers expressed the need for clarification in several areas including the term 'carbon neutral'. Some concerns also expressed by landowners/developers towards the impact of the draft policy on development viability and that the policy should provide some clarity that it does not seek to retrofit consented schemes which are currently being built</p> <p>Other comments from Environment Agency indicated their support for the policy but suggested considering natural flood management.</p>
Policy SS9: Adaptation to Climate Change	Total: 40 Agree: 18 Neutral: 6 Disagree: 16		<p>Comments were received indicating support for the policy approach in line with the council's declaration for Climate Emergency.</p> <p>Some concerns expressed by town/parish councils and local residents that all development proposals should maximise the use of climate resilience measures to achieve 'carbon neutral'</p> <p>Concerns expressed by some landowners/developers towards the impact of the draft policy on development viability.</p> <p>Other comments received from several statutory bodies, notably Natural England, Reading Borough Council and West Berkshire District Council indicating support for the policy approach. The Environment Agency commented that the policy should align with the evidence contained in the council's Strategic Flood Risk Assessment (SFRA) regarding potential effects of climate change.</p>
Policy SS10: Supporting Infrastructure	Total: 43 Agree: 16 Neutral: 10 Disagree: 17		<p>A range of comments were received to this policy approach.</p> <p>Some concerns expressed by local residents and town/parish councils to the draft policy include:</p> <ul style="list-style-type: none"> The capacity of health care provision, notably Royal Berkshire Hospital and whether it can accommodate an increase in demand for services due to a growing population

Policy	Level of response	Overview of responses
Policy SS10: Supporting Infrastructure		<ul style="list-style-type: none"> The capacity of existing school provision in the borough Infrastructure should be delivered upfront rather than at an appropriate time <p>Buckinghamshire Council acknowledged the results of the transport modelling but welcomed continued engagement of key cross boundary transport links between Buckinghamshire and Wokingham and identified some key corridors that should be assessed for mitigation.</p> <p>Other comments received from statutory bodies, notably Bracknell Forest Council and Hampshire County Council who supported the policy approach.</p>
Policy SS11: Safeguarded Routes	<p>Total: 39</p> <p>Agree: 19</p> <p>Neutral: 9</p> <p>Disagree: 11</p>	<p>Comments received by some town/parish councils in support of specific transport infrastructure safeguarding schemes, notably a Third Thames Crossing from Thames Valley Park Drive / A3290 to South Oxfordshire, and a Park and Ride near the Coppid Beech Roundabout.</p> <p>Concerns expressed by some town/parish councils and local residents to specific transport infrastructure safeguarding schemes, including:</p> <ul style="list-style-type: none"> 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. Comments cited the previous refusal of a 'MRT' by the council's Planning Committee in this location due to the impact on the River Thames and the Thames Path. It was suggested in the Draft Local Plan consultation that this area should be designated as a Local Green Space. Clarity regarding the status of the Northern Distributor Road and South Wokingham Distributor Road in the draft policy due to its current delivery <p>Concerns expressed by South Oxfordshire District Council and Oxfordshire County Council to the area of land safeguarded for a Third Thames Crossing from Thames Valley Park Drive / A3290 to South Oxfordshire on the grounds of the following:</p> <ul style="list-style-type: none"> Predetermining ongoing site option appraisal work undertaken by WSP on behalf of Wokingham Borough Council and Reading Borough Council with support from the Thames Valley Berkshire LEP and Oxfordshire County Council Insufficient consultation and engagement with South Oxfordshire District Council Concerns expressed by Oxfordshire County Council in a council motion agreed in September 2019 which stated that should a new bridge be built, it should be restricted to public transport, cyclists and pedestrians.

Policy	Level of response		Overview of responses
Policy SS11: Safeguarded Routes			<p>Other comments received by some statutory bodies in support of the policy approach, notably Reading Borough Council who supported land safeguarded for high quality express bus services or dedicated public transport route along the A4 and A329 corridors, improvements to highway capacity along the A33 and a Third Thames Crossing. Reading Borough Council suggested an amendment to the policy to refer to East Reading Fast Track Public Transport Corridor rather than Cross-town Link.</p> <p>Support was also received from Hampshire County Council to the area of land safeguarded for highway improvements to the A33 and along the A327 (including the Eversley bypass).</p>
Policy SS12: Improvements to Transport Routes	<p>Total: 71</p> <p>Agree: 24</p> <p>Neutral: 20</p> <p>Disagree: 27</p>		<p>A range of comments were received to this policy approach.</p> <p>Concerns expressed by some local residents and town/parish councils include:</p> <ul style="list-style-type: none"> • Clarity was sought regarding further details of the schemes identified including future delivery and costing • Reference was made by residents to limited transport improvements in Charvil and the surrounding area and the impact on existing infrastructure due to some of the proposed housing site allocations. • More investment in road building, including increasing the capacity of the local and strategic road network to accommodate vehicles • Improvements needed to public transport services and infrastructure, notably prioritisation of walking and cycling routes and Greenways • Insufficient car parking provision to accommodate commuters and residents, notably Twyford railway station <p>Reading Borough Council supported the delivery of strategic transport schemes, notably proposals for Grazeley garden town. Other comments were received from Bracknell Forest Council and Reading Borough Council regarding partnership working to deliver/facilitate schemes of a cross boundary nature.</p> <p>Natural England commented that the policy should seek to maximise opportunities for sustainable transport.</p> <p>Most statutory bodies welcomed further engagement with the council on strategic transport schemes of a cross boundary nature.</p>

Policy	Level of response	Overview of responses
Policy SS13: Development in the Countryside	<p>Total: 54</p> <p>Agree: 21</p> <p>Neutral: 10</p> <p>Disagree: 23</p>	<p>A range of comments were received to the policy approach.</p> <p>Concerns expressed by some local residents on the grounds of the following:</p> <ul style="list-style-type: none"> • The policy should afford stronger protection of the countryside and green spaces from future development • Policy should limit development on areas of best and most versatile agricultural land • The council has proposed changes to settlement boundaries to enable development (e.g. Winnersh Farms) • Policy is silent on the protection of landscapes or features, notably existing trees and hedgerows • Extensions and replacement buildings in the countryside should be proportionate in scale with the original building on not encroach on the landscape <p>Concerns expressed by some landowners/developers on the grounds of the following:</p> <ul style="list-style-type: none"> • The conditions attached to the policy require subjective assessment, the policy should define terms such as 'inappropriate increase' relating to the scale, form or footprint • The policy should identify the types of development that will be treated as exceptions • The policy should be flexible to allow small-scale development on sites that are adjacent to the settlement boundary and well related to the built-up area • The policy should be more positive towards development that is demonstrably sustainable, where there is a reasoned and justified need for the proposal <p>Other comments from Natural England in support of the policy approach which should afford appropriate weight to existing open space.</p>
Policy SS14: Development in the Green Belt	<p>Total: 39</p> <p>Agree: 19</p> <p>Neutral: 5</p> <p>Disagree: 15</p>	<p>Some comments received broadly indicating support for the policy approach.</p> <p>Some residents considered that stronger protection should be afforded to the Green Belt in policy terms.</p>

Development Management policies

Plan area	Policy	Level of response	Overview of responses
Connections	Policy C1: Active and Sustainable Transport and Accessibility	Total: 68 Agree: 31 Neutral: 19 Disagree: 18	<p>Broad support for the principle of this policy and approach by some developers/landowners and residents, with some suggested improvements to public transport services in the borough.</p> <p>Concerns expressed by some landowner/developers include:</p> <ul style="list-style-type: none"> The policy is too onerous and unnecessary as it fails to consider the scale of development proposed when seeking contributions towards 'measures', inconsistent with paragraph 56 of the NPPF Conflicting standards in current best practice/ national guidance and the council's Living Streets Guidance regarding accessible walking distances <p>Other comments from Highways England, Natural England and Bracknell Forest Council supported the policy by promoting active and sustainable transport modes to reduce reliance on the private car. Highways England welcomed engagement and partnership working to deliver/facilitate schemes of a cross boundary nature.</p> <p>Comments from Natural England highlighted the importance of ensuring new developments incorporate sustainable transport options.</p>
	Policy C2: Mitigation of Transport Impacts and Highways Safety and Design	Total: 46 Agree: 17 Neutral: 7 Disagree: 22	<p>A range of comments were received regarding the policy and approach.</p> <p>Concerns expressed by some local residents and town/parish councils on the grounds of the following:</p> <ul style="list-style-type: none"> Cycle routes should be safe, prioritised and segregated from road traffic Improvements needed to public transport services and infrastructure in rural locations The council should recognise Crossrail and improve access to Twyford station for commuters to avoid further congestion and pollution Capacity of the existing highway network is unable to cope with further development, notably Barkham Ride, Nine Mile Ride, M4 and A4

Plan area	Policy	Level of response	Overview of responses
Connections			<ul style="list-style-type: none"> Poor quality of walking and cycling infrastructure/network in some areas, notably Charvil <p>Some amendments suggested to the policy wording include:</p> <ul style="list-style-type: none"> Consideration of non-motorised forms of travel for all ages/users in the borough (e.g. disabled access, pushchairs, horse riders) Encourage people to work close to home or in locations with reliable and direct public transport connections <p>Concerns expressed by a landowner/developer that the policy is too onerous and would be inconsistent with paragraph 108 and 109 of the NPPF in ensuring that any significant impacts from development on the transport network can be effectively mitigated and the prevention/refusal of development on highway grounds can only occur if there is an unacceptable impact or cumulative impacts are severe.</p> <p>Other comments from Hampshire County Council and Bracknell Forest Council who supported the principle of this policy. Bracknell Forest Council suggested an amendment for the policy to consider other non-motorised uses in the user access hierarchy and refer to 'active travel'.</p>
	Policy C3: Cycling and Walking	Total: 66 Agree: 34 Neutral: 13 Disagree: 19	<p>Broad support for the principle of this policy and approach to maximise opportunities for walking and cycling.</p> <p>Some amendments suggested to the policy wording include:</p> <ul style="list-style-type: none"> A reference to the council's cycle parking standards Consideration of other active travel such as running and horse riding Improvements to cycle infrastructure and provision on main routes New/existing improvements to roads should incorporate cycling provision and infrastructure Segregation and prioritisation of cycle routes from road traffic Consideration of non-motorised forms of travel for all ages/users in the borough

Plan area	Policy	Level of response		Overview of responses
Connections				Other comments from Bracknell Forest Council who supported the policy, suggested amendments to the policy wording to consider other non-motorised uses (e.g. disabled access and other active travel modes).
	Policy C4: Vehicle and Cycle Parking	Total:	51	Broad support for the principle of this policy and its approach to vehicle and cycle parking provision, notably from some towns/parish councils.
		Agree:	20	Some concerns expressed by residents that more car parking should be provided in residential areas and town centres to avoid on-street parking, such as that experienced at Winnersh, Wokingham and Twyford. Comments also highlighted the need for more cycle parking, including at Wokingham Town Centre. Some comments highlighted concerns with the capacity of car parking at Twyford railway station.
		Neutral:	13	
		Disagree:	18	Other comments from Natural England highlighted that parking provision would be a closely monitored element of any development that falls within the Thames Basin Heaths Special Protection Area zone of influence.
				Concerns expressed by a landowner/developer that the policy should refer to the council's adopted parking standards.
	Policy C5: Technology and innovation in transport	Total:	23	Comments broadly indicated support for the policy approach. Support received from South Oxfordshire District Council.
		Agree:	13	Some concerns expressed by the development industry regarding the requirement to submit an Electric Vehicle Charging Strategy for major development proposals and further clarity was sought as to what content should be covered in the Electric Vehicle Charging Strategy and the point at which it should be submitted in the planning application process.
		Neutral:	3	
		Disagree:	7	
	Policy C6: Digital infrastructure and communications technology	Total:	16	Few comments received to this policy.
		Agree:	13	Concerns expressed by some residents to the capacity of existing digital infrastructure and communications technology in certain areas of the borough.
		Neutral:	0	
		Disagree:	3	
				Support received from Bracknell Forest Council.

Plan area	Policy	Level of response	Overview of responses
Connections	Policy C7: Utilities	Total: 23 Agree: 12 Neutral: 2 Disagree: 9	<p>Few comments received, broadly indicating support for the policy approach.</p> <p>Concerns expressed by some residents to the capacity of existing utilities infrastructure in certain areas of the borough.</p> <p>Support received from statutory bodies, notably Thames Water and the Environment Agency.</p>
	Policy C8: Green and Blue Infrastructure	Total: 36 Agree: 23 Neutral: 7 Disagree: 6	<p>Comments received from residents, developers/landowners and town/parish councils indicating support for the policy approach to protect, improve and enhance existing green and blue infrastructure assets and public rights of way.</p> <p>Concerns expressed by some landowners/developers include:</p> <ul style="list-style-type: none"> • The requirement to establish a 'canal corridor' at Grazeley garden town may be in conflict with the emerging drainage strategy, which includes comprehensive flood compensation measures • Developers can only implement mitigation measures within their land ownerships • Contributions towards site specific infrastructure should either be made within the site-specific policies or through Community Infrastructure Levy <p>A landowner/developer has promoted land for a Neighbourhood Park in Shinfield.</p> <p>Other comments from Bracknell Forest Council and Natural England supported the policy.</p> <p>Environment Agency suggested the policy should make a cross reference to Policy NE10 regarding the requirement to provide an undeveloped buffer zone on both sides of a watercourse.</p> <p>Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) considered that the evidence base for the natural environment and biodiversity is insufficient. It was suggested that the Biodiversity Action Plan is included within the evidence base, and that the council commit to producing a Green Infrastructure Strategy.</p>

Plan area	Policy	Level of response		Overview of responses
Economy: Jobs & Retail	Policy ER1: Meeting employment needs	Total:	29	<p>Comments received from some landowners/developers, statutory bodies (notably Bracknell Forest Council and Reading Borough Council) and town and parish councils, broadly indicating support for the policy approach in meeting employment needs, with emphasis on existing Core Employment Areas and town centres.</p> <p>Concerns expressed by some landowners/developers to the policy approach on the following grounds:</p> <ul style="list-style-type: none">• Emphasis on Core Employment Areas and town centres is at the expense of supporting employment activity in more rural locations within the borough• The policies should match the economic strategy for the area and include policies that encourage local and inward investment required to meet needs over the plan period• Policy should be responsive to changing circumstances and flexible to ensure that sufficient land of the right type is available• Policy approach should encourage mixed-use development to introduce new areas of employment land alongside housing and other uses <p>Concerns expressed by some local residents and town/parish councils on the grounds of the following:</p> <ul style="list-style-type: none">• Expansion of Thames Valley Science and Innovation Park, along with British Museum and proposed film studios will have an impact on surrounding infrastructure• Existing Permitted Development from offices to residential in the borough on Core Employment Areas, notably Molly Millars Estate <p>Other comments received in support of the policy approach, notably Bracknell Forest Council and Reading Borough Council. However, Reading Borough Council suggested some amendments to the policy to provide clarity that there is no identified quantitative need for significant employment floor space.</p> <p>Comments received from some landowners/developers supporting the recognition of Core Employment Areas, including:</p>
		Agree:	11	
		Neutral:	12	
		Disagree:	6	

Plan area	Policy	Level of response		Overview of responses
Economy: Jobs & Retail				<ul style="list-style-type: none"> • Green Park • Thames Valley Park • Thames Valley Science and Innovation Park • Winnersh Triangle Business Park <p>Thames Valley Park Management Ltd suggested amendments to the policy to introduce alternative and complementary uses on Thames Valley Park whilst maintaining jobs.</p> <p>A significant area of land was promoted by the University of Reading adjacent to Thames Valley Science Park for a wide range of economic activities including media, technology, medical and heritage.</p> <p>In addition, some landowners/developers promoted new or existing sites for employment, including:</p> <ul style="list-style-type: none"> • Expansion of Lambs Farm Business Park, Swallowfield • Wyvols Court Farm, Swallowfield • Extension to Thames Valley Science Park Core Employment Area • Land to the North of London Road and East of A329M
	Policy ER2: Core Employment Areas	Total: 18 Agree: 6 Neutral: 9 Disagree: 3		<p>Comments received broadly indicating support for the policy approach. Some concerns expressed by local residents and town/parish councils which referred to existing Permitted Development rights for the conversion of offices to residential use in the borough.</p> <p>Some concerns expressed by landowners/developers on the grounds of the following:</p> <ul style="list-style-type: none"> • Policy should emphasise the provision of larger scale units, without precluding smaller scale development • Policy should be adjusted to align with current market demands • Policy should recognise the role smaller non-employment uses have on business parks, notably Green Park

Plan area	Policy	Level of response		Overview of responses
Economy: Jobs & Retail				<ul style="list-style-type: none"> Policy needs to be sufficiently flexible to protect the role of Core Employment Areas but should enable sites (e.g. Green Park, Winnersh Triangle Business Park) to evolve and introduce alternative uses <p>Thames Valley Park Management Ltd suggested amendments to the policy to introduce alternative and complementary uses on Thames Valley Park whilst maintaining jobs. A significant area of land was promoted by the University of Reading adjacent to Thames Valley Science Park as a strategy for meeting the borough's employment needs as part of the Four Valleys proposal.</p>
	Policy ER3: Employment Uses outside Core Employment Areas	Total:	13	<p>Few comments, broadly indicating support for the policy approach.</p> <p>Some concerns expressed by landowners/developers that the policy does not provide sufficient flexibility for supporting alternative uses outside Core Employment Areas.</p> <p>Some residents and town/parish councils cited current issues with Permitted Development rights to convert offices to residential use in the borough due to the low quality of accommodation that was provided by the developer.</p>
	Policy ER4: Supporting the Rural Economy	Total:	15	<p>Few comments were received to this policy, broadly indicating some support for the policy approach.</p> <p>Some concerns expressed by landowners/developers which suggested that the policy restricts economic development in rural areas to 'small-scale', inconsistent with paragraph 83 of the NPPF.</p>
	Policy ER5: Employment and Skills Plan	Total:	1	<p>One comment was received which supported this policy.</p>
	Policy ER6: The hierarchy of centres	Total:	21	<p>Few comments were received with a mix of responses to the policy approach.</p>

Plan area	Policy	Level of response	Overview of responses
Economy: Jobs & Retail		Neutral: 4 Disagree: 11	<p>Comments from some residents disagreed with the classification of Twyford and Winnersh as small town and district centres. For instance, some residents suggested that Twyford should be in the same category as Crowthorne which is a Local Centre. Other comments disagreed with the classification of Winnersh as it was considered to have limited facilities.</p> <p>Concerns expressed by some landowners/developers that the policy should consider the future role of centres and champion town and local centres across the borough.</p> <p>Comments also disagreed with the reference to local and district centres in the draft Grazeley Garden Town policy (Policy SS3) due to the lack of evidence to demonstrate that the floor space required to designate these areas can be justified without harm to the vitality and viability of other centres within or adjoining the borough.</p> <p>Other comments received from Reading Borough Council in support of the classification of Shinfield Road as a district centre. Reading Borough Council sought clarity regarding the quantitative level of planned development in the town centre.</p>
	Policy ER7: Town, district & local centres and shopping parades	Total: 20 Agree: 11 Neutral: 4 Disagree: 5	<p>Few comments were received to this policy. General support for the approach to town, district and local centres and shopping parades, but some comments suggested the policy should consider the future role of centres.</p> <p>Some concerns expressed by local residents that the policy should protect the viability and vitality of independent retailers from competitors.</p>
	Policy ER8: Strengthening the role of centres	Total: 2 Agree: 0 Neutral: 2 Disagree: 0	<p>Very few comments were received, broadly indicating support for this policy approach.</p> <p>Some suggestions were made by town/parish councils for the policy to preserve heritage and character and consider the future role of centres.</p>

Plan area	Policy	Level of response	Overview of responses
Economy: Jobs & Retail	Policy ER9: Wokingham Town Centre	Total: 3 Agree: 2 Neutral: 1 Disagree: 0	Very few comments were received, with general support for the policy approach. Some concerns expressed by town/parish councils regarding car parking and supporting smaller independent retailers.
	Policy ER10: Whiteknights Campus	Total: 5 Agree: 1 Neutral: 4 Disagree: 0	Very few comments were received to this policy, broadly indicating support for the policy approach. Some amendments suggested to the policy wording include: <ul style="list-style-type: none"> Alignment with the University of Reading's priorities to continue to support the provision of student accommodation on and in sustainable locations accessible to Whiteknight's Campus Acknowledgement and the conservation of the locally listed Whiteknights historic park and garden Other comments were received from Reading Borough Council who suggested that the draft policy should align with policy in the adopted Reading Borough Local Plan, as agreed through the Statement of Common Ground between Wokingham Borough Council and Reading Borough Council.
Housing	Policy H1: Housing Provision	Total: 123 Agree: 16 Neutral: 18 Disagree: 89	The nature of the comments received towards this draft policy varied between local residents, town / parish councils and the development industry. Concerns expressed by most residents and town/parish councils towards the housing requirement include: <ul style="list-style-type: none"> No further housing development should occur in the borough until major infrastructure improvements are funded and implemented Wokingham Borough Council have not pushed Government enough to reduce the housing number The number of homes required by Government is skewed to the South East of England

Plan area	Policy	Level of response	Overview of responses
Housing			<ul style="list-style-type: none"> • Further housing development will impact on the countryside, local biodiversity and areas of green space • The overall housing requirement does not take into account the council's declaration of a Climate Emergency • More housing for first time buyers and low/middle income families <p>Most landowners/developers disagreed that exceptional circumstances exist and stated that the standard method should be used:</p> <p><u>General</u></p> <ul style="list-style-type: none"> • No justification for exceptional circumstances to warrant departure from the standard method • Timetable for adoption of the plan is unrealistic • Draft Local Plan does not achieve the minimum required by the standard method and more sites should be allocated • Local Housing Needs Assessment (LHNA) not prepared in alignment with the case of exceptional circumstances • LHNA has no regard to economic-led housing need or strategic infrastructure improvements such as Crossrail or Heathrow expansion • The council should provide a substantial uplift in housing, similar to Oxfordshire • Level of housing need does not take account of investments such as Blackhall studios • No housing trajectory provided • Disagree with large windfall allowance which should be replaced fully or in part by specific allocations • Assumed build-out rate for Grazeley garden town is not transparent or supported by evidence • Uncertainty over the delivery of larger strategic sites, notably Grazeley garden town • Uncertainty of delivering Grazeley garden town due to unsuccessful HIF bid <p><u>House prices</u></p>

Plan area	Policy	Level of response	Overview of responses
Housing			<ul style="list-style-type: none"> Recent boost in supply follows a period of significantly lower house building which is partly a function of scarcity and primary driver in house price increases relative to incomes Lower completions in other Berkshire authorities which will dampen influence on the housing market No analysis of the type of houses sold Number of transactions is lower than new build completions Projected need for affordable housing should be a priority and a figure in excess of LHN can be justified <p><u>Earnings</u></p> <ul style="list-style-type: none"> Differences between workplace and residents earning is not exceptional Using residence-based figures makes it more likely that affordability won't improve Situation between workplace and residence base earnings is not unique to Wokingham Borough Council <p><u>Capping</u></p> <ul style="list-style-type: none"> Acknowledge level of the cap in the borough is higher, but approach is considered to be misplaced No reason to believe higher housing numbers cannot be delivered given recent performance Homes delivered prior to the standard method must be omitted Not permanent or reflective of need Both SHMA exercises found a need in excess of 800 dwellings per annum Housing need on behalf of Reading Borough is not exceptional Regional Spatial Strategy was different regime which didn't consider Local Planning Authorities as units Conflict with the government's aim of significantly boosting the supply of housing <p><u>Unattributable population change</u></p>

Plan area	Policy	Level of response		Overview of responses
Housing				<ul style="list-style-type: none"> Projections were rebased following 2011 Census <p>Other neighbouring councils commented on the council's approach to calculating Local Housing Need and expressed some concerns with the methodology and it's consistency with the government's standard method. However, some authorities noted that the Draft Local Plan was capable of meeting the standard method of 804 dwellings per annum.</p>
	Policy H2: Sites allocated for residential / mixed-use <i>(see table below for comments on residential / mixed-use site allocations)</i>	Total: 417 Agree: 27 Neutral: 48 Disagree: 342		<p>Comments were received from developers/landowners, residents and some statutory bodies to the proposed residential/mixed-use site allocations.</p> <p>The table below provides an overview of the responses received to each site allocation.</p> <p>Other comments from Historic England suggested that development of some of the proposed sites would likely affect heritage assets, and the local plan should include requirements for these sites to establish development parameters.</p> <p>Comments from the Environment Agency indicated that some of the proposed housing site allocations are affected by Flood Zones 2 and 3 and would therefore require a flood risk assessment.</p> <p>Comments referring to sites can be classified into two groups:</p> <ol style="list-style-type: none"> 1. Comments relating to sites that had been assessed by the council, and 2. Comments promoting new sites for consideration. <p>A summary of the main issues raised to sites that had been assessed by the council and which had not proposed for allocation in the Draft Local Plan is set out below. The council's original assessment is set out in the Housing and Economic Land Availability Assessment (January 2020).</p>

Plan area	Policy	Level of response	Overview of responses
Housing			<p><u>Land at Beech Hill Road and Lambs Lane, Spencers Wood</u></p> <ul style="list-style-type: none"> Site formed part of a larger parcel of land in the HELAA (site ref. 5SW015), but the site appraisal should be revisited to assess the individual parcel of land, which has been subject to an appeal (APP/X0360/W/18/3199728) <p><u>Land adjacent to Coppid Hill House, Barkham</u></p> <ul style="list-style-type: none"> Disagreement that the site is Grade 3 agricultural land, as the Agricultural Land Classification Map indicates it is Grade 4 No evidence to suggest that the site contains contaminated land <p><u>Land off Langley Common Road, Arborfield</u></p> <ul style="list-style-type: none"> Parcel of land has been assessed as part of a combination of sites, but the site appraisal has not considered the site-specific merits of the land individually promoted <p><u>Land to the South of Bath Road, Wargrave</u></p> <ul style="list-style-type: none"> Potential contamination issues are not detailed or quantified in the assessment and is not a constraint to the site's delivery Disagreement that residential development would fail to achieve a satisfactory relationship to the existing settlement pattern due to poor access and infrastructure, as the site is located 800 metres to the east of Twyford settlement boundary and care home residents would be unlikely to travel far without support from staff <p><u>Land at Highlands, west of Basingstoke Road, Spencers Wood</u></p> <ul style="list-style-type: none"> HELAA conclusion that the site 'fails to achieve a satisfactory relationship to the existing settlement' is unjustified following an independent Landscape Evidence Review and planning permission for 57 dwellings at Stanbury House Disagreement that the site could result in increased congestion and problems on the A33 and M4 Junction 11 following the findings of a Transport Statement

Plan area	Policy	Level of response	Overview of responses
Housing			<p><u>Land North of Charlton Lane and West of Trowe's Lane, Swallowfield</u></p> <ul style="list-style-type: none"> • Disagreement that the site would fail to achieve a satisfactory relationship to the existing settlement pattern due to grant of planning permission on land to the north extending the built-up area of Swallowfield to the south • Site is located approximately 300m from services at the centre of Swallowfield • Regional house builder is now actively promoting the site on behalf of the landowner <p><u>Land off Basingstoke Road, Swallowfield</u></p> <ul style="list-style-type: none"> • Disagreement that the site, due to its proximity to Stanford End Mill and Loddon River SSSI, could have a negative impact on the river valley as appropriate mitigation strategies can be implemented • Regional house builder is now actively promoting the site on behalf of the landowner <p><u>Land to the East of Basingstoke Road and South of The Street, Spencers Wood</u></p> <ul style="list-style-type: none"> • Disagreement that the site would fail to achieve a satisfactory relationship to the existing settlement, due to recent planning permissions and development, notably 'The Pippins' extending the village to the west. Land also adjoins the current settlement boundary. • Site can be accessed by an existing footpath running along northern side of 'The Street' to access services and facilities. Site is also adjacent to a bus stop which connects Swallowfield to Reading and Fleet

Plan area	Policy	Level of response	Overview of responses
Housing			<p><u>Land north of Church Road, Three Mile Cross</u></p> <ul style="list-style-type: none"> Disagree with the combination of the site with other adjacent land promotions which influences the merits of its redevelopment Disagreement that the site would fail to achieve a satisfactory relationship to the existing settlement pattern and compromise the separation of settlements, as the site would maintain the separate identity of Shinfield and Three Mile Cross, supported by 'The Parklands' appeal <p><u>Birchin Inhams Farm, Holme Grange Farm, Land West of Holme Grange Farm, Holme Park Grange, Wokingham</u></p> <ul style="list-style-type: none"> Disagreement with the clustering of sites, as all the individual parcels of land have different characteristics and insufficient justification for not assessing individual sites <p><u>Land between Pinewood Villas & St Michael's College, Crowthorne</u></p> <ul style="list-style-type: none"> Disagreement that the site would fail to achieve a satisfactory relationship to the existing settlement pattern as the site would be in keeping with recent developments to the east and west of Old Wokingham Road and would not lead to wider coalescence <p><u>Land to the West of Basingstoke Road, Spencers Wood</u></p> <ul style="list-style-type: none"> Disagreement that the site would lead to the coalescence of Spencers Wood and Three Mile Cross and is equally as deliverable as the approved scheme Land at Parklands <p><u>Land at Ashridge, Wokingham</u></p> <ul style="list-style-type: none"> Concern regarding the 'leap frogging' of the A329(M) and potential growth towards Bracknell Forest does not appear to be based on any technical assessment

Plan area	Policy	Level of response	Overview of responses
Housing			<ul style="list-style-type: none"> Site falls within Flood Zone 2, but it is not clear that any of the site falls within Flood Zone 2 in the Sustainability Appraisal Potential contamination issues are not detailed or quantified in the assessment and is not a constraint to the site's delivery <p><u>Body's Farm, Spencers Wood</u></p> <ul style="list-style-type: none"> Disagree that the site is unsuitable as it fails to achieve a satisfactory relationship to the existing settlement, as supported by a Delivery Document for the site <p><u>Land West of Park Lane, Charvil</u></p> <ul style="list-style-type: none"> Disagree that there is contamination risk on site, following previous investigations <p><u>East of Woodcock Lane and South of Grazeley Road, Three Mile Cross</u></p> <ul style="list-style-type: none"> Disagreement that the site would fail to achieve a satisfactory relationship to the existing settlement pattern following masterplanning and a Landscape and Visual Assessment <p><u>Ducks Nest Farm, Arborfield</u></p> <ul style="list-style-type: none"> Disagreement that the site would compromise the separation of Arborfield Cross and the Arborfield Garrison SDL The developer does not propose that the site will be accessed from the Arborfield Cross Relief Road as shown in the Vision Document <p><u>Land North of the A4, Twyford</u></p> <ul style="list-style-type: none"> No justification that this site comprises Grade 1 agricultural land following a Agricultural Land Classification Report No suggestion in the HELAA that the A4 forms a historical purpose to the form of Twyford and no explanation in the evidence to suggest that Twyford could not/should not grow to the north of the A4

Plan area	Policy	Level of response	Overview of responses
Housing			<p>New site promotions are listed below. These will be assessed through a future Hosing and Economic Land Availability Assessment:</p> <ul style="list-style-type: none"> • Land at Baird Road, Arborfield • Land at Sherbourne, Arborfield • Land East of Park View Drive North, Charvil (partial extension to Draft Local Plan housing site allocation) • Land at Meldreth Way, Earley • Land at Longwater Lane, Finchampstead • Land at Great Lea Dairy Farm, Shinfield • Land West of Hyde End Road, Shinfield • Land at Lambs Lane, Shinfield • Land at Tag Lane, Wargrave • Land adjacent to Winnersh Farms, Winnersh (forming a comprehensive and integrated scheme with the proposed housing site allocation at Winnersh Farms) • Land at St Annes Drive, Wokingham • Land at Limmerhill Road, Wokingham • Land at Coppid Beech, Wokingham • Bridge Retail Park, Wokingham • Land North of London Road and East of A329M <p>A significant area of land was promoted by the University of Reading adjacent to Thames Valley Science Park. The 'Four Valleys' proposal comprises several uses based on Cine Valley (creative media hub), Nano Valley (innovation and technology), Medi Valley (health and life sciences) and Hera Valley (heritage/arts).</p>

Parish	Proposed site allocation	Level of response	Overview of responses
Barkham	Reading FC Training Ground, Hogwood Park	Total: 5 Agree: 1 Neutral: 2 Disagree: 2	<p>Few comments were received. Overall support from the site promoter confirming the site's deliverability and availability.</p> <p>Some concerns expressed by the development industry, the parish council and some residents on the following grounds:</p> <ul style="list-style-type: none"> • Perceived conflict with the adopted Arborfield and Barkham neighbourhood plan policy regarding maintaining separation between settlements (Policy IRS1) • The site is located outside the development limits • The site is dependent on the delivery of the Arborfield Strategic Development Location (SDL) • The impact of the development on traffic flows. <p>Thames Water commented that upgrades to the water supply network infrastructure are likely to be required.</p>
	Woodlands Farm, Wood Lane	Total: 6 Agree: 0 Neutral: 3 Disagree: 3	<p>Few comments were received to this proposed site allocation.</p> <p>Some concerns were expressed by the parish council to this proposed site allocation on the grounds of the following:</p> <ul style="list-style-type: none"> • Access issues from Wood Lane and traffic issues along School Road • Maintaining the separation between Arborfield Cross and Barkham • This site is not well related to the existing settlement <p>Concerns also expressed by some landowners/developers include:</p> <ul style="list-style-type: none"> • Poor accessibility to public transport or existing services and facilities in the area • The inclusion of Gypsy and Traveller sites as a component of housing supply is contrary to national policy. • Site includes an area proposed as Valued Landscape • Site does not appear to be on the edge of any settlement

Parish	Proposed site allocation	Level of response	Overview of responses
Barkham	Land north of The Shires	Total: 3 Agree: 0 Neutral: 2 Disagree: 1	<p>Few comments received to this proposed site allocation.</p> <p>The parish council sought clarity regarding the extent of the proposed site allocation and the number of homes that had been granted by the council for planning permission.</p>
Charvil	Land East of Park View Drive North	Total: 96 Agree: 3 Neutral: 9 Disagree: 84	<p>General objections were received to this proposed housing site allocation from both residents and the development industry, on the following grounds:</p> <ul style="list-style-type: none"> • Scale of housing proposed in Charvil parish is inappropriate and disproportionate given its position in the Settlement Hierarchy compared to other settlements in the borough (e.g. Sonning) • Disagreement regarding the settlement's current access to public transport connections and reliance on the private car • Planning permission refused at Newlands Farm (planning ref. 191788) due to access to infrastructure or facilities • Pressure on the capacity of local infrastructure, services and facilities. For instance, education/school provision (specifically Charvil Piggott Primary School and Wargrave Piggott Senior School) and health provision • Inadequate and biased site appraisal in the Housing and Economic Land Availability Assessment (HELAA) • Traffic and congestion issues along the A4, notably Park Lane, Old Bath Road, Sonning/Woodley roundabout, Wargrave/Twyford roundabout • Insufficient consultation with the local community • Inappropriate development in the open countryside (outside development limits) forming perceived coalescence between Charvil and Twyford • New developments in Charvil have not provided sufficient infrastructure and services/facilities to support the new/existing community

Parish	Proposed site allocation	Level of response	Overview of responses
Charvil			<ul style="list-style-type: none"> • Car parking issues at Twyford station • Site is inappropriate due to its location in Flood Zones 2 and 3, and has experienced issues with historic flooding due to its proximity to the River Thames, River Loddon and The Old River • Thames Valley Environmental Records (TVERC) report shows the presence of Protected Species, notably the Common Frog and the Common Toad, protected under European and UK legislation; and other bird species, including Redwing, Fieldfare, Cuckoo, Herring Gull, Lapwing, Pochard and Song Thrush in the surrounding area • Site would extend the built form of Charvil and Twyford as far as the floodplain grazing marsh priority habitat associated with the River Loddon (also a Biodiversity Opportunity Area) • Two ancient monuments adjoin the north-west sections of the site <p>Thames Water commented that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure.</p> <p>Other comments were received from the site promoter, indicating their support for the proposed allocation and confirming the site's availability and deliverability, but suggested that it could accommodate a higher capacity through the promotion of land north-east of Park View Drive forming an extension to the proposed site allocation.</p>
	Land West of Park Lane	Total: 127 Agree: 2 Neutral: 10 Disagree: 115	<p>General objections were received to this proposed housing site allocation from both residents and the development industry on the following grounds:</p> <ul style="list-style-type: none"> • Inadequate and biased site appraisal in the Housing and Economic Land Availability Assessment (HELAA) • Disagreement regarding the settlement's current access to public transport connections and reliance on the private car • Traffic, access and safety issues on the local road network, notably the A4, A3032, Park Lane, Waingels Road, Twyford Road and Old Bath Road; capacity issues for traffic at the main London to Bristol railway bridge and crossing the site along the A4 to access Charvil Piggott Primary School • Land adjacent to the proposed allocation was granted planning permission for 25 dwellings at an appeal. Pressure on the capacity of local infrastructure for instance education/school provision (e.g. Piggott Primary School) and health provision and public transport • Noise and air pollution

Parish	Proposed site allocation	Level of response	Overview of responses
Charvil			<ul style="list-style-type: none"> • Site is inappropriate due to its location in a flood zone, and has experienced issues with historic flooding • Scale of housing proposed in Charvil parish is inappropriate and disproportionate given its position in the Settlement Hierarchy compared to other settlements in the borough (e.g. Sonning) • Inappropriate development in the open countryside (outside development limits); comprises Grade 2 and Grade 3A best and most versatile agricultural land and may contain contaminated land. Comments cited the Newlands Farm planning decision (191788) • Travel plan accompanying the planning application at Charvil Piggott Primary School considered that the proposal would reduce noise pollution and vehicle emissions associated with 'school run' traffic. Proposed allocation is inconsistent with this evidence. • Insufficient consultation with the local community • Site(s) would move large scale development north of the A4 and into the Thames/Loddon River Valley changing the landscape character; perceived coalescence between Charvil and Woodley which has been recognised as a 'green wedge' by a Planning Inspector at appeal in 2017 • Site is adjacent to ancient woodland and a Biodiversity Opportunity Area; development would impact on local biodiversity in this area <p>Other comments from residents include:</p> <ul style="list-style-type: none"> • Any future development in Charvil should provide low cost affordable/social housing to meet local needs and retain younger families • Understanding the need to provide housing in this area, but assumed site capacity and density is too high <p>Some support for the proposed housing site allocation provided the development supports an appropriate housing mix to accommodate younger families and older people wishing to downsize.</p> <p>Other comments were received from the site promoter, indicating their support for the proposed allocation and confirming the availability and deliverability of the site within the plan period.</p> <p>Other comments from Thames Water who suggested that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure.</p>

Parish	Proposed site allocation	Level of response	Overview of responses
Finchampstead	Jovike, Lower Wokingham Road	Total: 6 Agree: 1 Neutral: 3 Disagree: 2	Few comments were received to this proposed housing site allocation. Concerns expressed by some developers/landowners on the ground of poor accessibility to public transport or other services and facilities in the area. Thames Water commented that local upgrades to existing drainage infrastructure may be required.
	Tintagel Farm, Sandhurst Road	Total: 3 Agree: 1 Neutral: 1 Disagree: 1	Few objections/comments were received to this proposed Gypsy and Traveller allocation. Some concerns expressed by the development industry, which suggested the inclusion of Gypsy and Traveller sites as a component of housing supply was contrary to national policy and the site is constrained due to contamination, access and Tree Preservation Order issues.
	Land to the rear of 166 Nine Mile Ride	Total: 3 Agree: 1 Neutral: 1 Disagree: 1	Few objections/comments were received to this proposed Gypsy and Traveller allocation. Some concerns expressed by the development industry, which suggested the inclusion of Gypsy and Traveller sites as a component of housing supply was contrary to national policy and the site is constrained due to contamination, access and Tree Preservation Order issues.
Hurst	Land adjacent to Whistley Green Cottage, Whistley Green	Total: 31 Agree: 5 Neutral: 3 Disagree: 23	Some residents suggested that the sites should provide smaller properties to accommodate key workers and more starter homes/affordable homes General objections were received to this proposed housing site allocation, on the following grounds: <ul style="list-style-type: none"> Some issues experienced in the village due to new development on the Valleys Nursery site at Whistley Green adjacent to the proposed site allocation Site is in open countryside, outside of the current development limits for Hurst village and forms part of the rural setting of Whistley Green/Hurst Highway impact, access and safety concerns on the local road network A321 (Broadwater Lane). Impact on existing village character (e.g. maintaining the separation between Hurst and Twyford; Wards Cross and Whistley Green) which has been recognised by the council in previous local plans and position defended and upheld at planning appeals

Parish	Proposed site allocation	Level of response	Overview of responses
Hurst			<ul style="list-style-type: none"> Area of Special Character runs from Whistley Green/Broadwater Lane to Hogmoor Lane, containing 16th and 17th Century Grade II Listed Buildings. Development would affect the Area of Special Character and the setting of the listed buildings Flood risk and climate change impacts, notably along the A321 towards Twyford Pressure on the capacity of local infrastructure (e.g. education/school provision and health provision) Inadequate and biased assessment of this site (compared with other sites in Hurst) in the site appraisal, notably the Sustainability Appraisal and the Housing and Economic Land Availability Assessment (HELAA) Scale of housing proposed in Hurst is inappropriate given its position in the Settlement Hierarchy The site has previously been refused planning permission on grounds of impact on rural character, impact on the Area of Special Character and deemed unsuitable location due to isolation from services/facilities and public transport Recent appeal decision at Lodge Road for 5 dwellings dismissed on similar grounds Loss of existing mature and veteran trees and hedgerows
	Land north-west of Hogmoor Lane	Total: 49 Agree: 5 Neutral: 3 Disagree: 41	<p>Some residents suggested that the sites should provide smaller properties to accommodate key workers and more starter homes/affordable homes</p> <p>General objections were received to this proposed housing site allocation, on the following grounds:</p> <ul style="list-style-type: none"> Scale of housing proposed in Hurst is inappropriate given its position in the Settlement Hierarchy Inadequate and biased assessment (compared with other sites in Hurst) in the site appraisal, notably the Sustainability Appraisal and the Housing and Economic Land Availability Assessment (HELAA) Flood risk and climate change impacts, notably along the A321 towards Twyford Site is located in between Whistley Green and Wards Cross recognised as an important separation in previous local plans and has been upheld by a Planning Inspector at planning appeals Loss of existing mature trees and hedgerows Highway impacts, access and safety concerns on the local road network, notably the A321 between Twyford and Wokingham

Parish	Proposed site allocation	Level of response	Overview of responses
Hurst			<ul style="list-style-type: none"> Flood risk and drainage impacts along the A321 Broadwater Lane and Hogmoor Lane Area between Hogmoor Lane and Whistley Green is an Area of Special Character containing several Grade 2 Listed Buildings Pressure on the capacity of local infrastructure (e.g. education/school provision and health provision) Impact on the existing village character and Area of Special Character designation (e.g. Listed Buildings and existing trees/hedgerows) Maintaining the separation between Whistley Green and Wards Cross and Hurst and Twyford Site is in the open countryside, outside the current development limits for Hurst village, would result in the loss of agricultural land and forms part of the rural setting/character of Hurst
Ruscombe	Land to the rear of 9-17 Northbury Lane	Total: 4 Agree: 1 Neutral: 3 Disagree: 0	Few comments were received to this proposed site allocation, broadly indicating some support for new housing in Twyford and the surrounding areas.
	Land between 39-53 New Road	Total: 4 Agree: 1 Neutral: 3 Disagree: 0	Few comments were received to this proposed site allocation, broadly indicating some support for new housing in Twyford and the surrounding areas.
Shinfield	Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road	Total: 2 Agree: 0 Neutral: 2 Disagree: 0	Few comments were received to this proposed site allocation, raising no substantial issues.

Parish	Proposed site allocation	Level of response	Overview of responses
Sindlesham	Land off Wheatsheaf Close	Total: 2 Agree: 1 Neutral: 1 Disagree: 0	Few comments were received to this proposed site allocation, raising no substantial issues.
Sonning	Land at Sonning Farm	Total: 7 Agree: 3 Neutral: 1 Disagree: 3	<p>Comments broadly supported the principle of this proposed housing site allocation</p> <p>Concerns expressed by some residents on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the local community and area • Loss of Grade 2 agricultural land • Poor access to the local road network and traffic issues associated with Pound Lane and the A4 <p>Clarity was sought by a developer/landowner that the proposed housing site allocation should be explicitly referred to as an allocation in the Draft Local Plan.</p>
Twyford	Land at Bridge Farm	Total: 59 Agree: 2 Neutral: 3 Disagree: 54	<p>General objections to this proposed housing site allocation from residents on the following grounds:</p> <ul style="list-style-type: none"> • Scale of housing proposed in Twyford and surrounding area is inappropriate and disproportionate given its position in the Settlement Hierarchy • Pressure on the capacity of existing local infrastructure and services. For instance, health provision and school provision, notably Polehampton Junior School, Robert Piggott Secondary School and Waingels College • Access and traffic issues, notably Wargrave Road (A321) due to a narrow weight-restricted bridge and safe pedestrian/cycle access along the A4 • Impact on the Twyford Crossroads Air Quality Management Area (AQMA) • Insufficient car parking provision in Twyford village and railway station • Inappropriate development in the open countryside, loss of Grade 1 agricultural land (outside development limits) and will impact on the existing character of the area (e.g. Thames/Loddon River Valley) • Historic flooding events have occurred in the winter on the proposed site allocation

Parish	Proposed site allocation	Level of response	Overview of responses
Twyford			<ul style="list-style-type: none"> Inadequate and biased site appraisal in the Housing and Economic Land Availability Assessment (HELAA) Appropriate mix of housing types and tenures to meet the local needs of Twyford <p>Concerns expressed by some landowners/developers due to the site's perceived location in the open countryside, flood risk zones, Grade 1 agricultural land, and that the proposed allocation should not jeopardise the prospect of future delivery for other promoted sites (e.g. Riverways Farm to the north of the A4).</p> <p>Other comments from Thames Water suggested that the scale of development in this catchment is likely to require upgrades to the existing water supply network infrastructure.</p> <p>Comments received from the site promoter, indicating broad support for the proposed site allocation, but suggested a higher capacity of development for this site (circa 200 homes).</p>
Winnersh	Winnersh Plant Hire, Reading Road	Total: 6 Agree: 3 Neutral: 2 Disagree: 1	<p>Few comments and objections were received to this proposed housing site allocation, raising no substantial issues.</p> <p>The site promoter suggested a higher capacity of development for the site.</p>
	Winnersh Farms	Total: 46 Agree: 3 Neutral: 3 Disagree: 40	<p>General objections to this proposed housing site allocation on the following grounds:</p> <ul style="list-style-type: none"> Site was previously considered unsuitable by the parish council during the early stages of plan preparation and site selection/appraisal due to flood risk and poor accessibility issues Previously, the site was refused planning permission on two occasions due to unsuitable access via Maidensfield Traffic and congestions issues, notably Danywern Drive, Reading Road, Robin Hood Way, Watmore Lane, Woodward Close, King Street Lane/Hatch Farm Way junction and Mill Lane Transport modelling evidence has not highlighted the Woodward Close junction as an issue Noise and air pollution due to proximity to A329(M) M4, which is designated an AQMA Part of the site is located within flood zones 2 or 3 which makes the land unsuitable for development and unclear how this has informed capacity assumptions for this site Outside the current development limits for Winnersh

Parish	Proposed site allocation	Level of response	Overview of responses
Winnersh			<ul style="list-style-type: none"> • Pressure on the capacity of existing local infrastructure (e.g. wastewater, roads, education provision and health provision) • Poor accessibility to public transport links and services and facilities, notably Winnersh station and Winnersh Triangle Business Park • Cumulative impact on the Emmbrook/Winnersh area has not been considered in the site appraisal process, notably the Sustainability Appraisal • Loss of rural character in the Emmbrook and Wokingham area from existing/new development <p>Thames Water commented that the scale of development in this catchment is likely to require upgrades to the existing water supply and wastewater network infrastructure.</p> <p>Adjoining land was promoted for development by the landowner/developer to form a comprehensive scheme for the proposed allocation at Winnersh Farms.</p>
	Land on North West Side of Old Forest Road	Total: 13 Agree: 1 Neutral: 1 Disagree: 11	<p>General objections from local residents to this proposed housing site allocation on the following grounds:</p> <ul style="list-style-type: none"> • Amount of development in the Emmbrook area • Traffic and congestion in the area, notably Watmore Lane and the current construction of the Northern Distributor Road (NDR) • Loss of rural character in the Emmbrook and Wokingham area from existing/new development • Insufficient school and other infrastructure provision in the area • Inconsistencies in the appraisal of sites, notably the Sustainability Appraisal • Sustainability Appraisal does not assess impact of coalescence between Emmbrook and Winnersh • Sustainability Appraisal and site selection process fails to consider the impact of this site (along with other proposed housing site allocations) on the M4 AQMA. • Historic flooding events and cumulative impacts of flooding in this area have not been considered in the Strategic Flood Risk Assessment (SFRA) • Cumulative loss of biodiversity in the Emmbrook area has not been considered in the site appraisal

Parish	Proposed site allocation	Level of response	Overview of responses
Winnersh			<ul style="list-style-type: none"> Loss of mature trees and vegetation due to current construction of the Northern Distributor Road (NDR)
Wokingham	Station Industrial Estate, Oxford Road	Total: 9 Agree: 3 Neutral: 5 Disagree: 1	<p>General support for the principle of this proposed site allocation, however some disagreement with the assumed capacity for this site.</p> <p>Thames Water commented that local upgrades to the existing drainage infrastructure may be required.</p> <p>The site promoter suggested a higher capacity of development for the site and that it should consider a mixed-use residential scheme with some industrial use.</p>
	54-58 Reading Road	Total: 1 Agree: 0 Neutral: 1 Disagree: 0	<p>Few comments and objections were received to this proposed site allocation, raising no substantial issues.</p> <p>Some amendments were suggested by the town council to ensure any future development proposal considers lower storey heights and appropriate and limited car parking provision due to proximity to Wokingham train station and other public transport links.</p>

Plan area	Policy	Level of response	Overview of responses
Housing	Policy H3: Housing mix, density and standards	Total: 50 Agree: 16 Neutral: 14 Disagree: 20	<p>Some support for the policy approach due to consideration of the local context when establishing suitable densities and house types, and the application of wheelchair accessible and adaptable standards.</p> <p>Concerns were expressed by some residents towards an appropriate mix of housing in the borough, notably supporting key workers, single occupancy or people who wish to downsize from a larger property to a smaller property.</p>

Plan area	Policy	Level of response	Overview of responses
Housing			<p>However, some concerns expressed by landowners/developers on the grounds of the following:</p> <ul style="list-style-type: none"> • Insufficient evidence to justify the adoption of optional technical standards and impact on development viability • Policy should also take into account site-specific factors such as vulnerability to flooding, site topography and other circumstances which may make a specific site less suitable to meet such standards • Policy should provide clearer direction for developers regarding the evidence expected to support the proposed housing mix <p>Other comments were received from Reading Borough Council who welcomed the requirement for all new housing to be built in line with part M4(2) of the Building Regulations and for 6% of housing on developments of 20 or more dwellings to be built in line with M4(3). Reading Borough Council suggested that the policy should also consider wider levels of delivery across the functional area to deliver larger, family accommodation which sits well with the existing character of the area.</p>
	Policy H4: Presumption against the loss of residential	Total: 6 Agree: 4 Neutral: 2 Disagree: 0	Comments were received indicating support for the policy approach.
	Policy H5: Affordable Housing	Total: 69 Agree: 24 Neutral: 23 Disagree: 22	<p>Divergence of views between residents and the development industry.</p> <p>Broad support from residents for the policy approach. Support for more affordable housing (including rented social housing) and smaller properties to support first time buyers and single occupancy in the borough and highlighted their concerns regarding previous affordable housing delivery, which was considered to be low.</p> <p>Some concerns expressed by landowners/developers on the following grounds:</p> <ul style="list-style-type: none"> • Threshold for triggering affordable housing is considered to be inconsistent with national policy.

Plan area	Policy	Level of response		Overview of responses
Housing				<ul style="list-style-type: none"> No up-to-date viability assessment has been prepared to demonstrate that the levels of affordable housing can be achieved Similar policy approach taken by Oxford City Council was found unsound by the Planning Inspector at Examination <p>Other comments of support were received from some neighbouring councils, notably Bracknell Forest Council, Reading Borough Council and West Berkshire District Council.</p>
	Policy H6: Rural Exception Sites	Total:	11	Few comments were received to this policy approach.
		Agree:	3	Concerns were raised by some developers as the policy did not consider 'entry level' exception sites, which is a consideration in national policy.
		Neutral:	3	
		Disagree:	5	
	Policy H7: Rural Worker's Dwellings	Total:	6	Few comments were received which supported this policy.
		Agree:	5	
		Neutral:	1	
		Disagree:	0	
	Policy H8: Self-build and custom housebuilding	Total:	34	Comments were received to this policy, broadly indicating some support for the policy approach.
		Agree:	7	Concerns expressed by most landowners/developers on the grounds of the following:
		Neutral:	12	
		Disagree:	15	
				<ul style="list-style-type: none"> The requirement for sites of over 100 to set aside 5% dwellings to be delivered through serviced plots for self and custom housebuilding is not justified or consistent with national policy Insufficient evidence to justify policy approach, self and custom build registers do not provide on their own, a sufficiently robust evidence base against which to assess needs Policy does not consider the impact on development viability No clear evidence to indicate how the council have derived the threshold and 5% requirement in the policy

Plan area	Policy	Level of response	Overview of responses
Housing			<ul style="list-style-type: none"> Self and custom-build plots should be secured through dedicated sites rather than on an ad hoc or piecemeal approach
	Policy H9: Accommodation for Older People and Vulnerable Communities	<p>Total: 21</p> <p>Agree: 8</p> <p>Neutral: 5</p> <p>Disagree: 8</p>	<p>Some comments were received broadly indicating support for the policy approach.</p> <p>Concerns expressed by some landowners/developers on the grounds of the following:</p> <ul style="list-style-type: none"> Policy should also acknowledge the role of the private sector in delivering this type of specialist accommodation Accessibility standards are an optional requirement within Building Regulations, which need to be supported by evidence and consider impacts on development viability Clarity was sought regarding the type of institution that will have an affordable housing requirement applied Disagreement that housing needs for older people should mainly be met on strategic sites (e.g. Grazeley garden town and the existing Strategic Development Locations) <p>Some landowners/developers continued to promote sites for specialist types of accommodation, including Bridge Retail Park, Wokingham; Hare Hatch Sheeplands, Twyford and 6 Harvest Place, Wargrave.</p> <p>Other comments from Bracknell Forest Council, in principle, supported this type of provision on strategic sites and the proposed Grazeley garden town.</p> <p>The Berkshire West Clinical Commissioning Group (CCG) sought clarity regarding the term 'local commissioning policies' in the policy and whether this is relevant to the CCG's policies.</p>
	Policy H10: Conversion and sub-division of buildings	<p>Total: 18</p> <p>Agree: 8</p> <p>Neutral: 4</p> <p>Disagree: 6</p>	<p>Few comments were received to this policy. Most comments from residents and town/parish councils raised issues associated with existing HMOs such as parking provision and harm to the character of the area</p>

Plan area	Policy	Level of response	Overview of responses
Housing	Policy H11: Gypsies and Travellers and Travelling Showpeople Provision	Total: 21 Agree: 4 Neutral: 8 Disagree: 9	<p>Few comments were received to this policy.</p> <p>Some residents suggested that provision should be distributed across the borough, rather than focused on a few settlements, notably Finchampstead and Barkham.</p> <p>Some neighbouring councils sought clarity regarding issues such as wider Gypsy and Traveller needs, pitch targets for gypsies and travellers as required by the Planning Policy for Traveller Sites (PPTS) or addressing any unmet needs for provision (e.g. Reading Borough).</p> <p>Concerns expressed by a planning consultancy that the policy does not allocate sufficient sites to meet the identified need for traveller provision and fails to identify any transit site provision. The two sites proposed for Gypsy and Traveller provision at Finchampstead are constrained due to access, contamination and Tree Preservation Orders. The site proposed at Woodlands Farm, Barkham is in an area proposed as Valued Landscape and does not appear to be on the edge of any settlement. It was suggested that Gypsy and Traveller need should be met at existing sites such as Blagrove Lane.</p>
	Policy H12: Traveller Sites	Total: 18 Agree: 4 Neutral: 7 Disagree: 7	<p>Few comments were received, indicating support for the policy approach, but some comments from residents highlighted current enforcement issues regarding unauthorised sites, and questioned whether the Draft Local Plan should allocate transit sites.</p> <p>Some residents suggested that provision should be distributed across the borough, rather than focused on a few settlements, notably Finchampstead and Barkham.</p> <p>Concerns expressed by a planning consultancy that the policy does not allocate sufficient sites to meet the identified need for traveller provision and fails to identify any transit site provision. The two sites proposed for Gypsy and Traveller provision at Finchampstead are constrained due to access, contamination and Tree Preservation Orders. The site proposed at Woodlands Farm, Barkham is in an area proposed as Valued Landscape and does not appear to be on the edge of any settlement. It was suggested that Gypsy and Traveller need should be met at existing sites such as Blagrove Lane.</p>

Plan area	Policy	Level of response		Overview of responses
Housing				Other comments from the Environment Agency welcomed criteria for proposals to consider the impact on nature conservation when connecting to utilities.
	Policy H13: Houseboat Moorings	Total:	8	All comments supported the principle of this policy. Environment Agency welcomed criteria relating to nature conservation and biodiversity.
		Agree:	5	
		Neutral:	3	
		Disagree:	0	
	Policy H14: Development of Private Residential Gardens	Total:	25	Few comments received, indicating support for the policy approach, but some sought clarity regarding the type of development proposals that the policy is applied to.
		Agree:	13	Concerns expressed by some residents that the policy approach should be much stronger to avoid loss of biodiversity and green spaces and respect the character of the area.
		Neutral:	6	
		Disagree:	6	Concerns expressed by a landowner/developer that the policy is too restrictive and does not recognise the role that garden land development can play in delivering smaller sites. Comments from the Environment Agency suggested an amendment to the policy criteria for development proposals to provide a minimum 10% net gain in biodiversity.
Design, Heritage & The Built Environment	Policy DH1: Place Making and Quality Design	Total:	23	Several comments were received, broadly indicating support for the policy approach. Support was received from town/parish councils and some statutory bodies, notably Historic England.
		Agree:	14	Comments from some residents highlighted the quality of design from recent development in the borough. It was suggested that the policy should reflect the recommendations set out in the report of the Building Better, Building Beautiful Commission published in January 2020.
		Neutral:	8	
		Disagree:	1	

Plan area	Policy	Level of response	Overview of responses
Design, Heritage & The Built Environment	Policy DH2: Safeguarding amenity	Total: 14 Agree: 10 Neutral: 2 Disagree: 2	Few comments were received, raising no substantive issues.
	Policy DH3: Shopfronts	Total: 9 Agree: 5 Neutral: 4 Disagree: 0	Few comments were received indicating support for the policy approach, including from Historic England.
	Policy DH4: Advertisements and signage	Total: 7 Agree: 4 Neutral: 3 Disagree: 0	Few comments were received, indicating support for the policy approach, including from Historic England. Some residents suggested that the policy should also refer to light pollution.
	Policy DH5: The Historic Environment	Total: 23 Agree: 12 Neutral: 6 Disagree: 5	Some comments were received, broadly indicating support for the policy approach to the conservation and enhancement of the historic environment. Some concerns expressed by the development industry to the draft policy include: <ul style="list-style-type: none"> Reference specifically to statutorily designated heritage assets in considering whether harm is substantial or less than substantial in line with paragraph 196 of the NPPF The level of detail contained within any assessment should be proportionate to the asset's importance Comments from Historic England expressed concerns that the plan is not currently supported by an appropriate evidence base and does not currently set out a positive strategy for conservation and enjoyment of the historic environment. Development requirements were suggested for some of the non-strategic site allocations to improve certainty for instances where heritage assets are likely to be affected.

Plan area	Policy	Level of response	Overview of responses
Design, Heritage & The Built Environment	Policy DH6: Archaeology	Total: 7 Agree: 4 Neutral: 2 Disagree: 1	Few comments were received to this policy. Some amendments were suggested by Historic England to the policy wording to improve clarity and consistency with national policy regarding the significance of a scheduled monument or a non-designated heritage asset of archaeological interest.
	Policy DH7: Energy	Total: 22 Agree: 14 Neutral: 6 Disagree: 2	Few comments were received, broadly indicating support for the policy approach, including statutory bodies, notably Reading Borough Council. Some concerns expressed by the development industry regarding the impact of the draft policy on the viability of development proposals.
	Policy DH8: Environmental standards for non-residential development	Total: 21 Agree: 9 Neutral: 9 Disagree: 3	General support for the policy approach from residents, town/parish councils, utility providers and some statutory bodies, notably Environment Agency, Reading Borough Council and West Berkshire District Council. Thames Water and South East Water suggested that the water efficiency standard could be lower than 110 litres per person per day. Concerns were raised by the development industry towards the impact of the draft policy on the viability of development proposals.
	Policy DH9: Environmental standards for residential development	Total: 44 Agree: 11 Neutral: 15 Disagree: 18	General support for the policy approach from residents, town/parish councils, utility providers and some statutory bodies, notably Environment Agency, Reading Borough Council and West Berkshire District Council. Thames Water suggested that the water efficiency standard should be amended from 110 litres per person per day to 105 litres per person per day. Concerns were raised by the development industry towards the impact of the draft policy on the viability of development proposals and the application of some higher standards for energy and water efficiency. Some detailed comments expressed the need for clarification in several areas including the term carbon neutral.

Plan area	Policy	Level of response	Overview of responses
Design, Heritage & The Built Environment	Policy DH10: Low carbon and renewable energy generation	Total: 21 Agree: 11 Neutral: 8 Disagree: 2	Few comments were received. Some comments suggested that the policy should consider the impacts on ecology and landscape. Support received from town/parish councils and statutory bodies, notably Natural England, Reading Borough Council and West Berkshire District Council.
Healthy & Sustainable Communities	Policy HC1: Promoting Healthy Communities	Total: 22 Agree: 9 Neutral: 2 Disagree: 11	Few comments were received to this policy. Support from Bracknell Forest Council. Some residents commented on the current health provision in the borough. Some concerns expressed from landowners/developers, who considered the policy requirement for all major development proposals to include a Health Impact Assessment overly onerous.
	Policy HC2: Community Infrastructure	Total: 23 Agree: 9 Neutral: 9 Disagree: 5	Few comments were received to this policy. Support from Bracknell Forest Council. Some comments from residents referenced the existing community facilities in settlements across the borough, notably health care and education provision. Some comments also suggested new provision, notably a Scout Headquarters at Emmbrook and a primary school at Wargrave. A developer/landowner sought clarity as to whether this policy would apply to all local shops, or only those that were considered to be of community value.
	Policy HC3: Open Space, Sports, Recreation and Play Facilities	Total: 34 Agree: 14 Neutral: 5 Disagree: 15	A number of comments were received to this policy. Support was received from Bracknell Forest Council and Natural England. It was suggested by some residents that land identified by the council for a proposed housing site allocation at Winnersh Farms should be used as a country park. Some concerns were raised to this policy, mostly by the development industry challenging the current evidence for open space, sports, recreation and play facilities provision and standards and the policy's insufficient flexibility to reflect local and specific circumstances.

Plan area	Policy	Level of response	Overview of responses
Healthy & Sustainable Communities	Policy HC4: Local Green Space	<p>Total: 63</p> <p>Agree: 31</p> <p>Neutral: 12</p> <p>Disagree: 20</p>	<p>Broad support for the principle of the policy and the draft Local Green Space designations in the plan, in particular from town/parish councils, residents and Natural England.</p> <p>Some amendments to the policy wording were suggested by town/parish councils to provide an understanding for how development is to be restricted and/or managed within areas designated as Local Green Space. Comments cited the policy approach used in the adopted Reading Borough Local Plan.</p> <p>General support for the proposed Local Green Space designations, including:</p> <ul style="list-style-type: none"> • Land south of Reading Road, Bulmershe, Earley – an extension to the area was suggested to include Highwood Local Nature Reserve • Joel Park and Holt Copse, Wokingham • Fox Hill, Wooshehill <p>Some concerns expressed by residents and town/parish councils towards the distribution of sites identified for Local Green Space designation in the borough. Several comments nominated other sites in specific settlements, including:</p> <p>Arborfield:</p> <ul style="list-style-type: none"> • Arborfield Park • Junipers Field • Rook Nest Wood • Hazebrouck Meadows • Pound Copse • The cricket and rugby pitches within the Arborfield Strategic Development Location <p>Earley:</p> <ul style="list-style-type: none"> • The Wilderness area and Harris Gardens on the University of Reading Campus • Laurel Park and Maiden Erlegh Lake • Loddon Fields

Plan area	Policy	Level of response	Overview of responses
Healthy & Sustainable Communities			<ul style="list-style-type: none"> • London Road (the green area between A4 and the houses along London Road) • Thames Riverside • Sol Joel Park • Chalfont Woods and Chalfont Park <p>Finchampstead:</p> <ul style="list-style-type: none"> • California Country Park • Finchampstead memorial park • Finchampstead Baptist Church Centre • Waverley Park • Gorse Ride field <p>Winnersh:</p> <ul style="list-style-type: none"> • Winnersh Meadows • Winnersh Farms (proposed housing site allocation) <p>Sindlesham:</p> <ul style="list-style-type: none"> • Bearwood Recreation Ground <p>Twyford:</p> <ul style="list-style-type: none"> • Malvern Way <p>Wokingham:</p> <ul style="list-style-type: none"> • Leslie Sears Playing Field • Viking Field • Redlands Farm Park • Elizabeth Park • Keephatch Nature Reserve

Plan area	Policy	Level of response		Overview of responses
Healthy & Sustainable Communities				<ul style="list-style-type: none"> Cantley Park <p>Woodley:</p> <ul style="list-style-type: none"> The remaining part of Crescent Field in South Lake Crescent
	Policy HC5: Environmental Protection	Total: 19 Agree: 10 Neutral: 1 Disagree: 8		<p>Few comments were received.</p> <p>Concerns expressed by some residents that the construction of new housing will increase risk of flooding and pollution.</p> <p>Environment Agency suggested minor amendments to policy wording to improve clarity regarding surface and groundwater quality.</p>
	Policy HC6: Air Pollution and Air Quality	Total: 42 Agree: 12 Neutral: 3 Disagree: 27		<p>Some comments were received.</p> <p>Concerns expressed by local residents on the grounds of the following:</p> <ul style="list-style-type: none"> Construction of new development will increase risk of air pollution due to more cars, notably in the Wokingham Air Quality Management Area (AQMA) and Twyford crossroads AQMA Policy is silent on the protection of existing trees and ancient woodland <p>Bracknell Forest Council suggested that the requirement for an air quality assessment should also apply to development proposals in close proximity to an Air Quality Management Area (AQMA).</p> <p>Other comments from Natural England highlighted that air pollution and air quality is a key area that will need to be considered at a strategic level through Habitats Regulation Assessment to ensure mitigation can be implemented for avoidance of impacts on Natura 2000 sites such as the Thames Basin Heaths SPA.</p>
	Policy HC7: Light Pollution	Total: 18 Agree: 10		<p>Few comments were received.</p>

Plan area	Policy	Level of response	Overview of responses
Healthy & Sustainable Communities		Neutral: 4 Disagree: 4	Most comments, including from Natural England and Environment Agency, suggested that the policy should consider the natural environment and ecological impacts, in particular wildlife corridors. Some concerns expressed by residents to the impact of external/artificial lighting associated with development on amenity and biodiversity.
	Policy HC8: Noise Pollution	Total: 28 Agree: 11 Neutral: 6 Disagree: 11	Few comments were received. Some concerns expressed by residents to current noise pollution associated with the highway network, notably the M4, A329(M) and the A4. A developer/landowner suggested that the policy should provide sufficient flexibility to reflect local circumstances, consistent with national policy and guidance.
	Policy HC9: Contaminated Land and Water	Total: 13 Agree: 6 Neutral: 1 Disagree: 6	Few comments were received. Some concerns expressed by residents which suggest that the proposed housing allocation at Winnersh Farms has known contaminated land. Other comments from the Environment Agency suggested amendments to the policy wording and supporting text regarding the status of surface water and groundwater bodies.
	Policy HC10: Development in the vicinity of Atomic Weapons Establishment (AWE), Burghfield	Total: 12 Agree: 4 Neutral: 3 Disagree: 5	Few comments were received to this policy. Support from Reading Borough Council. Some concerns expressed, mostly by the development industry on the grounds of the proximity of the proposed Grazeley garden town to AWE Burghfield and its relationship with the Detailed Emergency Planning Zone and potential implications for the off-site emergency plan.

Plan area	Policy	Level of response	Overview of responses
Natural Environment & Flooding	Policy NE1: Biodiversity and Nature Conservation	Total: 39 Agree: 15 Neutral: 7 Disagree: 17	<p>General support was received in principle for the policy including from statutory bodies, notably Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Environment Agency and Natural England. However, some town/parish councils and other organisations suggested that the policy wording should be strengthened to protect and enhance biodiversity and be supported by evidence.</p> <p>Some concerns expressed by landowners/development to the policy include:</p> <ul style="list-style-type: none"> • The requirement for development proposals to achieve a 10% net gain in biodiversity, for which the Environmental Bill is still subject to Royal Assent • Reference to irreplaceable habitats (e.g. ancient/veteran trees and ancient woodland) which was considered inconsistent with national policy. <p>Some concerns expressed by residents that further development (housing) will impact on the countryside and harm biodiversity and nature conservation in the borough.</p> <p>Comments from the Environment Agency highlighted that the policy should include a requirement to compensate for the loss/degradation of habitats of principal importance.</p>
	Policy NE2: Thames Basin Heaths Special Protection Area	Total: 17 Agree: 7 Neutral: 5 Disagree: 5	<p>Support was received from Natural England who also acknowledged ongoing work with Wokingham Borough Council on air quality for the Habitats Regulations Assessment (HRA).</p> <p>Some amendments suggested by developers/landowners to ensure the policy wording is consistent with the Joint Strategic Partnership Board's Delivery Framework and to provide clarity regarding the definition of 'development' within a SANG.</p> <p>Other comments cited harm to biodiversity from development in the borough, that SANG does not compensate for the land and facilities lost by development and that the policy should also consider access for all users to safe and accessible green spaces, notably through improvements to rights of way and bridleways.</p>

Plan area	Policy	Level of response	Overview of responses
Natural Environment & Flooding	Policy NE3: Trees, woodland and hedgerows	Total: 44 Agree: 19 Neutral: 10 Disagree: 15	<p>General support from town/parish councils and some statutory bodies, notably Natural England.</p> <p>Concerns expressed by some local residents that insufficient protection is afforded to trees, woodlands and hedgerows in existing developments and new development should provide and maintain new trees, woodlands and hedgerows.</p> <p>Some concerns raised by landowners/developers which suggested minor amendments to the wording referring to 'ancient woodland' to improve clarity and consistency with national policy.</p> <p>Other comments received from Environment Agency seeking amendments to the policy to encourage development to improve biodiversity and ecological structures across the landscape. The Berkshire Buckinghamshire and Oxfordshire Wildlife Trust suggested that the content of the policy should be divided to address the protection of existing features and the incorporation of new features in development.</p>
	Policy NE4: Development and existing trees, woodland and hedgerows	Total: 27 Agree: 14 Neutral: 6 Disagree: 7	Few comments were received to this policy. General support, including from some town/parish councils and statutory bodies, notably Natural England and the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust.
	Policy NE5: Landscape and Design	Total: 17 Agree: 10 Neutral: 4 Disagree: 3	<p>Few comments were received to this policy. General support was received, notably from Natural England acknowledging that existing assets contribute towards key wildlife corridors.</p> <p>Some concerns raised by landowners/developers who considered that the policy should reflect a balanced approach, which sets out how development proposals will be judged in line with paragraph 171 of the NPPF. It was also considered that the policy is too restrictive in seeking to preserve and enhance local landscape character.</p>
	Policy NE6: Landscape Character, Value and Green Routes	Total: 26 Agree: 9 Neutral: 3	Some concerns expressed by developers/landowners to the identification of valued landscapes. The main issues raised include:

Plan area	Policy	Level of response	Overview of responses
Natural Environment & Flooding		Disagree: 14	<ul style="list-style-type: none"> Policy approach to Valued Landscapes is considered too onerous and disproportionate for locally designated landscapes compared with the protection afforded to nationally designated landscapes in national policy Developers cited recent appeal decisions where the Inspector concluded that these or similar areas were not considered 'valued landscape', notably Stanbury House, Spencers Wood Support in principle, but sought amendments to the boundaries of some of the proposed Valued Landscapes due to the perceived overlap with sites promoted for development in that area (e.g. Spencers Wood Southern Ridge; River Loddon; Billingbear) Technical evidence/note submitted by some landowners/developers disagreeing with the evidence in the Topic Paper which provides the justification for the proposed Valued Landscape designations. <p>General support for this policy from town/parish councils and local residents recognising that the policy should protect and enhance key features of the landscape, which contribute to the character and distinctiveness of the borough.</p> <p>Support also received from Natural England and the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust recognising that such features contribute towards the ecology and character of the borough.</p>
	Policy NE7: Sites of Urban Landscape Value	Total: 17 Agree: 10 Neutral: 3 Disagree: 4	<p>General support for the policy approach and the areas identified as a Site of Urban Landscape Value (SULV), in particular Bulmershe, Cantley Park and Woosehill Meadows which were recognised by the community as an important recreational and ecological resource.</p> <p>A few residents suggested that some areas identified as Sites of Urban Landscape Value (SULV) should also be considered for Local Green Space designation.</p>
	Policy NE8: Development and Flood Risk (from all sources)	Total: 55 Agree: 15 Neutral: 8 Disagree: 32	<p>The Environment Agency suggested some minor amendments to the policy wording to improve clarity regarding the application of the sequential test for development proposals and to take account the effects of climate change.</p>

Plan area	Policy	Level of response	Overview of responses
Natural Environment & Flooding			Other comments raised concerns of historic flooding events in settlements, notably Charvil, Swallowfield, Shinfield, Winnersh and Wokingham, and that the policy approach continues to support development in the flood zones.
	Policy NE9: Sustainable Drainage	Total: 25 Agree: 10 Neutral: 7 Disagree: 8	<p>General support from Natural England and the Environment Agency acknowledged the environmental and ecological benefits of Sustainable Drainage Systems.</p> <p>Some concerns expressed by residents to the application of Sustainable Drainage Systems (SuDS) in mitigating flood risk. Comments cited that the proposed housing site allocation at Winnersh Farms is partly in Flood Zone 2 and it was suggested that further development in this area would increase the risk of flooding.</p> <p>A landowner/developer raised concerns that returning run-off volumes to greenfield rates is considered too onerous in contrast with the requirements in the Planning Practice Guidance and current best practice.</p>
	Policy NE10: River Corridors	Total: 23 Agree: 9 Neutral: 8 Disagree: 6	<p>General support for the principle and direction of this policy, including from town and parish councils and some statutory bodies, notably the Environment Agency, Natural England and Bracknell Forest Council. Some concerns expressed by residents to the impact of development on existing watercourses in the borough, notably the proposal for Grazeley garden town and the proposed housing site allocation at Winnersh Farms.</p> <p>A landowner/developer raised concerns that the minimum requirement for a 10m undeveloped buffer zone for all types of watercourses is inconsistent with current legislation and best practice and national guidance published by the Environment Agency.</p> <p>Natural England broadly supported the principle of the policy but suggested that it should support the de-culverting of watercourses.</p>

Plan area	Policy	Level of response		Overview of responses
Minerals and Waste	Policy MW1: Sustainable Waste Management	Total:	19	<p>Few comments were received to this policy. Bracknell Forest Council highlighted consistency with the emerging Joint Central and Eastern Berkshire Minerals and Waste Local Plan.</p> <p>Residents expressed some concerns regarding sustainable waste management which fall outside of the scope of the local plan. These include the existing situation of Waste management currently in practice within Wokingham Borough including what materials can be recycled, how these materials are collected and how materials are currently managed after collection.</p> <p>Other concerns expressed by residents are considered to be addressed in the emerging Joint Central and Eastern Berkshire Minerals and Waste Local Plan. This includes the selection of sites for Waste processing.</p> <p>A resident expressed a concern relating to the ability of the Borough to accommodate any further waste arising from a new settlement of up-to 15,000 homes.</p>
	Policy MW2: Minerals Resources and Infrastructure	Total:	16	<p>Few comments were received to this policy. Bracknell Forest Council highlighted consistency with the emerging Joint Central and Eastern Berkshire Minerals and Waste Local Plan. Natural England acknowledged that the policy's approach is appropriate to ensure the borough is able to service its waste effectively.</p> <p>Some residents expressed concerns relating to the selection of sites for mineral extraction within Wokingham Borough, including the suitability criteria used to select the proposed site allocations. These issues have been addressed separately within the emerging Joint Central and Eastern Berkshire Minerals and Waste Local Plan.</p> <p>Other comments expressed concerns to the extraction of minerals and the impact from the transportation of materials outside of the Borough</p> <p>Some concerns were also expressed towards the use of housing site allocation for mineral extraction. Whilst it is unclear if these comments relate to the prior extraction of minerals supported by this policy or to the selection of areas adjacent to residential</p>

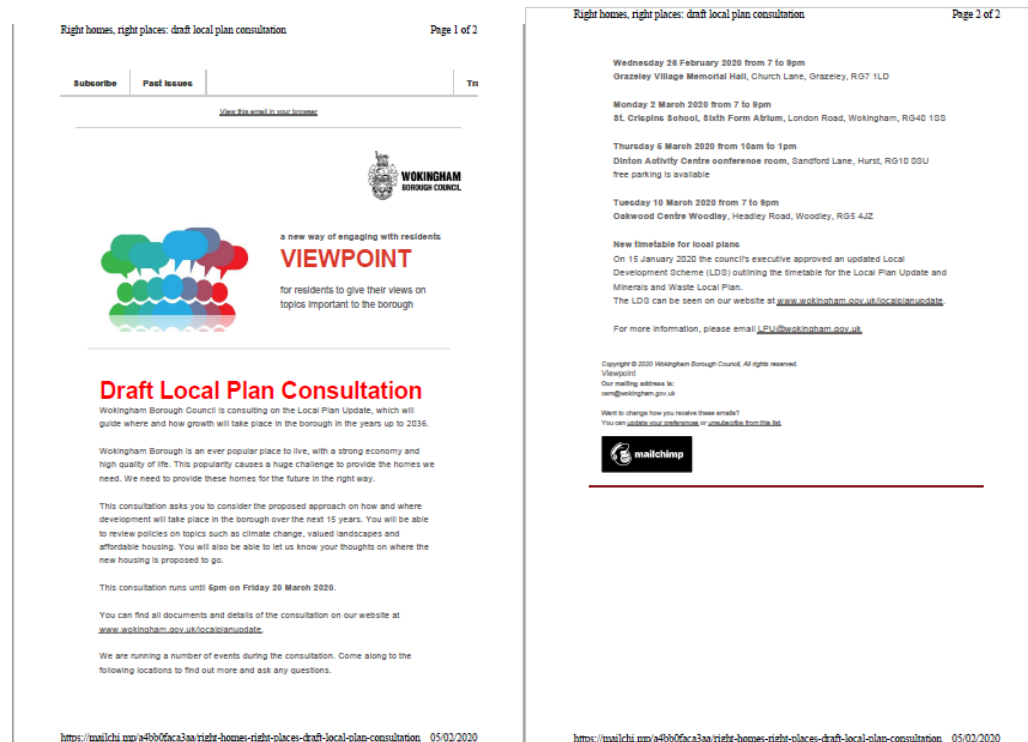
Plan area	Policy	Level of response	Overview of responses
Minerals and Waste			sites for mineral extraction, these concerns are mainly addressed in the relevant policies of the emerging Joint Minerals and Waste Local Plan.

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 to policies and site allocations in the Draft Local Plan. Many of the responses submitted by individuals and organisations to the council are highly detailed in nature. It is therefore important that this detail is subject to further analysis to inform the next steps of plan preparation, which is a more time-consuming process.

Appendices

Appendix 1: Email/letter of notification sent to all consultees registered on the council's online consultation database regarding public consultation on the Draft Local Plan.



Appendix 2: Webpage of the Draft Local Plan consultation

29/02/20 Draft Local Plan consultation - Wokingham Borough Council

You are here: Home / Planning policy / Planning policy information / Draft Local Plan consultation

Draft Local Plan consultation

Right Homes, Right Places – Draft Local Plan consultation

We're currently running a [Draft Local Plan consultation](#).

Read the Draft Plan consultation documents, below.

Due to the quantity and size of the documents, they have been separated into topic areas for ease of viewing.

Draft Local Plan consultation » Draft Plan consultation documents

Items In This Category

Draft Plan 2020.pdf (12.44MB)	29/01/2020	Download
Right homes right places.pdf (4.51MB)	29/01/2020	Download
Policies Map Key with layer description.pdf (1.61MB)	01/02/2020	Download
Policies Map 1.pdf (2.21MB)	01/02/2020	Download
Policies Map 2.pdf (3.37MB)	01/02/2020	Download
Policies Map 3.pdf (2.99MB)	01/02/2020	Download
Policies Map 4.pdf (3.33MB)	01/02/2020	Download
Policies Map 5.pdf (3.47MB)	01/02/2020	Download
Health Impact Assessment - Jan 2020.pdf (871KB)	01/02/2020	Download
Statement of Consultation - Jan 2020.pdf (6.19MB)	01/02/2020	Download
Wokingham Local Plan SA - Interim SA Report.pdf (8.82MB)	03/02/2020	Download
Wokingham Local Plan SA - Interim SA Report Non-Technical Summary.pdf (3.85MB)	03/02/2020	Download

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<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/draft-local-plan-consultation/categorysearch/12526-6904-4de-a835-0...> 1/2

29/02/20 Current consultations - Wokingham Borough Council

You are here: Home / News and consultation / Consultation and having your say / Current consultations

Current consultations

Draft Local Plan consultation

Service area
Planning and building control

Deadline date for responses
20 March 2020

Deadline time for responses
17:00

Details of consultation

Right Homes, Right Places – Draft Local Plan consultation

We are updating our Local Plan for Wokingham Borough. We want you have your say.

This public consultation covers a range of topics including proposed allocations for housing and other development, climate change, sustainable transport, affordable housing, and many more.

We are asking you to consider the policy approaches in the draft plan and share your comments.

For more details read the [Draft Local Plan consultation page](#).

Submit your comments via our online survey [Draft Local Plan survey](#).

How to respond
[Complete our Draft Local Plan survey](#)

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<https://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/entry/2006-800007> 1/2

Appendix 3: Examples of social media promotion for the Draft Local Plan consultation (e.g. Facebook and Twitter)

The screenshot shows the Facebook profile of Wokingham Borough Council. The page has a cover photo with the text "RIGHT HOMES, RIGHT PLACES" and "TAKE PART IN OUR DRAFT LOCAL PLAN CONSULTATION". The profile picture is a circular logo with the council's name. The left sidebar contains navigation links: Home, About, Photos, Videos, Poll, Posts, Events, Services, Shop, Groups, Notes, Offers, Jobs, and Community. The main content area shows a post from Wokingham Borough Council, published 14 hours ago. The post text reads: "We've just launched our consultation on the draft Local Plan. The draft plan looks at where and how development can take place in the borough. Find out more: https://cutt.ly/srA1TJD Have your say: https://cutt.ly/crA1Izp". The post has 1,584 people reached and 47 engagements. The right sidebar shows "Pages liked by this Page" including Teaching in Wokingham, Wokingham News, and Gorse Ride Community Forum. There is also a "Page transparency" section and a "Suggest Edits" link.

The screenshot shows the Facebook event page for "South/East: draft Local Plan consultation drop-in". The event is scheduled for Monday, 2 March 2020, from 19:00-21:00 at St Crispins School, Sixth Form Atrium, London Rd, Wokingham, RG40 1SS. The event is public and hosted by Wokingham Borough Council. The page shows 18 interested people and 0 going people. There are buttons for "Interested", "Going", "Share", and "More". The "About" tab is selected, showing the event details. The "Discussion" tab is also visible. The page includes a "Write post" section with options to "Add photo/video", "Live Video", and "Create Poll".

Event

Insights

13 Events

Events

Calendar

Grazeley: draft Local Plan consultation drop-in

Birthdays

Discover

Hosting

+ Create Event

Manage Page events

Wokingham Borough C...

My Journey Wokingham

RIGHT HOMES, RIGHT PLACES

TAKE PART IN OUR DRAFT LOCAL PLAN CONSULTATION

FEB

26

Grazeley: draft Local Plan consultation drop-in

Public · Hosted by Wokingham Borough Council

★ Interested

✓ Going

Share

...

🕒 Wednesday, 26 February 2020 from 19:00-21:00

📍 Grazeley Village Memorial Hall, Church Lane, RG7 1LD

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Appendix 4: 'Right Homes, Right Places' consultation leaflet

WOKINGHAM BOROUGH COUNCIL

RIGHT HOMES, RIGHT PLACES

DRAFT LOCAL PLAN PUBLIC CONSULTATION

We are seeking your views on the draft Local Plan, which will be the blueprint for development in Wokingham Borough in the years ahead.

The draft Local Plan places climate change, the protection of countryside and of the environment, and local values at the heart of its strategy vision for the future.

Among the key points set out in the plan are:

- We are arguing for a lower housing requirement than that required by government policy.
- The draft plan protects the Green Belt and our countryside, and concentrates development in only a few places across the borough, removing the need for large scale building elsewhere.
- We are proposing a new Garden Town at Grazeley that would be designed and built to cutting edge environmental standards, with sustainable transport links into Reading and innovative investment in facilities such as schools and community centres, sporting and health facilities and huge swathes of green space opened up for public use.

The consultation on the draft Local Plan will run until 20 March 2020 and is available at www.wokingham.gov.uk/consultation

Please read this document and any of the more detailed information available for each of the Local Plan Update pages on our website www.wokingham.gov.uk before giving us your views.

THE DRAFT LOCAL PLAN

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 draft Local Plan

Map 2: The preferred option

The sites we are proposing for development in the draft Local Plan

As these maps illustrate, by focusing on a new Garden Town at Grazeley, the draft Local Plan would allow us to provide the homes we need by allocating only a few other sites for development in this local plan and beyond – with the vast majority of the borough protected.

In order to have a regular supply of new homes and to ensure the ongoing viability of our towns and villages, some small housing allocations are therefore included in the draft Local Plan.

The additional small housing sites earmarked in the plan are:

- 468 new homes in Wokingham town, 267 in existing major development areas, 101 by the train station and 100 in the town centre
- 227 new homes in Winkfield parish, including 35 adjacent to the North Wokingham development area and 24 self-build homes
- 160 new homes in Charvil parish
- 150 new homes in Tayford parish
- 155 new homes in Barkham parish, including 15 Gypsy and Traveller pitches

There are an additional 91 new homes including 9 Gypsy and Traveller pitches spread across the parishes of Eton/Wokingham, Hurst, Rauceate, Chisels and Savoying.

HOW TO GET INVOLVED

The public consultation on the draft Local Plan will be open until 20 March 2020. The consultation is available on the council's website at www.wokingham.gov.uk/consultation. This page also has a link to the Local Plan Update page which has all of the background documents.

We will also be holding drop-in sessions for you to talk to officers and elected councillors about the draft Local Plan. These will be at:

Grazeley
Grazeley Village Memorial Hall
 Church Lane, Grazeley, RG37 1LQ
 Wednesday, 26 February from 7 to 9pm

South/East
St Origins School, Sixth Form Atrium
 London Rd, Wokingham RG40 1SS
 Monday, 2 March from 7 to 9pm

North
Oakwood Centre, Woodley
 Reading Road, Woodley, Berkshire, RG9 4JZ
 Tuesday, 10 March from 7 to 9pm

Daytime
Dinton, Activity Centre conference room
 Sandford Lane, Hurst RG10 0SU
 Thursday, 5 March from 10am to 1pm

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 of 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 pressure 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 those new roads, schools and other facilities.

INFRASTRUCTURE from the last local plan

- SCHOOLS**
 1 Primary & 1 Secondary
 New primary schools at Moorfield Park, Harrowdown and Lower Wokingham and 2 each in Stansfeld and Chisels (New secondary schools in Chisels).
- MAJOR ROADS**
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Appendix 5a: Formal statutory notice published in The Wokingham Paper

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PUBLIC NOTICES

WOKINGHAM BOROUGH COUNCIL
PLANNING AND COMPULSORY PURCHASE ACT 2004
The Town and Country Planning (Local Planning) (England)
Regulations 2012
Draft Local Plan Update consultation

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

Draft Local Plan Update 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. The Council is now at the draft plan stage of preparing the LPU. The purpose of this consultation is to enable people to make representations on the proposed spatial strategy for growth within the borough to 2036 and on the proposed development management policies which will guide how planning applications are determined.

The consultation will run from Monday 3 February 2020 to 5pm Friday 20 March 2020

The consultation documents can be inspected:

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

Please submit your comments via our online form at www.wokingham.gov.uk/consultations

Comments can also be submitted by:

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

ROAD TRAFFIC REGULATION ACT 1984
WOKINGHAM BOROUGH COUNCIL
(CHURCH ROAD, FARLEY HILL)

Appendix 5b: Example of a press release published on the council's website

news.wokingham.gov.uk/news/consultation-starts-on-local-plan-update/

make the site simpler. To find out more visit [cookies and privacy](#). ☒ Accept cookies

NEWS CENTRE
LATEST NEWS FROM WOKINGHAM BOROUGH COUNCIL

Home / News / Consultation starts on Local Plan Update

Consultation starts on Local Plan Update

05 February 2020

Wokingham Borough Council is asking its residents to provide their views on the draft Local Plan Update, which will set where and how development can take place in the years ahead.


The council believes the draft plan would provide the best protection possible for the countryside and the environment while providing homes that are genuinely affordable, sustainable and supported by massive investment in facilities and infrastructure.

Central to this plan is a new garden town proposed at Grazeley on the western edge of the borough. This would be built to the highest environmental standards in line with the council's declaration of a climate emergency. The garden town would come with facilities such as secondary and primary schools, a health hub, sports centres and pitches, shops, community centres, parks, play areas, shops and allotments. Subject to a successful £252million bid to the government, these could come early in the development.

The draft plan also includes:

- o A lower housing target for the borough than would have been enforced by the government's standard methodology
- o No house building on the green belt
- o An enhanced commitment to resist random development outside of the few areas allocated for new communities
- o Protection of local green space

TWITTER LATEST
[Tweets by @WokinghamBC](#)



news.wokingham.gov.uk/news/consultation-starts-on-local-plan-update/

- o Protection of local green space
- o Provision of genuinely affordable housing

"A new garden town could provide the homes and communities that people are crying out for in the 21st Century," said executive member for planning and enforcement Cllr Wayne Smith.

"They would be sustainably-built houses in neighbourhoods planned with the countryside and protection of our environment in mind. It would also allow us to provide homes people can afford, including social housing and shared ownership as well as affordable family and starter homes."

The consultation, launched this week, will run until 20 March and all the [background information and the survey are available on the council's website. Just search for 'Local Plan Update'.](#) Drop-ins sessions for residents to find out more about the draft plan are being held at:

Grazeley
Grazeley Village Memorial Hall
Church Lane, RG7 1LD
Wednesday, 26 February, 7 to 9pm

South/East
St Crispins School, Sixth Form Atrium
London Rd, Wokingham, RG40 1SS
Monday 2 March, 7 to 9pm

North
Oakwood Centre, Woodley
Headley Road, Berkshire, RG5 4JZ
Tuesday 10 March, 7 to 9pm

Daytime
Dinton Activity Centre conference room
Sandford Lane, Hurst, RG10 0SU
Thursday 5 March, 10am to 1pm

The council is also sending a leaflet to residents across the borough that explains the draft plan and sets out how people can take part in the consultation.

Grazeley

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Church Lane, RG7 1LD
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The council is also sending a leaflet to residents across the borough that explains the draft plan and sets out how people can take part in the consultation.

"It's crucial people take part in this consultation," said Cllr Smith. "We often hear from people about the negatives but it's just as important to hear from people who like aspects of the plan, such as the protection it would provide for our green belt and for the vast majority of the borough. There are many people for whom this plan would be a great relief because it would, if we can get it approved, remove the threat of mass development they have been under for a long time."

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Appendix 6: Introductory boards used at the drop-in sessions for the draft Local Plan consultation



Appendix 7: List of omission sites raised at the Draft Local Plan consultation

The table below provides a list of all sites where the landowner/promotor has objected to the omission of the land from the Draft Local Plan. For completeness, details of new site promotions is also provided.

Site name	Town/Parish	HELAA site reference (if applicable)	Status of promotion
Land north and south of School Lane	Arborfield & Barkham	5AR007; 5AR008; 5AR009; 5AR010	Existing
Land off Langley Common Road	Arborfield & Barkham	5AR007, 5AR008; 5AR009; 5AR010; 5AR018; 5AR021; 5BA030	Existing
Land west of Sindlesham	Arborfield	5AR011	Existing
Ducks Nest Farm	Arborfield	5AR012	Existing
Land at Sherbourne, Greensward Lane	Arborfield	N/A	New
Land at Baird Road	Arborfield	N/A	New
Land to the rear of Suncot	Barkham	5BA003	Existing
Land north of 178 Bearwood Park	Barkham	5BA027	Existing
Land north of Barkham Road	Barkham	5BA026	Existing
Land south of Brook Farm	Barkham	5BA008	Existing
Land at Bearwood Road	Barkham	5BA018	Existing
Land at Barkham Road	Barkham	5BA019	Existing
Barkham Square	Barkham	5BA010	Existing
Land adjacent to Coppid Hill House	Barkham	5BA017	Existing
Land at Meldreth Way	Earley	N/A	New
Land to the rear of 240 Nine Mile Ride	Finchampstead	FI140	Existing
Land at Church Lane	Finchampstead	5FI004; 5FI008; 5FI020; 5FI049	Existing
Land at 33 Barkham Ride	Finchampstead	5FI003	Existing
Greenacres Farm, Mill Lane, Nine Mile Ride	Finchampstead	5FI004	Existing
Land west of Finchampstead Road	Finchampstead	5FI041; 5FI010	Existing

Site name	Town/Parish	HELAA site reference (if applicable)	Status of promotion
Land at Longwater Lane	Finchampstead	N/A	New
Land east of The White Cottage	Hurst	5HU039	Existing
Land north of Orchard Road	Hurst	5HU006	Existing
Land south of Broadcommon Road	Hurst	5HU004	Existing
Hatch Gate Farm, Lines Road	Hurst	5HU048	Existing
Pikes Farm, Forest Road	Hurst	5HU011	Existing
Land west of Tape Lane	Hurst	5HU016	Existing
Land at Ashridge	Hurst	5HU015	Existing
Stokes Farm	Hurst	5HU033	Existing
Land north of London Road and east of A329	Hurst	N/A	New
Land east of Twyford	Ruscombe & Wargrave	5RU001; 5RU002; 5RU003, 5RU004; 5RU005; 5RU006	Existing
Land adjacent to North Lodge, Basingstoke Road	Shinfield	5SH001	Existing
Land to the west of Basingstoke Road	Shinfield	5SH002	Existing
Land south of Cutbush Lane	Shinfield	5SH025	Existing
Land off Winston Close	Shinfield	5SH006	Existing
East of Woodcock Lane and south of Grazeley Road	Shinfield	5SH010; 5SH033	Existing
Land on the north side of Church Lane	Shinfield	5SH051	Existing
Body's Farm, land on the edge of Spencers Wood	Shinfield	5SH013	Existing
Land at Hyde End Road	Shinfield	5SH023; 5SH027	Existing
Highlands, west of Basingstoke Road	Shinfield	5SH017	Existing
North of Brookers Hill	Shinfield	5SH018	Existing
Land off Sussex Lane	Shinfield	5SH007	Existing
Land at the Manor, Church Lane	Shinfield	5SH022	Existing

Site name	Town/Parish	HELAA site reference (if applicable)	Status of promotion
Land north of Arborfield Road	Shinfield	5SH025	Existing
Land east of Three Mile Cross	Shinfield	5SH016	Existing
Thames Valley Science Park	Shinfield	5SH052	New
Land west of Hyde End Road	Shinfield	N/A	New
Land at Great Lea Dairy Farm	Shinfield	N/A	New
'Four Valleys proposal', Land adjacent to Thames Valley Science Park	Shinfield	N/A	New
Land at Lamb's Lane	Shinfield	N/A	New
Old Redingensians Sports Ground, Old Bath Road	Sonning	N/A	New
Loddon Court Farm, Beech Hill Road	Swallowfield	5SW015	Existing
West of Lambs Farm Business Park	Swallowfield	5SW013	Existing
Land bounded by The Street to the south and Basingstoke Road to the west	Swallowfield	5SW021	Existing
Land to east of Basingstoke Road and south of The Street	Swallowfield	5SW018	Existing
Land off Basingstoke Road	Swallowfield	5SW006	Existing
Land north of Charlton Lane and east of Trowes Lane	Swallowfield	5SW019	Existing
Wyvols Court Farm	Swallowfield	N/A	New
Land north of A4	Twyford & Wargrave	5TW007; 5TW011	Existing
Hare Hatch, Sheeplands, London Road	Wargrave	5WA002; 5WA004	Existing
Land at Tag Lane, Hare Hatch	Wargrave	N/A	New
Home Farm	Winnersh	5WI007	Existing
Hatch Farm, Mill Lane, Sindlesham	Winnersh	5WI001; 5WI002; 5WI015	Existing
Land to the Rear of Holmewood House, Bearwood Road	Winnersh	5WI017	Existing

Site name	Town/Parish	HELAA site reference (if applicable)	Status of promotion
Land adjacent to Winnersh Farms	Winnersh	N/A	New
Land east of Finchampstead Road	Wokingham	5WK037	Existing
Land at Woodcray Manor	Wokingham	5WK038	Existing
Land south of London Road	Wokingham	5WK011	Existing
Blagrove Meadows, Blagrove Lane	Wokingham	5WK028; 5WK032; 5WK034; 5WK039	Existing
Bridge Retail Park	Wokingham	N/A	New
Land at Limmerhill Road	Wokingham	N/A	New
Land at St Annes Drive	Wokingham	N/A	New
Land at Old Wokingham Road	Wokingham Without	5WW001	Existing
Pinewood House, Nine Mile Ride	Wokingham Without	5WW002	Existing
Ravenswood Village	Wokingham Without	5WW009	Existing
Land adjacent to Sulby Court, Heathlands Road	Wokingham Without	5WW010	Existing
Land south of Waterloo Road	Wokingham Without	5WW026	Existing
Holme Park Game Hatcheries, Heathlands Road	Wokingham Without	5WW023	Existing