

Wokingham Borough Council

Local Development Scheme 2024-2027

September 2024



WOKINGHAM
BOROUGH COUNCIL

Contents

1.	<i>Introduction</i>	2
	What is a Local Development Plan Scheme?	2
2.	<i>Our current development plan</i>	2
	The development plan for Wokingham Borough	2
3.	<i>Plans we will work on</i>	3
	Local plans	3
	Other plans and policy documents	3
4.	<i>Programme for preparing our local plans</i>	4
	What process do local plans have to go through?	4
	Programme for the Local Plan Update (LPU)	4
5.	<i>Background and supporting information</i>	5
	Strategic policy context	5
	Technical studies	5
	Community and stakeholder feedback	6
	Approval of local plans	6

1. [Introduction](#)

[What is a Local Development Plan Scheme?](#)

1.1 This Local Development Scheme (LDS) sets out our work programme for the local plans we aim to prepare over the next three years or so. Once adopted, these documents form part of the 'development plan' for the borough which forms the starting point for considering planning applications.

1.2 The LDS explains:

- What local plans we will work on.
- What will be in the plans and where they will apply.
- How long it will take us to prepare the plans.
- What kind of plans they are.

1.3 As well as local plans, we prepare other plans, policy documents and schedules, notably:

- Statement of Community Involvement (SCI).
- Supplementary Planning Documents (SPDs).
- Community Infrastructure Levy (CIL).

1.4 The detail on these other plans and strategies is not required within the LDS, however we intend to review and adopt a new CIL charging schedule.

2. [Our current development plan](#)

2.1 In this section we give more detail about our current development plan.

[The development plan for Wokingham Borough](#)

2.2 The development plan for Wokingham Borough includes all 'adopted' local plans and any 'made' Neighbourhood Development Plans (NDPs).

2.3 Adopted local plans are:

- Core Strategy, adopted 2010.
- Managing Development Delivery, adopted 2014.
- Central and Eastern Berkshire Joint Minerals and Waste Plan, adopted 2023.

2.4 Made NDPs at the time of writing are as follows:

- Shinfield Neighbourhood Plan, made 2017.
- Arborfield and Barkham Neighbourhood Plan, made 2020.
- Twyford Neighbourhood Plan, made 2023.
- Finchampstead Neighbourhood Plan, made 2023.
- Ruscombe Neighbourhood Plan, made 2024.

2.5 No other NDP have been submitted to the council for examination at the time of writing

3. [Plans we will work on](#)

3.1 In this section we give more detail about the local plans (i.e. development plan documents) we aim to prepare and the key stages they will go through.

[Local plans](#)

3.2 Between 2024 and 2027 we will

- Complete and adopt the Local Plan Update.

3.3 The Local Plan Update (LPU) is a local plan that covers the area of Wokingham Borough. As a local plan, the LPU will become part of the development plan upon its adoption, replacing the adopted Core Strategy and Managing Development Delivery local plans.

3.4 The LPU will set out the spatial strategy for the borough up to 2040. It will show where and how much growth can happen across the area. It will set rules for managing development and show what sites can be developed. The LPU will not substantially address matters relating to minerals and waste development.¹

3.5 The LPU is being prepared to comply with the legal and regulatory framework and national planning policy and guidance, that governs the preparation of local plans.

[Other plans and policy documents](#)

3.6 In addition to local plans, there are several other types of policy documents that are adopted by the council and used to guide decisions on planning application. The programme for preparing these other types of documents is not a requirement for this LDS, however reference is made here for completeness.

3.7 Between 2024 and 2027 we will:

- Review and adopt a new CIL charging schedule.

3.8 CIL is a charge per square metre which can be levied by local authorities on new development in their area to help deliver the infrastructure needed to support growth. CIL only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates. We adopted the current CIL charging schedule in 2015. These rates will continue to apply, adjusted for inflation, until a new CIL charging schedule has been adopted in due course.

¹ The council has adopted a specific local plan focusing on minerals and waste matters - the Central & Eastern Berkshire Joint Minerals and Waste Plan 2023.

4. [Programme for preparing our local plans](#)

4.1 In this section we give more detail about the process for preparing local plans and the programme for the local plans we aim to prepare.

[What process do local plans have to go through?](#)

4.2 Local plans are prepared in accordance with a legal and regulatory process. The process includes consultation with the community and stakeholders. Following its preparation, a local plan is subject to examination by an independent Planning Inspector.

4.3 The four main stages in the preparation are:

1. The pre-production stage, including evidence gathering on key issues and development options, and consulting statutory bodies on the scope of the sustainability appraisal.
2. The production stage, including public and stakeholder consultation on the development issues and options, the scope of the local plan and the consideration of consultation responses. This can be undertaken through several public consultations.
3. The submission and examination stage, where the local plan will be submitted to the Secretary of State and subject to scrutiny by an independent Planning Inspector who will assess it for its the legal compliance and soundness. The examination process is likely to include a further consultation on potential modifications to the local plan.
4. Finally, the adoption stage, where the local plan formally becomes part of the development plan.

[Programme for the Local Plan Update \(LPU\)](#)

4.4 This assumes that the council will agree and publish a proposed submission version of the LPU in September 2024, followed by submission of the plan and examination later in 2024 or in early 2025.

4.5 Please note that following the submission of a local plan, the format and timing of the examination is dependent on the availability of a Planning Inspector and how far they choose to explore the issues raised in response to the Proposed Submission Plan Publication. The timings shown below for the examination and subsequent stages are therefore indicative only and may vary.

Table 1: Programme for the preparation of the Local Plan Update

Stage	Date completed / anticipated
Issues and options consultation	August 2016
Spatial options consultation	November 2018
Draft Plan consultation	February 2020
Revised Growth Strategy consultation	November 2021
Proposed Submission Plan Publication	September 2024
Submission	December 2024 – January 2025
Examination hearings (stage 1)	April 2025*
Examination hearings (stage 2)	September 2025*
Inspector’s post hearing letter	November 2025*
Modifications consultation	January 2026*
Inspectors report of examination	April 2026*
Adoption	May 2026*

*The submission of the plan is projected to be within the window December 2024 – January 2025. The indicative dates for stages following submission are estimated based on submission by the end of December 2024. Submission later within the window would require an equivalent adjustment.

5. [Background and supporting information](#)

5.1 This section sets out the key inputs to the preparation of local plans.

[Strategic policy context](#)

5.2 We use the following to guide us on the strategic policy context:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (PPG).
- A range of other strategies prepared either by the council, or by partner organisations that need to be taken into account in the preparation of local plans.

[Technical studies](#)

5.3 It is important that we have a robust but proportionate technical evidence base to inform the development of local plans and their proposals.

- 5.4 This can include studies on different areas and different topics, and also includes a sustainability appraisal.

Community and stakeholder feedback

- 5.5 It is important that we have good conversations with the community and stakeholders about the content of local plans. The Statement of Community Involvement (SCI) sets out the way that we aim to do this.
- 5.6 It is important that these conversations have the right depth and focus, matching the scale of the issues and proposals being considered.

Approval of local plans

- 5.7 Formal approval of final documents takes place via the council's Executive and Council.