

The background of the page is a dark grey map of a city street grid, likely New York City, showing various street patterns and building footprints. Overlaid on this map are several large, semi-transparent orange and black rectangular blocks. The title text is centered within one of the orange blocks.

APPENDIX 1: COMMUNITY REPRESENTATIVES' WORKSHOPS



Masterplanning for Potential Strategic Sites

Community Representatives' Workshop – Hall Farm and East of Shinfield

Thursday 27th May 2021 6-9pm

INTRODUCTION

A Community Representatives' workshop took place on Thursday 27th May 2021 with local councillors (from Parishes and the Wokingham Borough) to inform masterplanning considerations of potential strategic allocation at Hall Farm and 'Four Valleys' (East of Shinfield). The workshop was facilitated by David Lock Associates (DLA) and Stantec as part of their appointment to prepare masterplan options, infrastructure plans and supporting technical work for two potential strategic sites under consideration by Wokingham Borough Council (WBC).

As part of the Wokingham Local Plan Update process, WBC is re-assessing potential sites to identify which are suitable, available and achievable for development. WBC is also, in parallel, considering infrastructure and what may be needed to support future development and how this can be delivered. A masterplanning approach is being taken to help explore the potential of larger sites. This includes a potential development at Hall Farm and East of Shinfield. The masterplanning approach does not, however indicate pre-determination of suitability over different approaches taken elsewhere but simply represents a sensible way of approaching these larger sites.

The main purpose of the workshop was to understand local aspirations, concerns and priorities for future strategic development. It is anticipated that the results of the masterplanning study will form a part of the Evidence Base for the Local Plan Update when it is consulted later in the year. The workshop was divided into two main breakout sessions. The first involved the opportunity for knowledge about the sites current issues and opportunities to be shared. The second session utilised the digital masterplanning tool CHLOE in order to map potential development and infrastructure requirements, including green spaces. Participation in this exercise by local representatives does not indicate any in principles support for the scheme but simply shows a willingness to be involved in the current Local plan considerations and make suggestions on how development *could* occur should it come forward.

This summary note presents a synthesis of the key issues, opportunities and other points raised at the workshop. This note does not represent the formal view of WBC but is prepared as feedback to the next stages of the strategic masterplanning and infrastructure planning.

Appendix A contains a copy of introductory slides used, including agenda.

Session 1: General comments, issues and opportunities

The following list is a synthesis of the key points made by attendees and grouped under the broad themes of:

- *New homes and jobs;*
- *Learning from existing Strategic Development Locations (SDLs);*
- *Transport and connectivity;*
- *Infrastructure planning and management; and*
- *Environment and design.*

New homes and jobs

- Proximity to jobs at the Science Park and proposed 'Four Valleys' is an important consideration in the location of new homes. Conversely, others did not consider this employment area would support all those in the residential development and many will want to travel to Reading and wider regionally for work, other than the car how will they travel
- It should be recognized that inward migration to the Southeast of England continues at pace due to economic imbalance across the country. House prices continue to climb overall.
- More analysis should be undertaken on how people access work currently from the Shinfield and Arborfield areas as it was considered likely to be predominantly car-based and that people commute quite far distances.
- Concern expressed about its shape (long and thin) and employment area could be "thousands" especially if health facility is included.
- Questions raised over potential for the Royal Berkshire hospital relocation to this area: How would it be accessed with saturated roads around it? What level of staff and patients to move daily (24/7)?
- Recognition that some housing – and especially affordable housing – might be required to support University of Reading proposals and the potential new hospital. Lack of affordable homes was highlighted as a real issue across the Borough.

Learning from the existing SDLs

- Lessons should be learned from existing Strategic Development Locations (SDLs) regarding delivery of infrastructure, especially social infrastructure such as local shops and health care.
- Lessons from Arborfield, for example, which is very popular with residents, there are some matters that the Council has been able to control, e.g.
 - delivery of Bohunt Secondary School was a success, but as an academy the school has greater control over the allocation of school places than WBC would wish.
 - physical provision for GP services is made through the planning permission, but the CCG has not assisted in delivering a GP practice.
- Ability to work with a single developer at Arborfield has made a difference. Crest's commitment to the longer term has had a direct impact on the success of the development.
- Recent developments in Shinfield and the wider borough have (in some people's view) a lack of character, which is a missed opportunity to create communities and look all too much of the same.

Transport and connectivity

- Transport implications of development in this location are likely to be very significant. Careful consideration would need to be given to how the site is accessed to ensure there is not a negative impact on surrounding communities.
- Some considered the area has no suitable road accesses, Mole Lane and Mill Lane are poor quality and have no footpaths, and no public transport in the area.
- It is recognized that road building generates traffic and causes congestion. Greater emphasis on the role of active travel is needed, particularly when homes and jobs are in close proximity. Cycle lanes should be planned in from the start.
- Provision of any new 'distributor' roads in the site should be strategic in nature with no houses directly accessed from them.

- Reading buses operate principally for the benefit of Reading, but it is recognized that limited patronage reduces services in Wokingham Borough. New development at Hall Farm may also improve services for Arborfield over the medium term.
- There is a lack of rail access although there may be some opportunities to link to Winnersh Triangle.
- Highways England are unlikely to accept another M4 junction in this location.
- The suitability of Lower Earley Way is questionable as a route for additional traffic.
- Support the general opportunity to enhance and create cycle networks.
- Development should seek to maximise the internal trips, make the development walkable.
- Any supporting works have to be implemented in early phases but who will pay for it? Critical to get people out of cars and create walkable communities.
- Need for dedicated Mass Rapid Transit routes but who will fund it? Can current routes be extended?
- Any new bus provision would need to be a regular service; could potentially be small buses / minibuses before greater development can support a normal bus service.
- Current Road network is oversaturated and cannot support any more development. Roads would need upgrading and route over M4 simply puts vehicles on currently congested roads.
- Winnersh Triangle Station has limited capacity and is almost a temporary station with poor access (steps). It is better to direct to Winnersh. Station but it would need an upgrade (e.g., lifts).

Infrastructure planning and management

- There is a perceived lack of infrastructure in the area, and it is mostly open farmland (the site's suitability was questioned for this reason).
- WBC needs to be clear with residents in the future about what is within and outside its control in order to manage expectations on infrastructure delivery.
- Careful infrastructure planning is needed to ensure services on Day 1. A forward plan is part of securing Government funding to bring investment forward in the construction programme.
- There are existing issues with school capacity in the local area. Any new development would need to provide schools to cater for children arising from the development.
- No access to Bohunt secondary school, limited space at Ryeish Green and major influx from Whitney area across M4 to south. New Secondary school needed including 6th form. Location will be critical and likely to be best southern end of site.
- Major cost to implement infrastructure (roads, dedicated bus links, new bus services, walking/cycling, green way). Who pays? Need to be upfront and work out how it can be phased.
- There is a need to ensure that developers meet their obligations for provision of social and community infrastructure, including local need for doctor's surgery / medical provision.
- Need to create local centres; need to be able to walk to buy a pint of milk; likely to need multiple local centres given size.
- Question over what other facilities are required (retail, health, leisure etc.); mixed use for buildings but, in phased development, who pays?

Environment and Design

- Analysis should be undertaken to assess Bearwood reservoir and flood risk. If it breaches larger flooding area, will development secure insurance and mortgages? *(it was, however, confirmed by WBC officer that flood risk from the reservoir is extremely unlikely, and if was to occur, would be contained within the highlighted flood area of Barkham Brook).*
- Area is subject to other flooding but WBC have a scheme to manage the area and control flooding up stream (Showcase Roundabout)
- It was highlighted that there will be a flood alleviation scheme on the River Loddon (which flows from south to north), which may additionally impact the layout of any potential development in this location.
- Development at the site would provide an opportunity to carry out extensive tree planting and environmental enhancement through landscape.
- Chestnutt Walk is historically important and sensitive.
- Limited separation between developments could lead to merger Shinfield and Sindlesham
- Lack of noise barriers along the M4 will impact on developable land.
- Any development would need to take into account the impact of the M4 motorway, with potential provision of fencing or bunding to lessen impact of air pollution and noise.

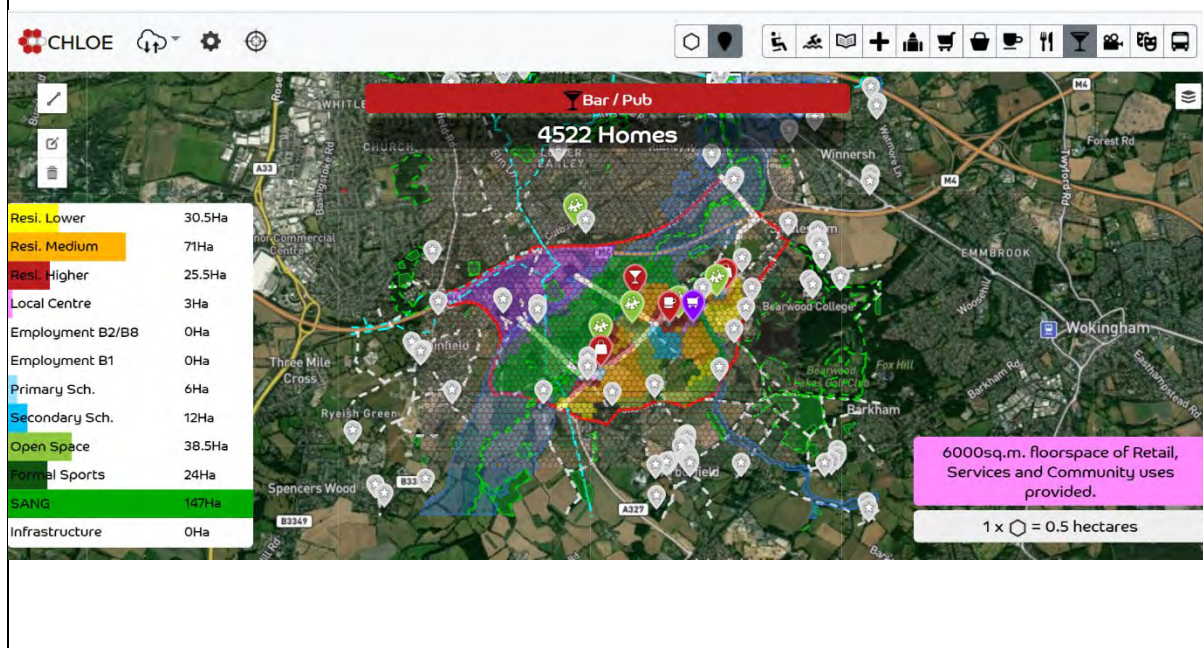
- Need to consider the climate emergency, remove car-based trips, better insulate houses, and encourage better use of water and power.
- Utilise water for leisure, community, health/wellbeing; and improve access to Loddon Valley as a resource.
- The area is largely rural in character and any new design principles would have to take this into account.

Session 2: CHLOE Exercise

Group 1

- The group showed over 4,500 homes, arranged within three distinct neighbourhoods.
- Neighbourhoods are connected by a movement corridor that has the potential to become a bus route. The route passes through the neighbourhood centres ('beads on a string') to connect Arborfield Road to Mill Lane, then over the M4 to Lower Earley Way.
- Neighbourhoods are defined by green corridors and open spaces. SANG is located within the floodplain to the west of the River Loddon. Green open space creates a clear edge along the southern boundary of the site to maintain separation from Arborfield.
- A range of residential densities was agreed – Low (25dph), Medium (35dph) and High (45dph)
- The western neighbourhood relates to the river corridor, with a neighbourhood centre and primary school clustered around historic buildings to achieve a sense of place. Higher density homes overlook the river valley, and a direct active travel link across the valley connects homes to jobs.
- The central neighbourhood contains higher order facilities including a primary school, a secondary school and a larger centre with a supermarket and cafes / restaurants. Medium density housing makes provision for many family homes close to schools. Sports pitches are located to the south of the secondary school, and along with the school playing fields enhance the openness of this area.
- The eastern neighbourhood is smaller, with a village like character. It contains a primary school and small local centre and is characterized by more lower density homes.
- Land to the north is devoted to sports pitches to maintain separation with Sindlesham.

Extract from the CHLOE exercise:



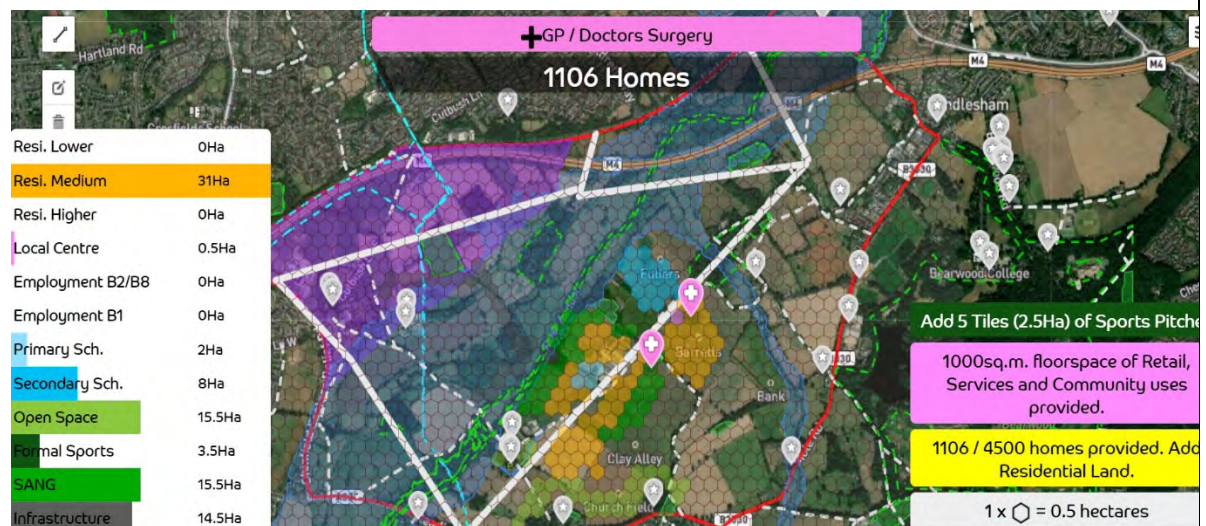
Session 2: CHLOE Exercise

Group 2

The CHLOE exercise was undertaken only in part resulting in approximately 1,000 dwellings. A number of spatial choices or design principles were illustrated, however, as shown on the plan below. These were:

- Creating a new network of routes through the site from A327 to M4 and beyond (via a bridge) and a new east west network linking Shinfield to the site.
- New or improved green routes across the Loddon Valley to the site
- Location of a primary and secondary school, and local services including health care, in a central location and near to the main route running south north.
- SANGs located next to the Loddon Valley.
- Locating green open space in the south to be used as a buffer to Arborfield village.

Extract from the CHLOE exercise:

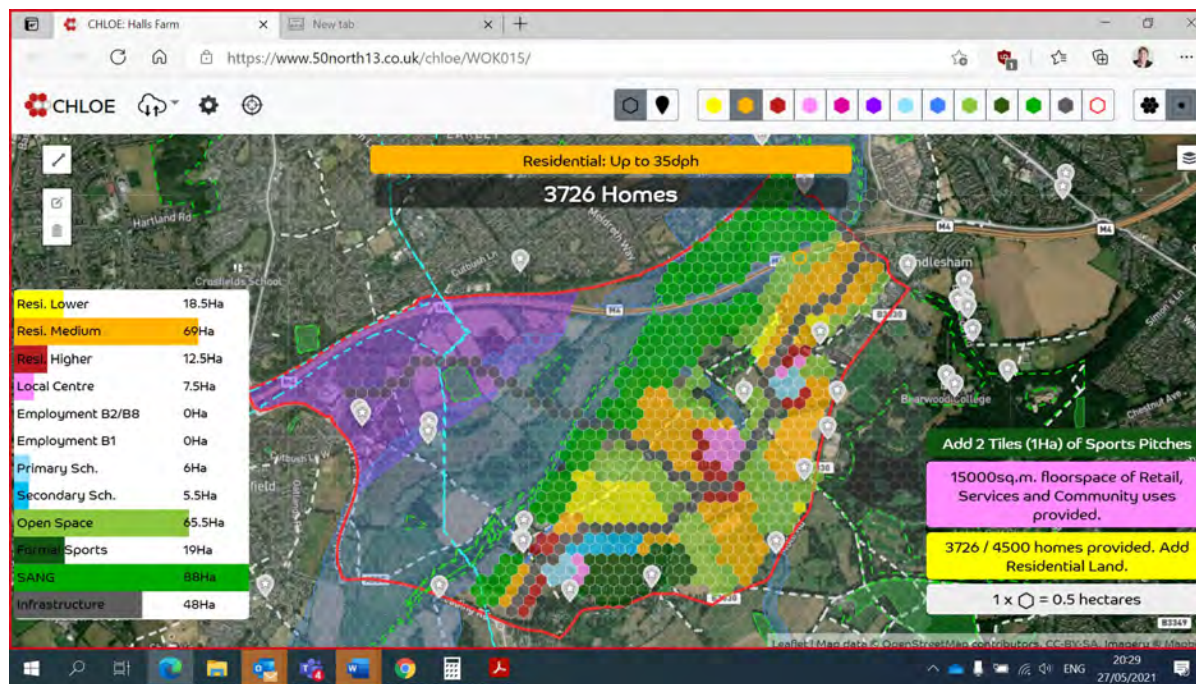


Session 2: CHLOE Exercise

Group 3

The group objected to the master planning but were willing to participate in the exercise providing their concerns were noted. The key features included:

- Total of over 3,700 dwellings indicated but if development was to proceed, the number of dwellings should be closer to 3,000 or less.
- Secondary School considered critical and shown to the south of the scheme.
- The employment and the residential development have to be linked across the Loddon to dissipate trips across network.
- Three developments with open space buffers proposed, each with a primary school and local centre, one with a food store.
- Benefit in connecting to Hatch Farm link and closing off Mill Lane.
- Look to create better access and open space along Loddon Valley and SANG shown along west of Hall Farm area (along eastern fringe of Loddon Valley).



Masterplanning for Potential Strategic Sites

Community Representatives' Workshop – South Wokingham

Thursday 3rd June 2021 6-9pm

INTRODUCTION

A Community Representatives' workshop took place on Thursday 3rd June 2021 with local councillors (from Parish and Town Councils and from Wokingham Borough) to inform masterplanning considerations of potential strategic allocation at land South of Wokingham. The workshop was facilitated by David Lock Associates (DLA) and Stantec as part of their appointment to prepare masterplan options, infrastructure plans and supporting technical work for two potential strategic sites under consideration by Wokingham Borough Council (WBC).

As part of the Wokingham Local Plan Update process, WBC is re-assessing potential sites to identify which are suitable, available and achievable for development. WBC is also, in parallel, considering infrastructure and what may be needed to support future development and how this can be delivered. A masterplanning approach is being taken to help explore the potential of larger sites. This includes a potential development at land immediately south of the South Wokingham Strategic Development Location. The masterplanning approach does not, however indicate pre-determination of suitability over different approaches taken elsewhere but simply represents a sensible way of approaching these larger sites.

The main purpose of the workshop was to understand local aspirations, concerns and priorities for future strategic development. It is anticipated that the results of the masterplanning study will form a part of the Evidence Base for the Local Plan Update when it is consulted later in the year. The workshop was divided into two main breakout sessions. The first involved the opportunity for knowledge about the sites current issues and opportunities to be shared. The second session utilised the digital masterplanning tool CHLOE in order to map potential development and infrastructure requirements, including green spaces. Participation in this exercise by local representatives does not indicate any in principles support for the scheme but simply shows a willingness to be involved in the current Local plan considerations and make suggestions on how development *could* occur should it come forward.

This summary note presents a synthesis of the key issues, opportunities and other points raised at the workshop. This note does not represent the formal view of WBC but is prepared as feedback to the next stages of the strategic masterplanning and infrastructure planning.

Appendix A contains a copy of introductory slides used, including agenda.

Session 1: General comments, issues and opportunities

The following list is a synthesis of the key points made by attendees and grouped under the broad themes of:

- *New homes and jobs;*
- *Learning from existing Strategic Development Locations (SDLs);*
- *Transport and connectivity;*
- *Infrastructure planning and management; and*
- *Environment and design.*

General development approach

- Too many new developments involve the construction of homes that only appeal to the middle classes.
- Concern on the option to build on the area to the east of Old Wokingham Road, this should be protected and Bracknell Forest Borough Council should rebut any option and keep the gap to Peacock Farm.
- Take account of other developments in the area such as Amen Corner, is this development a step too far for the area.
- By permitting this we are destroying our arguments for not building on appeal sites close by.
- Relatively open site but access to the north needs to be addressed.

Transport and connectivity

- Sustainable travel should be at the heart of the proposal, with inclusion of 'active travel' principles and regular buses. Thought should also be given to ensure that footways are properly planned into development and not an afterthought that result in 'alleyways' between houses.
- Close access to the A329M via Peacock Farm, reinforces development looks to Bracknell, especially if Old Wokingham Road is the main access and access to SDL is limited.
- Principle of 'Fifteen minute' neighbourhood should be incorporated into the development. Others referred to creating a 20-min neighbourhoods (creating services and shops within 20 min walking distance (about 1 mile).
- It is not a well-connected site (considered to be an 'Island') but there may be potential opportunities to link with the South Wokingham SDL.
- The creation of high-quality segregated cycleways should be a priority, along with excellent pedestrian connectivity.
- Discussion about how best and where to link the site to, in terms of transport linkages; i.e. need for regular bus route into Wokingham, but potentially Bracknell as well.
- The need for alternative travel options (to the car) was considered essential. The SDL extension needs to have linkages that enable behavioural change.
- Securing a vehicle access to the SDL link is key to integrate the development
- Concerns with Old Wokingham Road and Easthampstead Road and their junction, could any link through the development promote improvements to these links
- If facing Bracknell, can Peacock Lane and junction with Old Wokingham Road be improved?
- Access improvement on Old Wokingham Junction with Easthampstead Road which is a blackspot/not wide enough.
- No bus route on Easthampstead Road. Would quantum of development help with a bus service?
- Too far from town centre and Easthampstead Road is not wide enough.
- Site points towards Bracknell more than Wokingham – needs ped/cycle links to Bracknell.

Infrastructure planning and management

- Different views were expressed over whether housing at this site would draw upon the infrastructure of Wokingham or Bracknell.

- Initial concerns raised that the site is not of a large enough scale to make it truly sustainable and self-sufficient with full range of facilities.
- Existing Residents within the area are not content with current levels of social and community facilities – for example doctor’s surgeries - and the concern is that the expansion of the SDL will exacerbate the situation.
- Need for youth facilities – though question of who will run these facilities was also highlighted.
- The nearest secondary schools were considered to be St Crispin’s in Wokingham and Easthampstead Park in Bracknell.
- Any combined impacts or opportunities with new development in Bracknell will need to be considered.
- There may be difficulties in ensuring health provision within the SDL extension, as most doctors surgeries will require a greater critical mass of dwellings. What are the relevant health bodies planning in the area?
- There may be difficulties in ensuring health provision within the SDL extension, as most doctors surgeries will require a greater critical mass of dwellings.
- Will it justify a need for a local centre? If so, what scale to avoid detriment to SDL district centre.
- Would this put further strain of education facilities in the area – primary and secondary.

Environment and design

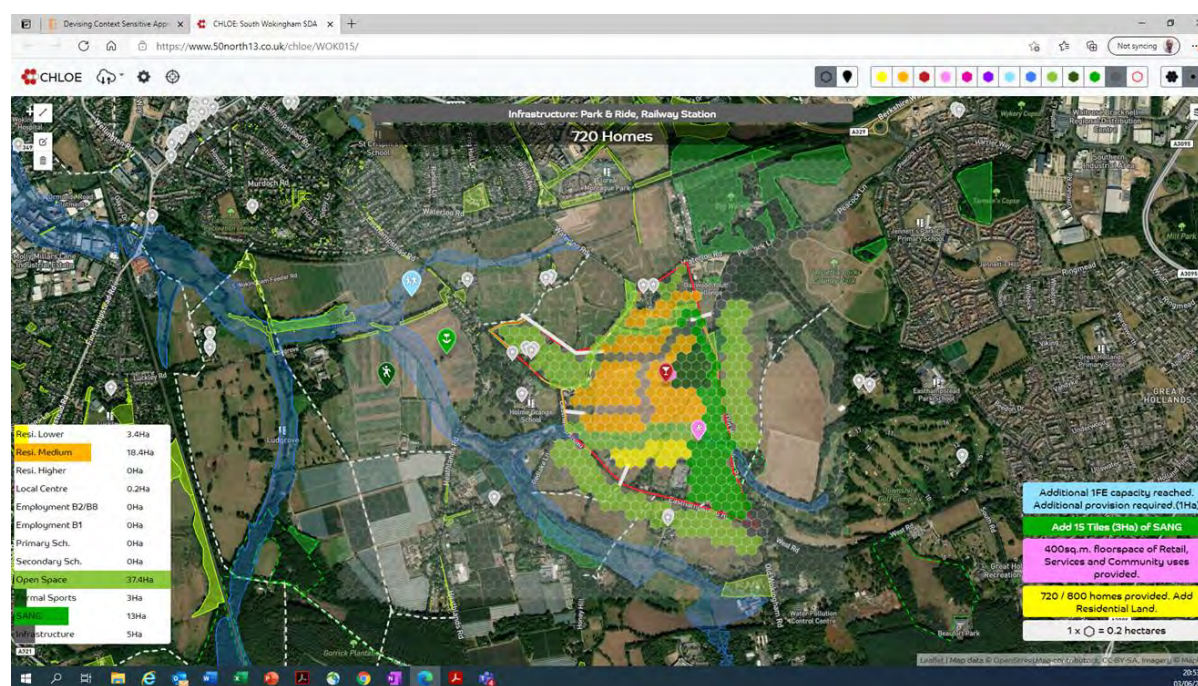
- Concern that parts of Wokingham are becoming generic suburbs, losing countryside character to become semi-urban places.
- There is also a need to ensure that there is open land between Wokingham and Bracknell. Could this site or part of it be used to reinforce the “gap”?
- New development should be carefully planned to ensure it does not result in loss of wildlife habitat.
- The location of the site is within the green triangle between Crowthorne, Wokingham and Bracknell.
- A number of listed buildings exist on the site (with reference to those shown on the constraints plan) - Lock’s House and Pearces’ Farm need to be treated sensitively.
- Numerous large mature trees (included some with Tree Preservation Orders).
- Is there scope to improve footways/greenways to Peacock Farm, to the SDL, to the sports hub.
- Note limited flooding issues, not option to improve access along brook.
- If part of a buffer area, can habitats be improved?

Session 2: CHLOE Exercise

Group 1

The group showed 715 dwellings on the site structured about the following features:

- Residential development at mostly medium densities located in the central and northern area.
- SANGS located in the southeast and east of the site but with further open space areas to the south to create a green buffer longer term.
- New road access to connect into to the existing SDL to the northwest but adjoining green open space
- Provision for food/drink uses and a local shop.
- A further 2 access points from Easthampstead Road.



Session 2: CHLOE Exercise

Group 2

With a notional target of 800 dwellings set, a total of 815 dwellings was shown on site by the group the following features or principles were illustrated:

- A centrally located local centre which should have community uses, shop and/or food and drink uses and other local services (drawing on the idea of a 20-minute walking distance). A place of worship was also suggested.
- Area of SANGS was shown in the south and connecting up to the north as a green network.
- Play space should be distributed to maximum accessibility.
- Access was shown as one new junction off Easthampstead Road and a new road link to the northeast to link into the South Wokingham Distributor Road.
- Further greenways were shown to the north-west (into the SDL) and to the east to link to Jennet's Park (dedicated cycle ways)
- Medium densities predominate but some higher density adjoining the local centre is shown and lower densities adjoining SANGS to the south.
- Primary school provision was assumed to be met though expansion of the South Wokingham SDL school to the north.
- Formal outdoor sports were assumed to be provided at Gray's Farm to the west.

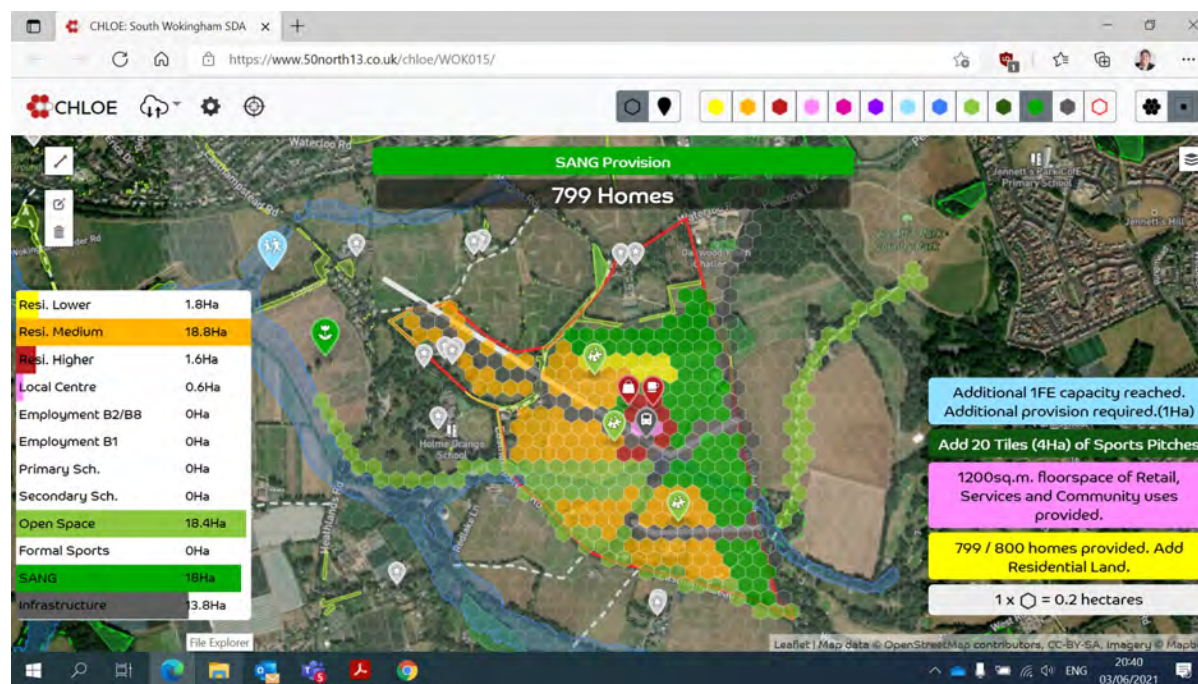


Session 2: CHLOE Exercise

Group 3

A total of 799 homes was shown by this group ,including following key features;

- Residential development mostly located on western side of site, with medium densities, bisected by central green corridor running east west.
- SANGs located on eastern side to create a green gap with Bracknell.
- Access shown to northwest connecting into South Wokingham SDL.
- Centrally located local centre including some higher density housing, but lower densities to north to soften interface with SANGs.
- Greenways shown connecting to the west towards the existing SDL area and to the east connecting into Jennett's Park, Bracknell.

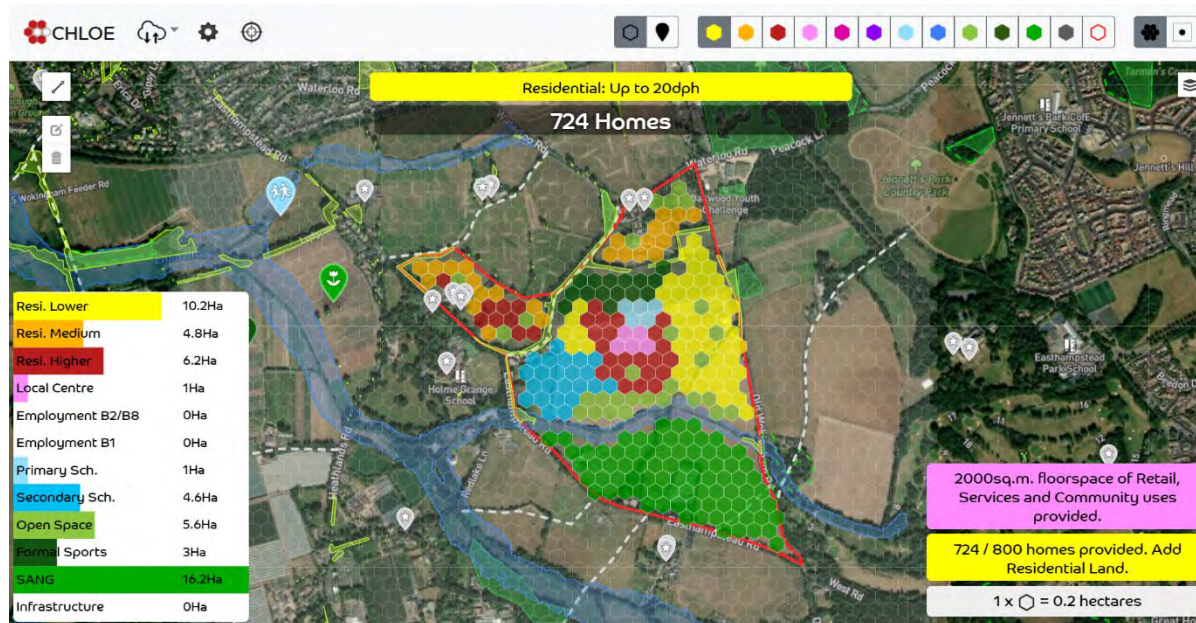


Session 2: CHLOE Exercise

Group 4

A total of 724 dwellings was considered achievable across the site as a whole with the following principles or features:

- It was agreed that the site should be as self-sufficient as possible - with the on-site provision of local centre and primary school and (small) secondary school to cater for needs arising from the development.
- Highest density residential development was considered to be most appropriately located close to the local centre, and adjacent to the Wokingham SDL to the north. Proximity to local services was considered a to be a key principle.
- Lowest density residential provision was located on the eastern flank of the development, close to the borough boundary.
- It was considered important to provide open space and play space throughout the proposed residential areas.
- There was a recognition that the site should include SANG rather than be reliant on SANG provision elsewhere. It was agreed that the SANG was best located adjacent to the Emm Brook, on the southern part of the site, which would also act as a way to soften the impact of development on surrounding countryside.



Masterplanning of Potential Strategic Sites

Hall Farm and East of Shinfield

Community Representatives' Workshop
27th May 2021



Welcome

Mark Cupit

Assistant Director Delivery & Infrastructure: Place and Growth

Agenda

6.00	Welcome and introduction
6:30	Small Group Exercise 1 Understanding the site and area
7.00	Group Feedback 1
7.15	Introduction to CHLOE
7:30	Small Group Exercise 2 Exploring the Potential (CHLOE Exercise)
8:30	Group Feedback 2
8.50	Conclusions and next steps
9:00	<i>Close</i>

Introduction

- David Lock Associates and Stantec are undertaking work supporting WBC's Local Plan Update and consideration of alternative site allocations
- Objective is to meet the Borough's development requirements in the most sustainable way and foster a comprehensive and holistic approach to planning, design and infrastructure delivery
- Inter-related workstreams:
 - Potential Strategic Sites - Masterplanning, Infrastructure Plan and Viability
 - Technical evidence - Transport Modelling, Flood Risk, Air Quality and Renewable Energy
 - Non-strategic sites
- Work will help inform decisions on the Local Plan Update and reports to form part of evidence base - to be included with consultation in Autumn 2021.

Programme

Understanding the site Desk top assessment Technical and Community representatives' workshops Considering issues and options	April-May 2021
Preparing drafts documents Site masterplans Infrastructure schedule Technical evidence (Transport, flood risk and renewable energy)	June 2021
Final drafts	July 2021
Air Quality Assessment	July-Sep 2021
Local Plan Update Consultation	Autumn 2021

Why masterplanning can help

- Longstanding approach of WBC to meeting development challenge
- Improves understanding of site constraints, opportunities, context and development capacity
- Enables a dialogue with range of technical and community interests at an earlier stage
- Opportunity to identify and quantify infrastructure requirements



**Arborfield Garrison
Strategic Development Location**
Supplementary Planning Document

Adopted October 2011

Purpose of this workshop

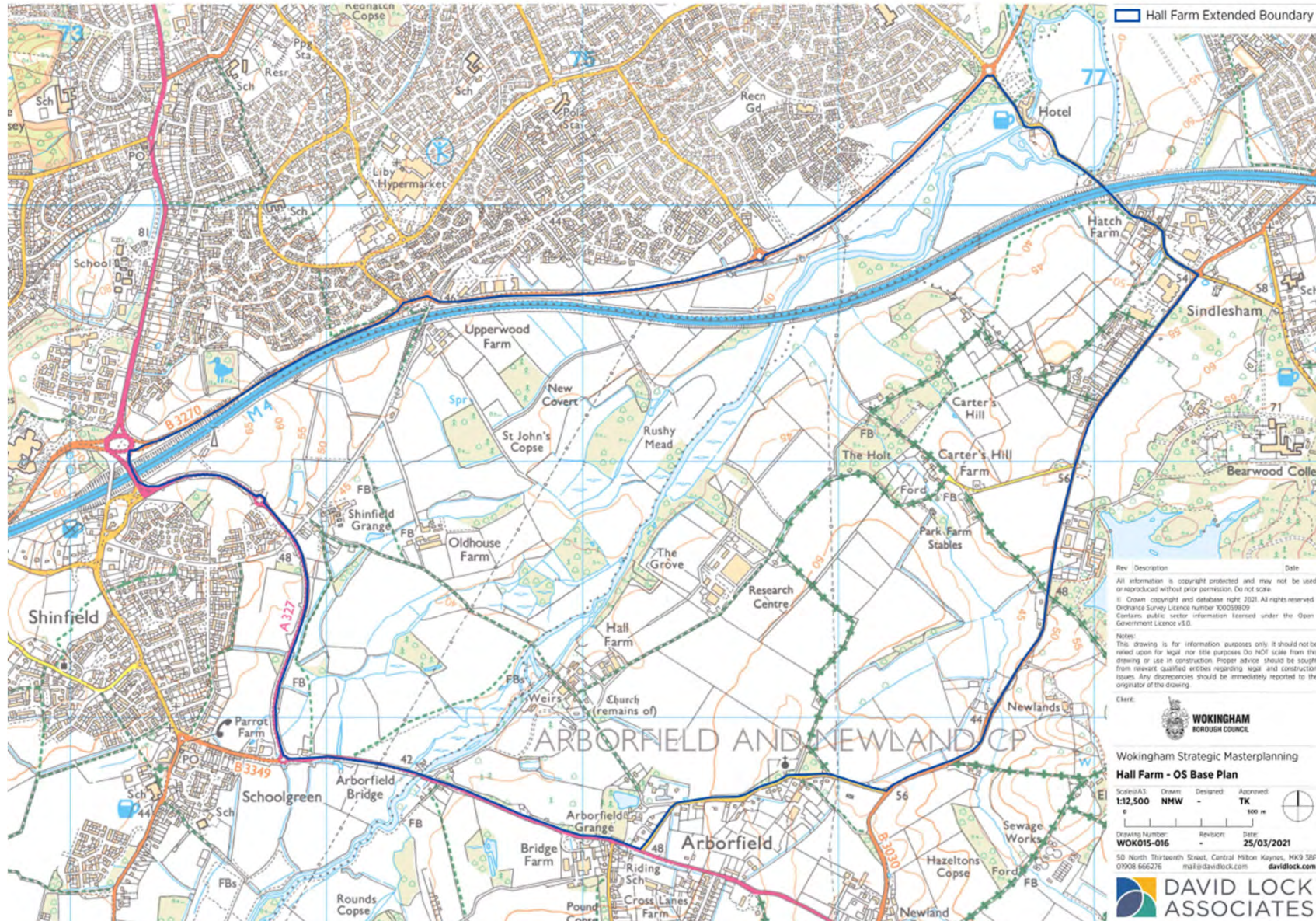
Explore the issues and the opportunities of potential development at Hall Farm and East of Shinfield

Two key discussions:

1. What are the key issues and constraints in the area and on the site
2. How could the site be best developed?

Hall Farm and East of Shinfield

Study Area



Small Group Exercise 1

Understanding the site and the area

- You will be designated into smaller groups **on this Teams call** for 30 mins discussion
- Purpose is to share your knowledge about the local area and sites, including:
 - character of the local area,
 - environmental constraints or considerations,
 - accessibility to local services, public transport services and jobs
 - development priorities (mix of housing, design or other)
 - how *sustainable development could* be achieved (ideas about green space, energy, green travel or anything else)
- Stay on the call and we will resume as a whole group at 7.00pm

Small Group Exercise 1

Understanding the site and the area

FEEDBACK

Exploring the potential

Group exercise to understand the development potential
and on-site requirements using the digital master
planning tool: CHLOE



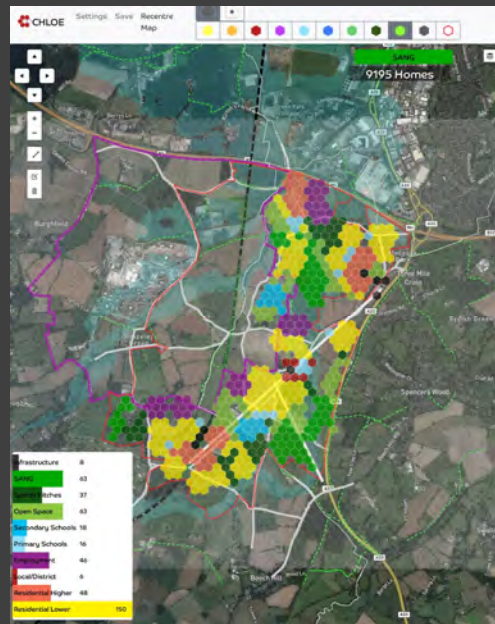


Introduction to CHLOE





CHLOE is an evolution of a successful consultation tool



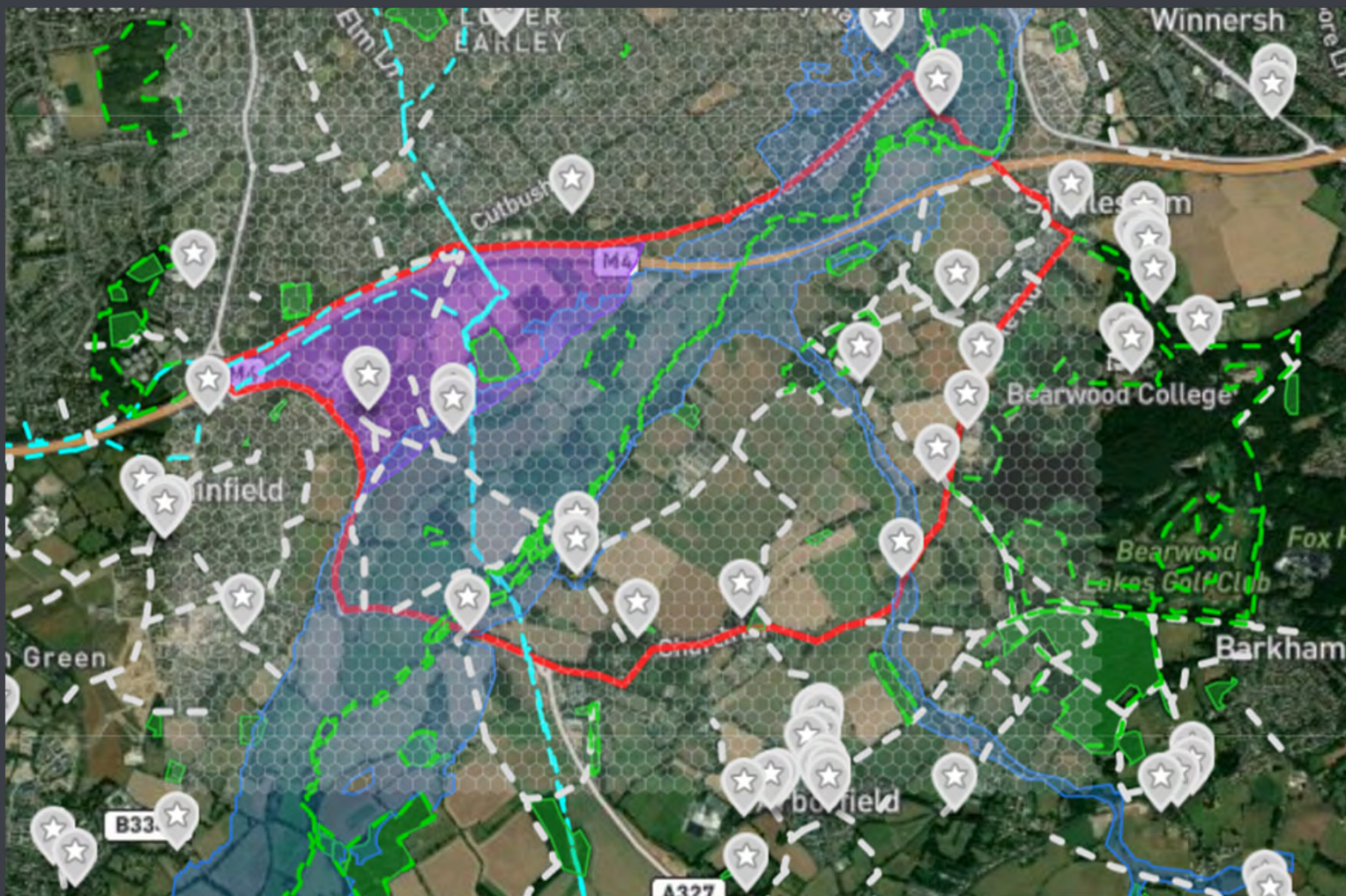
CHLOE is designed to answer some critical questions

- How many dwellings could a site accommodate?
- What densities are appropriate?
- How many primary and secondary schools would be needed?
- Could development deliver adequate open space?
- What other infrastructure would be required?
- **But it does not indicate that you support the principle of development at the site**





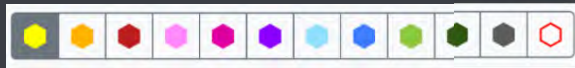
Constraints layers





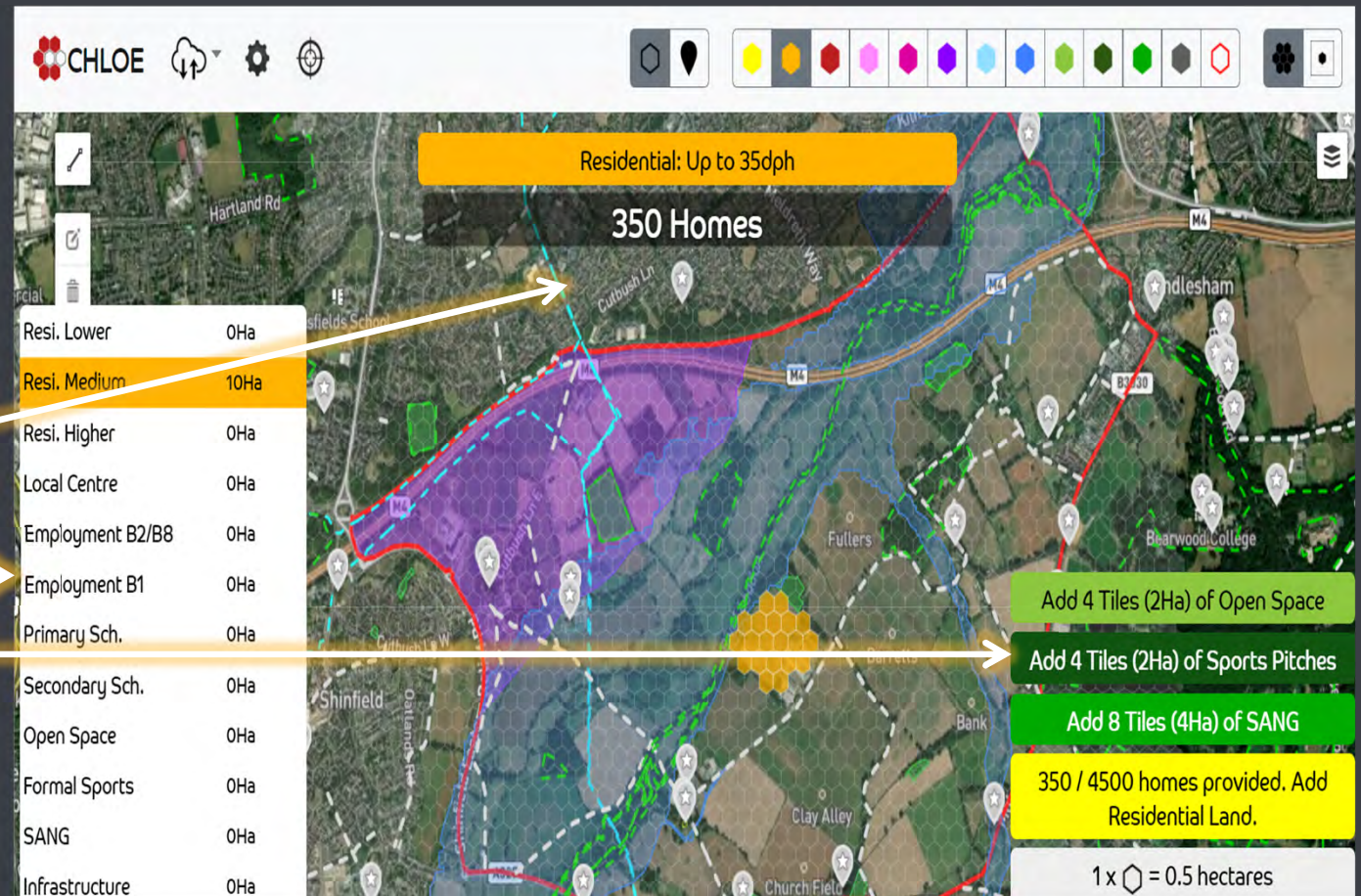
Adding Tiles

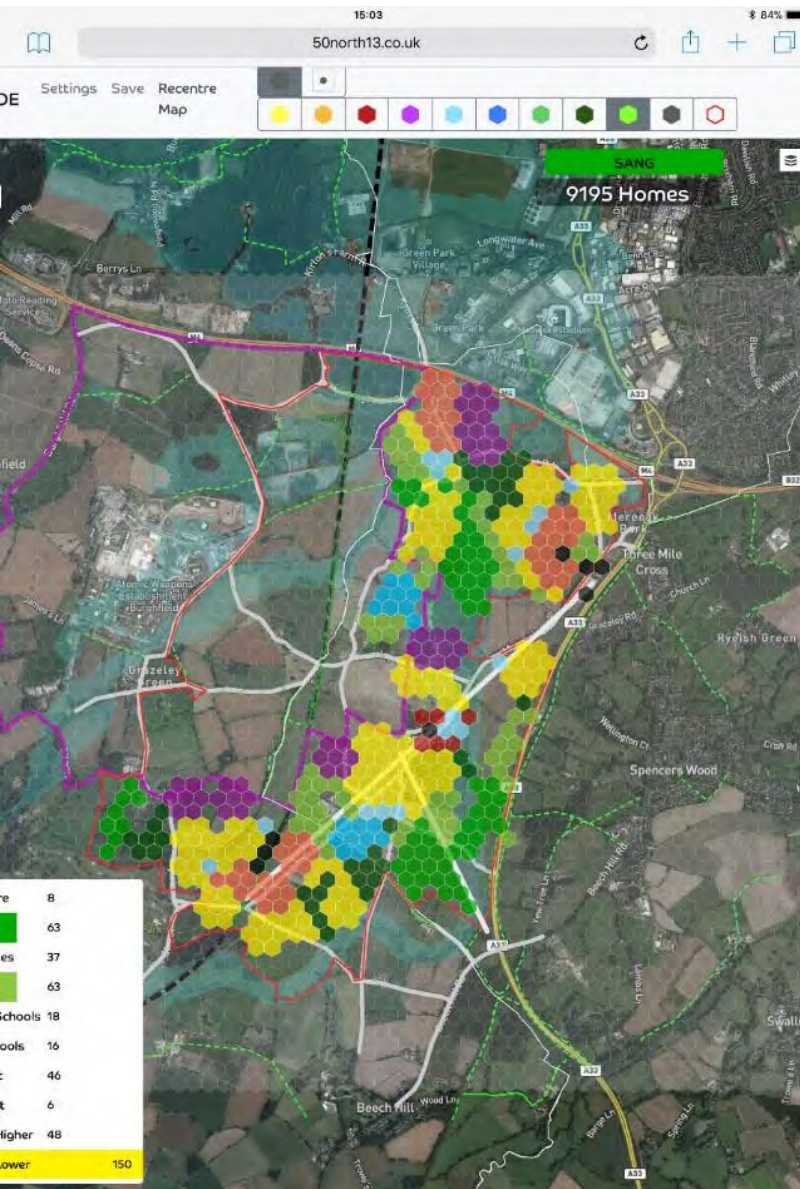
Select from a menu of land uses & start to generate your proposals.



As development is added CHLOE provides continuous updates on:

- Number of homes & jobs generated
- Land Use Budget (in Ha.)
- Notifications to guide the participant on what additional land is required
- POIs and notes can also be added to map





Present your Ideas

Following small group session, opportunity to show key ideas and findings using the tool

Each will be kept as a record of the discussion

Group Exercise 2

Exploring the potential

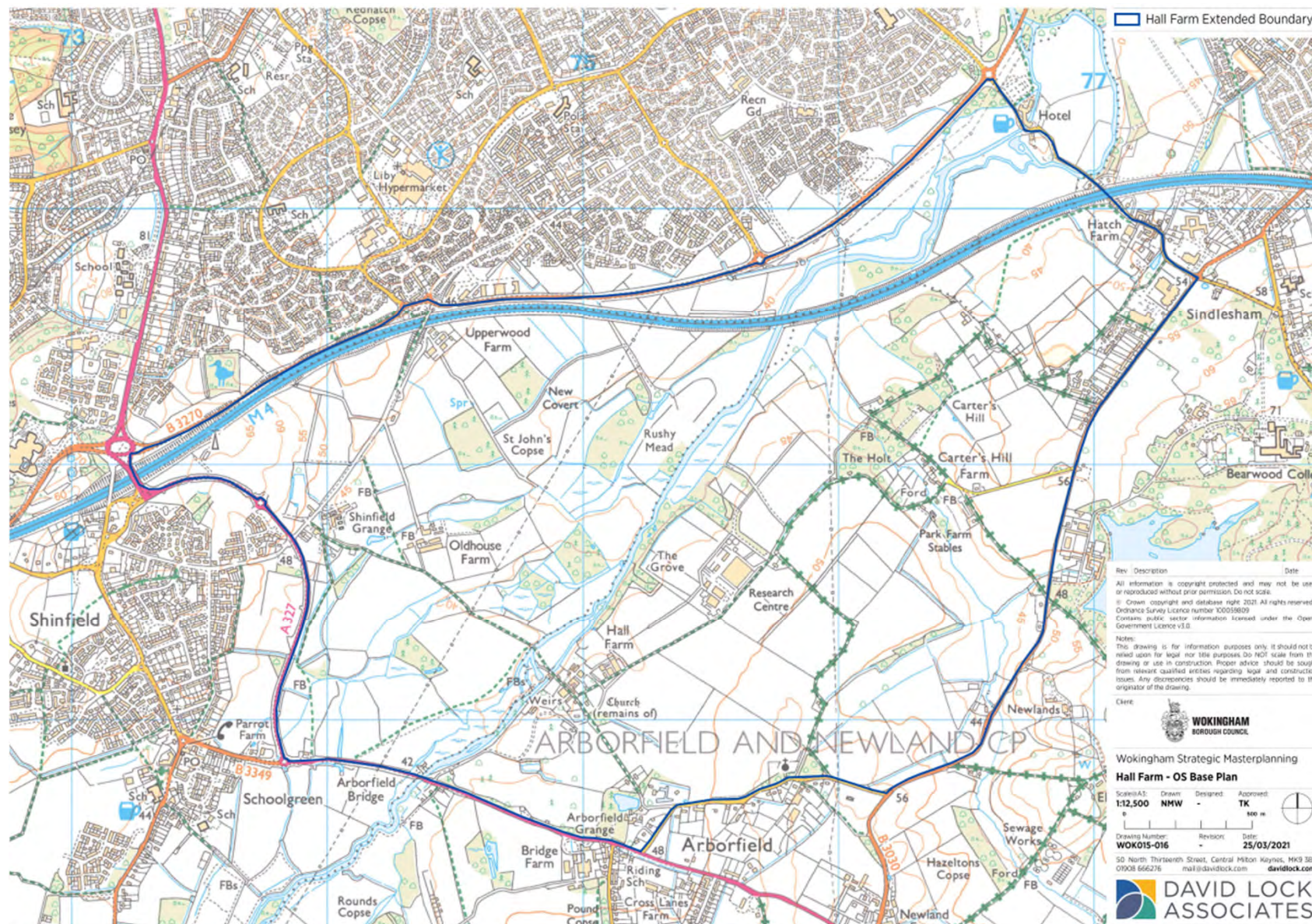
- You will again be designated into a smaller group **on this Teams call**
- Facilitator will share CHLOE screen but for you to instruct on where to place the tiles – it is your exercise.
- Stay on the call and we will resume as a whole group at 8.30pm and each CHLOE output will be shared and key points discussed.

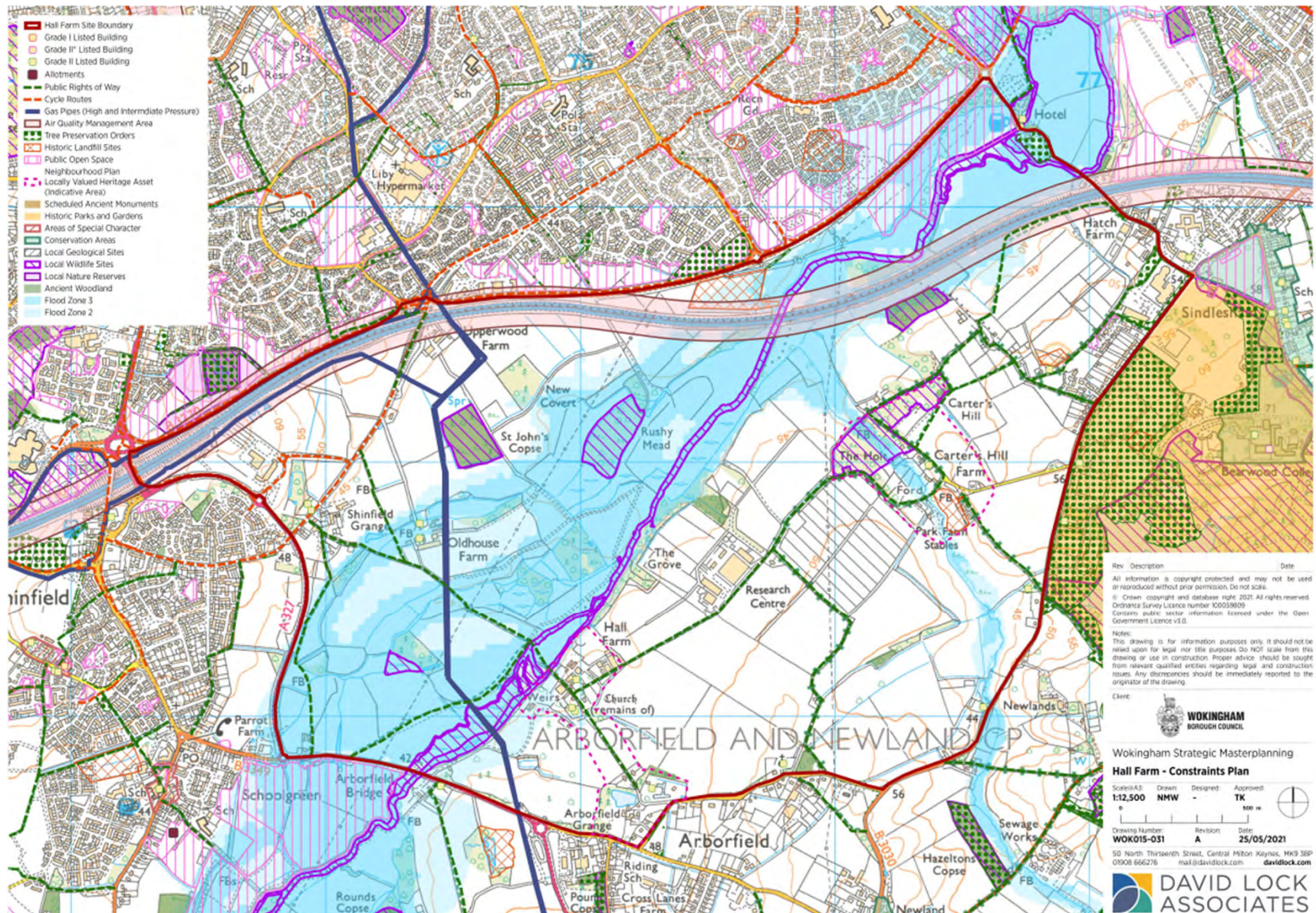
Next Steps

- Write up of the workshop and its findings.
- Complete draft reports, including master plan frameworks.
- Final reports to be made available as part of Local Plan consultation exercise.

Plans for exercise 1

Hall Farm East of Shinfield







Rev	Description	Date
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Notes:
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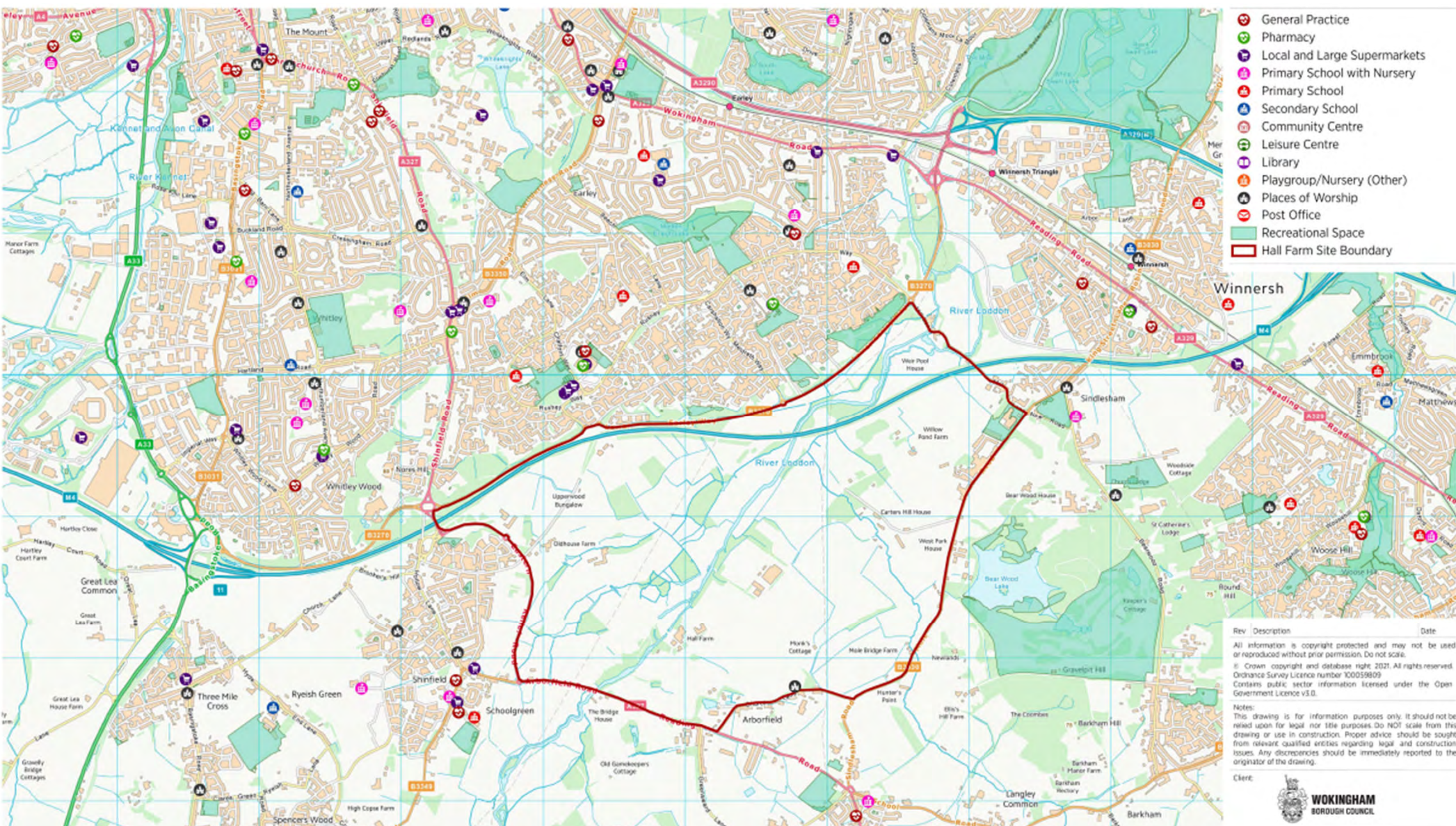
Client:  **WOKINGHAM BOROUGH COUNCIL**

Wokingham Strategic Masterplanning
Hall Farm - Aerial Plan

Scale: A3	Drawn: NMW	Designed: -	Approved: TK
Drawing Number: WOK015-017		Revisions: -	Date: 25/03/2021

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
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 **DAVID LOCK**



Masterplanning of Potential Strategic Sites

South Wokingham

Community Representatives' Workshop
3rd June 2021

Agenda

6.00	Welcome and introduction
6:30	Small Group Exercise 1 Understanding the site and area
7.00	Group Feedback 1
7.15	Introduction to CHLOE
7:30	Small Group Exercise 2 Exploring the Potential (CHLOE Exercise)
8:30	Group Feedback 2
8.50	Conclusions and next steps
9:00	<i>Close</i>



Introduction

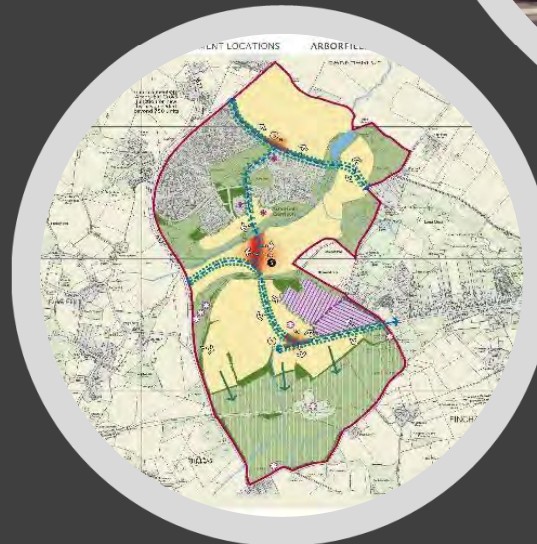
- David Lock Associates and Stantec are undertaking work supporting WBC's Local Plan Update and consideration of alternative site allocations
- Objective is to meet the Borough's development requirements in the most sustainable way and foster a comprehensive and holistic approach to planning, design and infrastructure delivery
- Inter-related workstreams:
 - Potential Strategic Sites - Masterplanning, Infrastructure Plan and Viability
 - Technical evidence - Transport Modelling, Flood Risk, Air Quality and Renewable Energy
 - Non-strategic sites
- Work will help inform decisions on the Local Plan Update and reports to form part of evidence base - to be included with consultation in Autumn 2021.

Programme

Understanding the site Desk top assessment Technical and Community representatives' workshops Considering issues and options	April-May 2021
Preparing drafts documents Site masterplans Infrastructure schedule Technical evidence (Transport, flood risk and renewable energy)	June 2021
Final drafts	July 2021
Air Quality Assessment	July-Sep 2021
Local Plan Update Consultation	Autumn 2021

Why masterplanning can help

- Longstanding approach of WBC to meeting development challenge
- Improves understanding of site constraints, opportunities, context and development capacity
- Enables a dialogue with range of technical and community interests at an earlier stage
- Opportunity to identify and quantify infrastructure requirements



**Arborfield Garrison
Strategic Development Location**
Supplementary Planning Document

Adopted October 2011

Purpose of this workshop

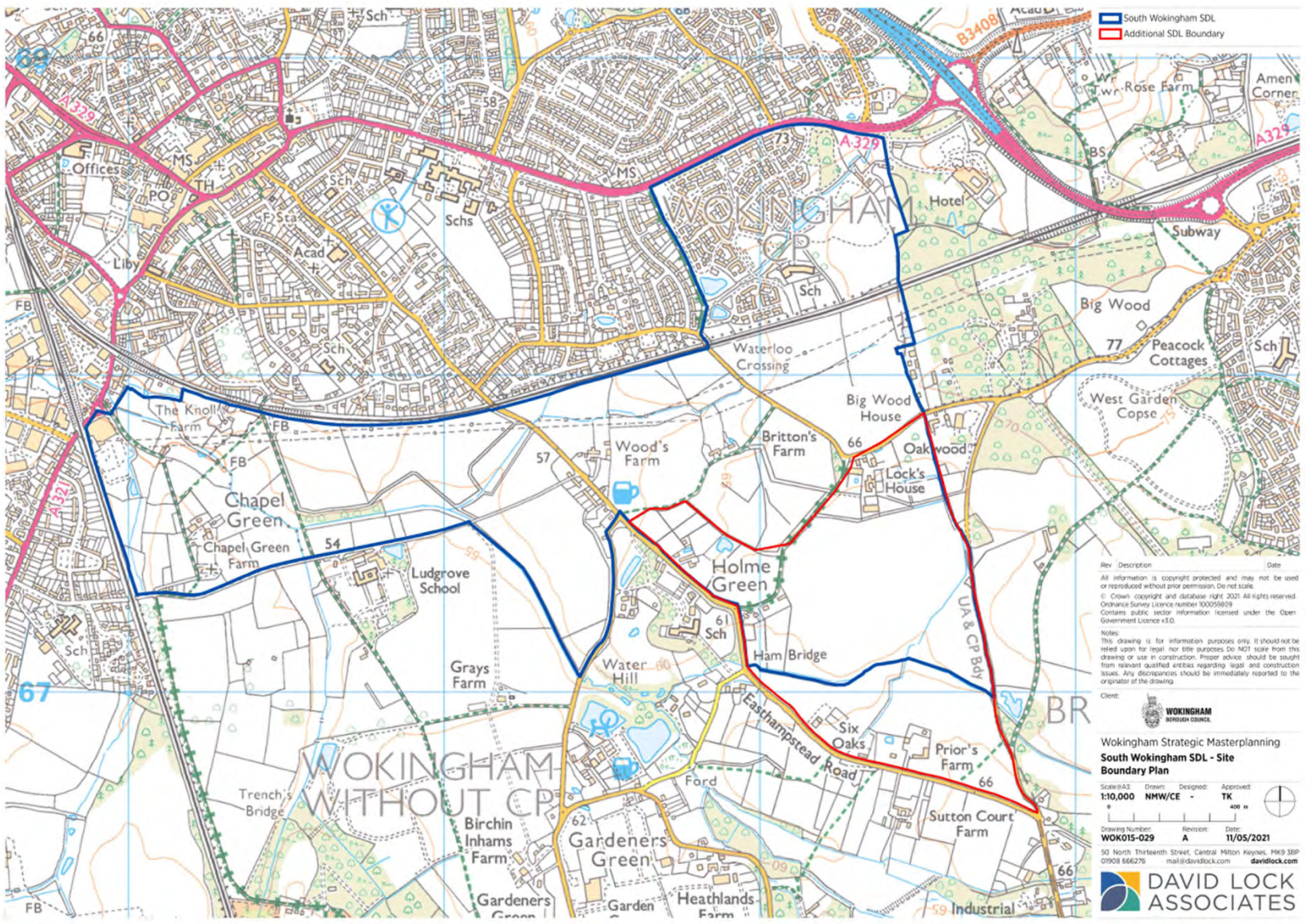
Explore the issues and the opportunities of a potential extension of the South Wokingham Strategic Development Location (SDL)

Two key discussions:

1. What are the key issues and constraints in the area and on the site?
2. How could the site be best developed?

South Wokingham SDL extension

Study Area



Small Group Exercise 1

Understanding the site and the area

- You will be designated into smaller groups **on this Teams call** for 30 mins discussion
- Purpose is to share your knowledge about the local area and sites, including:
 - character of the site and local area;
 - environmental constraints or considerations;
 - accessibility to local services, public transport services and jobs;
 - development priorities (mix of housing, design or other); and
 - how *sustainable development could* be achieved (ideas about green space, energy, green travel or anything else).
- Stay on the call and we will resume as a whole group at 7.00pm

Small Group Exercise 1

Understanding the site and the area

FEEDBACK

Exploring the potential

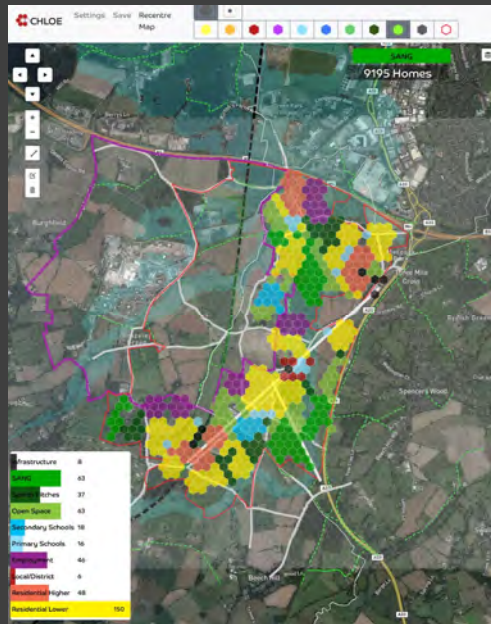
Group exercise to understand the development potential
and on-site requirements using the digital master
planning tool: CHLOE





Introduction to CHLOE





CHLOE is an evolution of a successful consultation tool

CHLOE is designed to answer some critical questions

- How many dwellings could a site accommodate?
- What densities are appropriate?
- How many primary and secondary schools would be needed?
- Could development deliver adequate open space?
- What other infrastructure would be required?
- **But it does not indicate that you support the principle of development at the site**



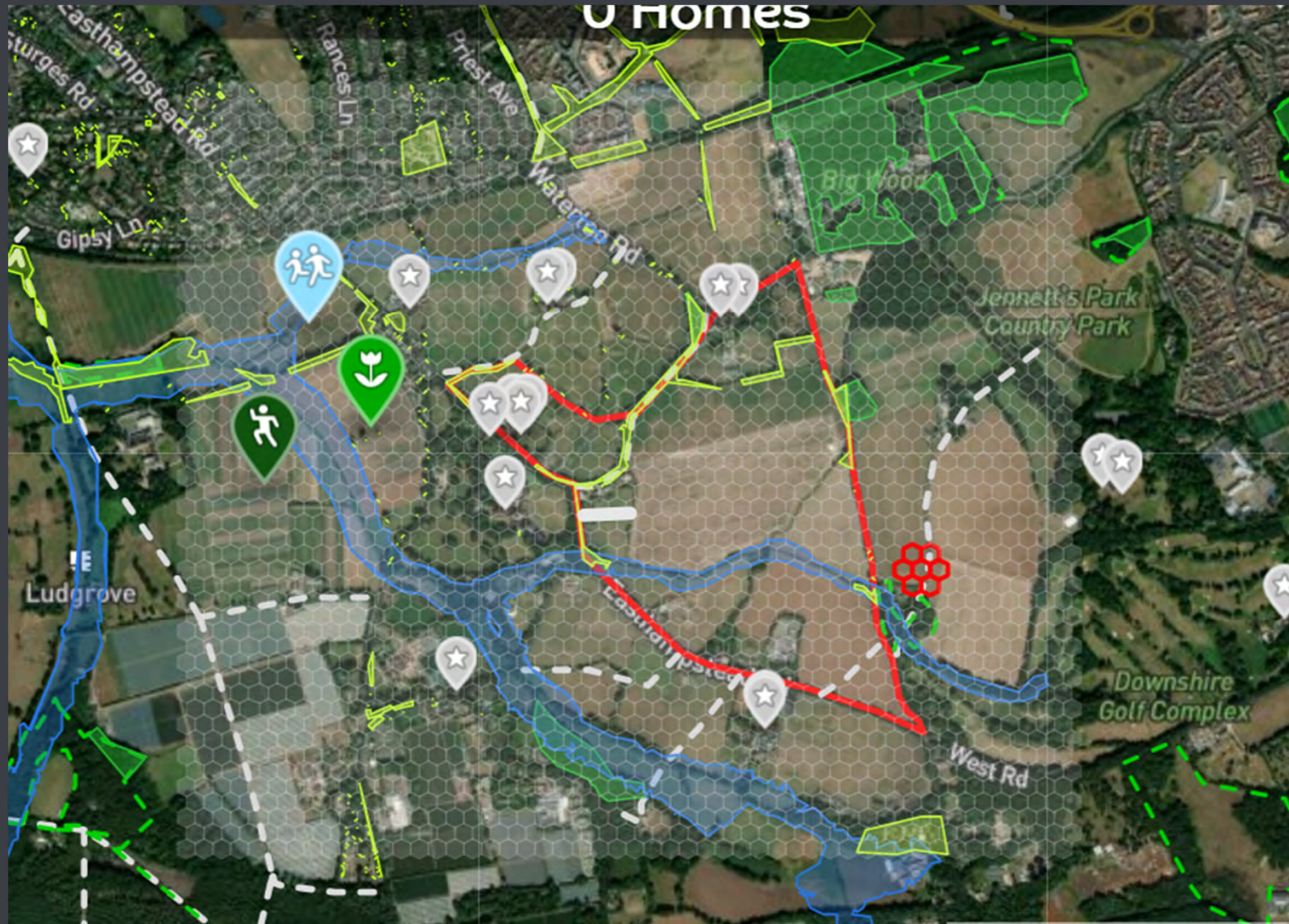


Constraints layers

- Flood areas
- Listed buildings
- Tree Preservation Orders

+

Planned strategic facilities on adjoining land

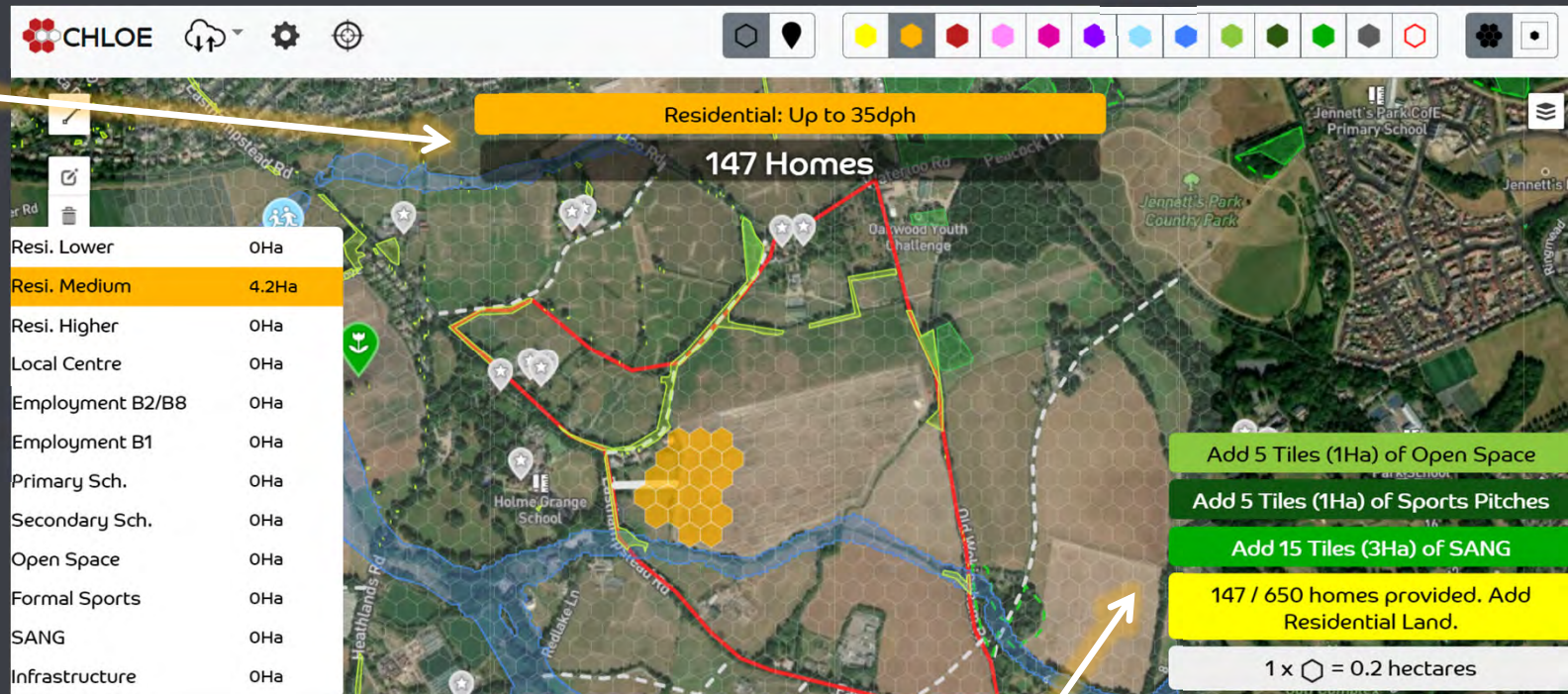


Select from a menu of land uses & start to generate your proposals through adding tiles

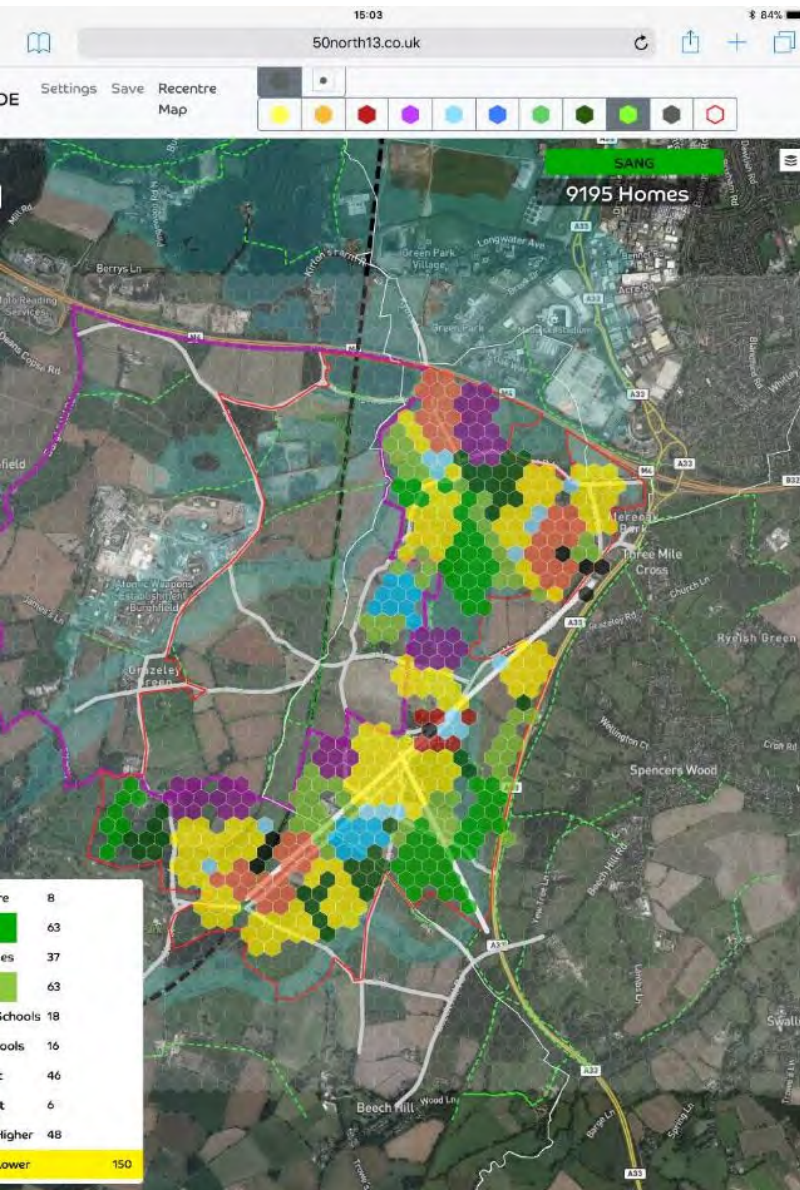
Number of homes & jobs generated

Land Use Budget
(in Ha.)

POIs and notes can also be added to map



Notifications to guide the participant on what additional land is required



Present your Ideas

Following small group session, opportunity to show key ideas and findings using the tool

Each will be kept as a record of the discussion

Group Exercise 2

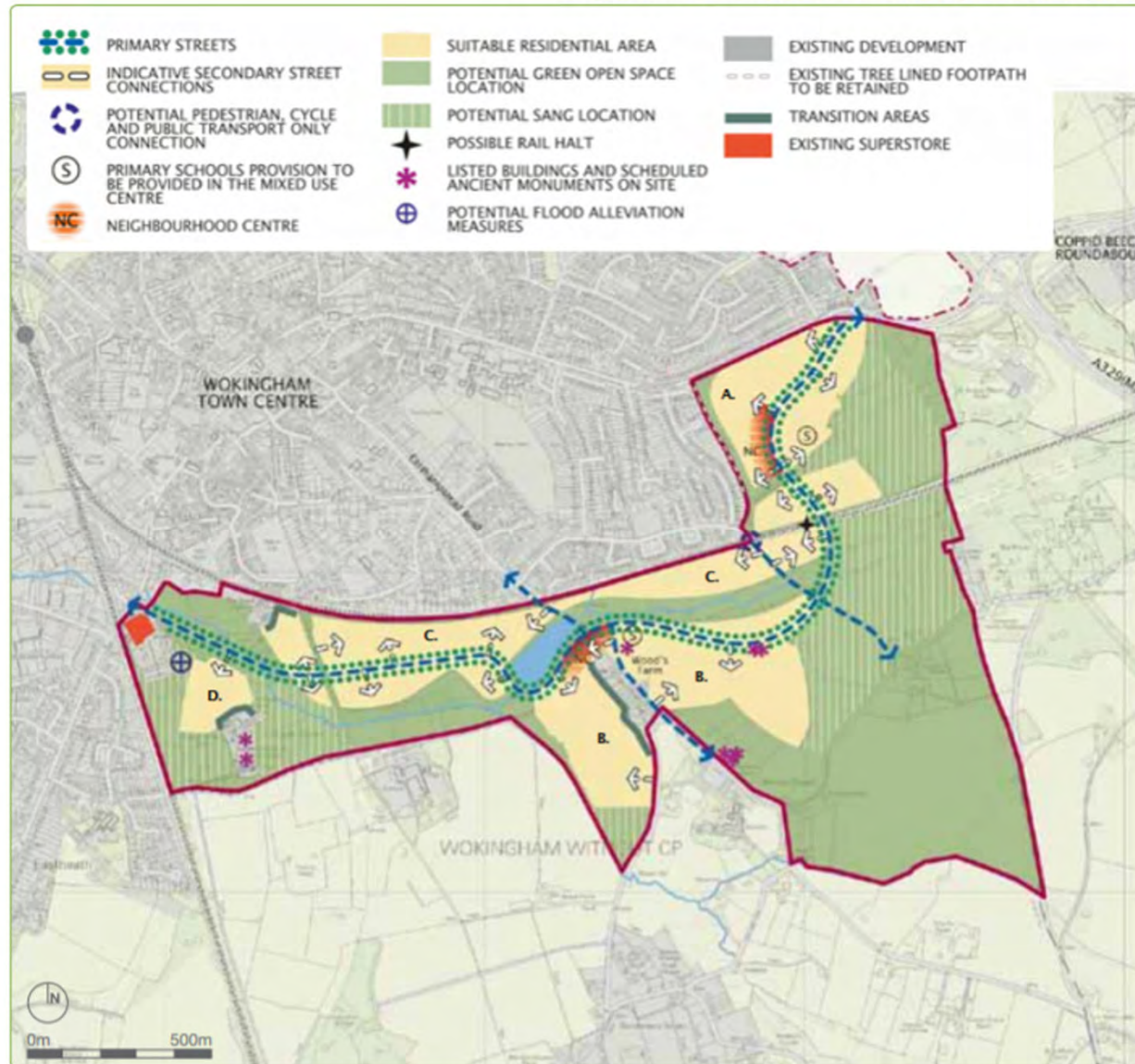
Exploring the potential

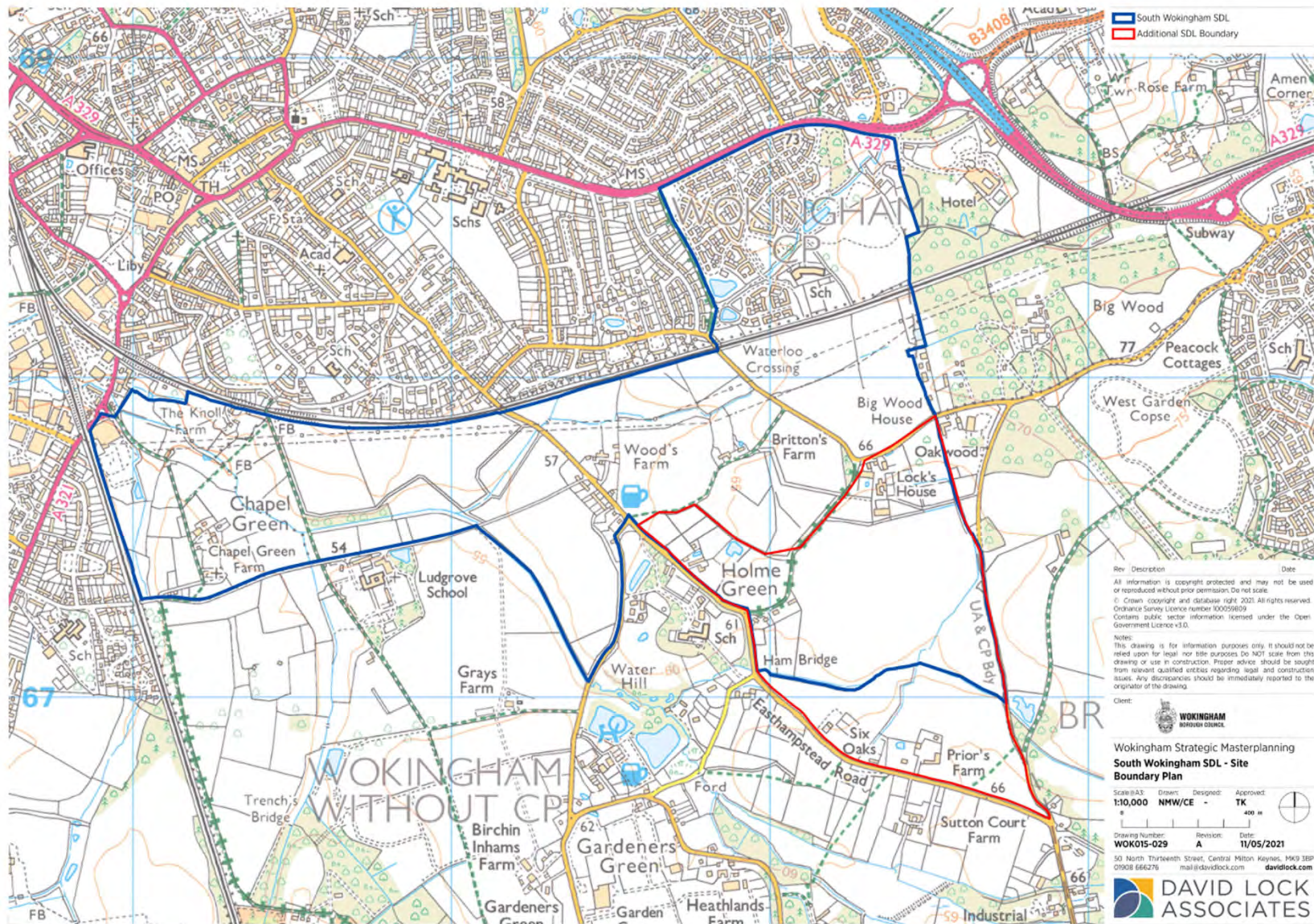
- You will again be designated into a smaller group **on this Teams call**
- Facilitator will share CHLOE screen but for you to instruct on where to place the tiles – it is your exercise.
- Stay on the call and we will resume as a whole group at 8.30pm and each CHLOE output will be shared and key points discussed.

Next Steps

- Write up of the workshop and its findings.
- Complete draft reports, including master plan frameworks.
- Final reports to be made available as part of Local Plan consultation exercise.

Plans for exercise 1







Rev	Description	Date
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Client:

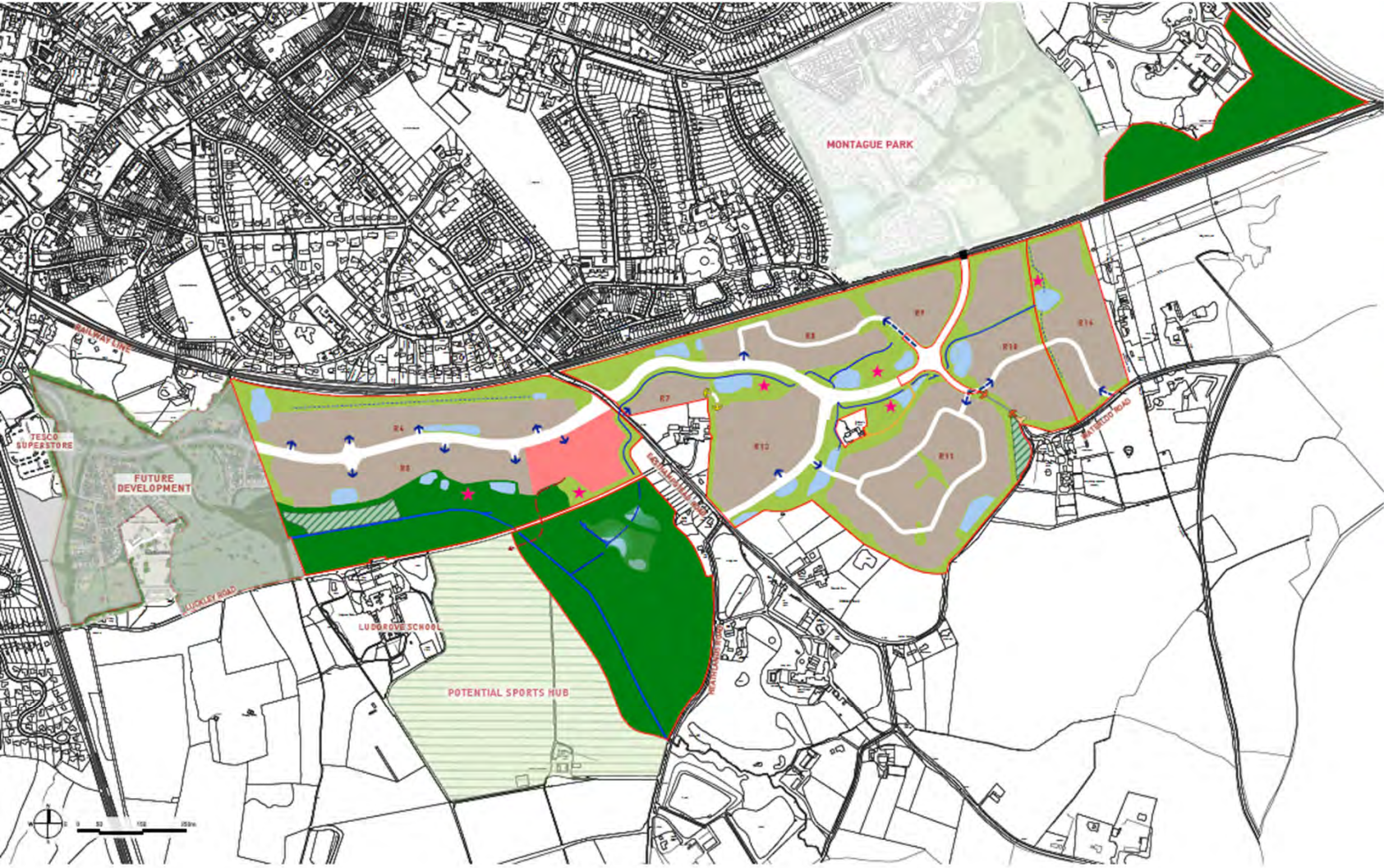
 **WOKINGHAM**
BOROUGH COUNCIL

Wokingham Strategic Masterplanning
South Wokingham SDL -
Aerial Plan

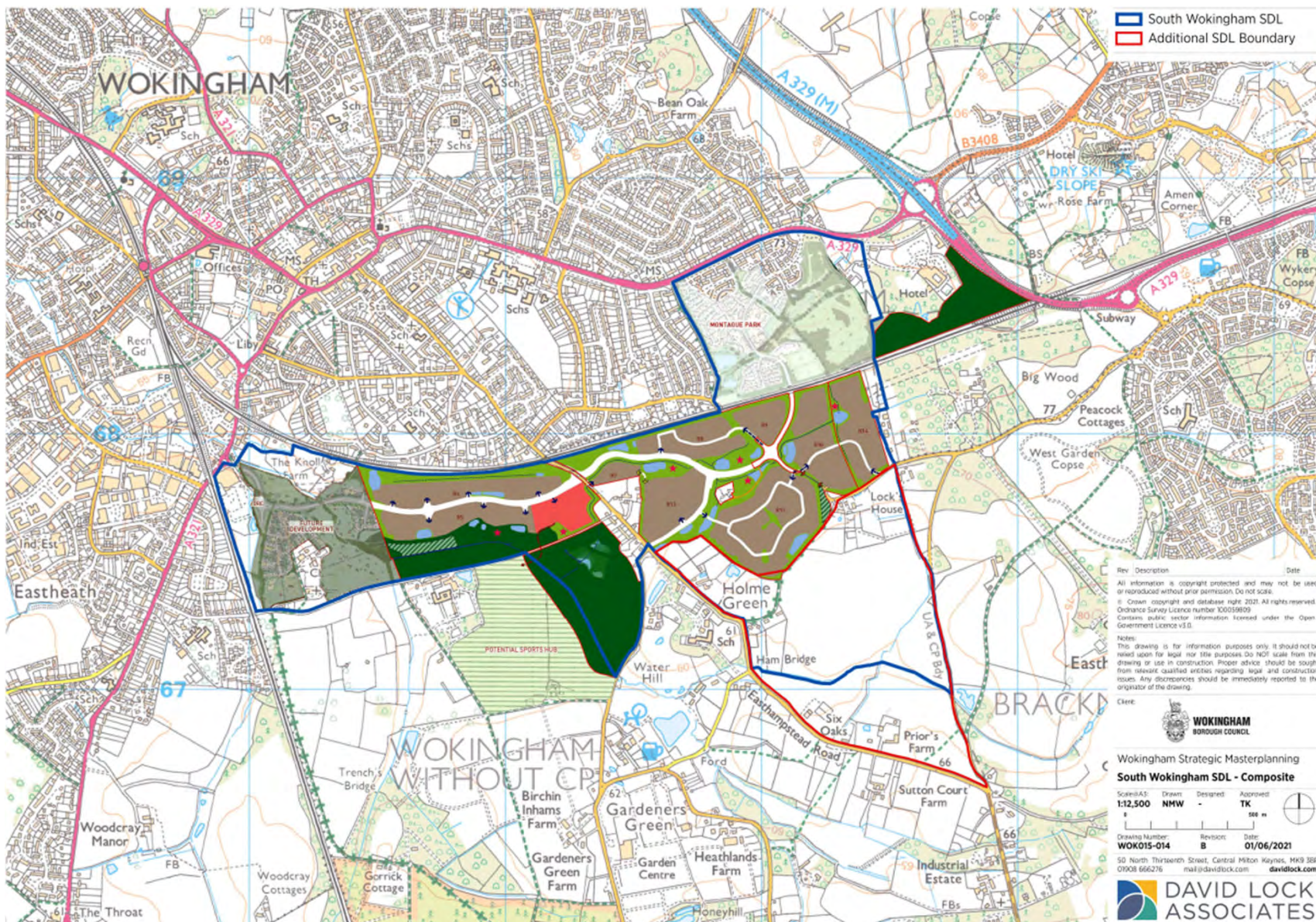
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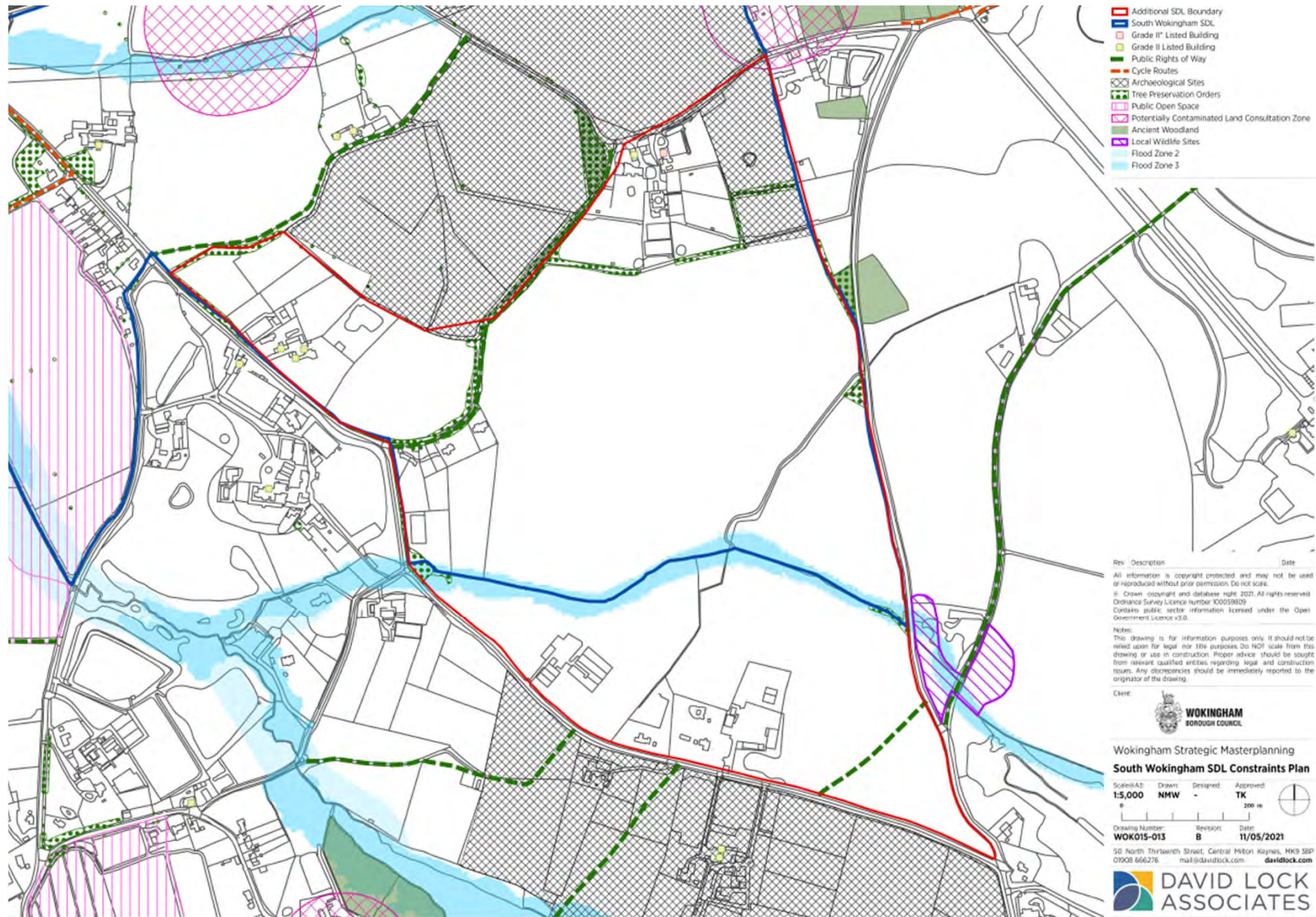
Drawing Number: **WOK015-034** Revision: **A** Date: **11/05/2021**

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- THE PROJECT DEVELOPMENT
- INDICATIVE ALIGNMENT OF SWSR
- INDICATIVE RESIDENTIAL PARCEL
- INDICATIVE OPEN SPACE
- INDICATIVE LOCAL CENTRE/ PRIMARY SCHOOL SITE
- INDICATIVE LOCATION OF ATTENUATION BASINS
- SUITABLE ALTERNATIVE NATURAL GREENSPACE (SAND)
- ANCIENT WOODLAND
- EQUIPPED AREA OF PLAY
- PARCEL ACCESS LOCATIONS
- KEY INTERNAL STREETS
- PROPOSED ACCESS TO BRITTON'S FARM
- SAFEGUARDED ROUTE TO SPORTS HUB
- DITCHES
- SWALES
- EMERGENCY/ PEDESTRIAN/ CYCLE ACCESS
- POSSIBLE TURNING HEAD LOCATION AND PEDESTRIAN/ CYCLE/ EQUESTRIAN ACCESS ALONG ADOPTED HIGHWAY





- Additional SDL Boundary
- South Wokingham SDL
- Grade II* Listed Building
- Grade II Listed Building
- Public Rights of Way
- Cycle Routes
- Archaeological Sites
- Tree Preservation Orders
- Public Open Space
- Potentially Contaminated Land Consultation Zone
- Ancient Woodland
- Local Wildlife Sites
- Flood Zone 2
- Flood Zone 3

Rev. Description Date

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Client

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Wokingham Strategic Masterplanning
South Wokingham SDL Constraints Plan

Scale: 1:5,000 Drawn: NMW Designed: TK Approved: TK

Drawing Number: WOK015-013 Revision: B Date: 11/05/2021

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