



WOKINGHAM
BOROUGH COUNCIL

Managing Development Delivery
Development Plan Document
(Local Plan) Proposed Submission

June 2012

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Foreword

I am delighted to launch this consultation document as a vital step on the way to adoption of our second main Development Plan Document (or Local Plan) enshrining our Borough's planning policies through to 2026.

A Development Plan Document (DPD) is the strongest form of planning policy documents, involving a stringent series of consultations ending with an Examination in Public, for this sometime early in 2013. That Inspector's report is not binding on the council, but we would be at risk to disregard it. The document will be reviewed as to whether it is 'Sound' – that is that it complies with all national planning policies and is reasonable in what it proposes as local policies. This is in the context of very different national policies contained in the recently issued National Planning Policy Framework (NPPF), a 50+ page document replacing the hundreds of pages of the old Planning Policy Statements & Guidance. We have reviewed our Managing Development Delivery Development Plan Document (MDD DPD) so best to ensure we have, between national and local, a comprehensive and clear set of policies to inform applicants, residents and our council staff and to ensure we get appropriate and sound development.

We adopted the first DPD, our Core Strategy (or Local Plan) in January 2010. On our communities' behalf, we want to encourage even better and more sustainable development by putting more emphasis on 'character' and 'design'. This will be a feature of this MDD DPD.

In addition we need to review policies carried through from the Wokingham District Local Plan (2001-2006), propose settlement boundaries for our four major Strategic Development Locations (SDLs) and finally allocate the remaining smaller developments as identified in principle within the Core Strategy.

Your responses to this consultation will enable us to edit the document before it is submitted to the Secretary of State for a formal Examination in Public, in the same way as the Core Strategy. This gives everyone the opportunity for their comments to be considered by an independent Planning Inspector. If any major flaw is identified then we will need to re-consult, but with the amount of work and consultation already carried out we do hope this will not be necessary.

I look forward to the progress of this document as it will further promote good design and strengthen our hand to enhance the good characteristics of our borough and leave us better able to resist inappropriate development.

Cllr Angus Ross

Former Executive Member for Strategic Highways and Planning
Wokingham Borough Council May 2012

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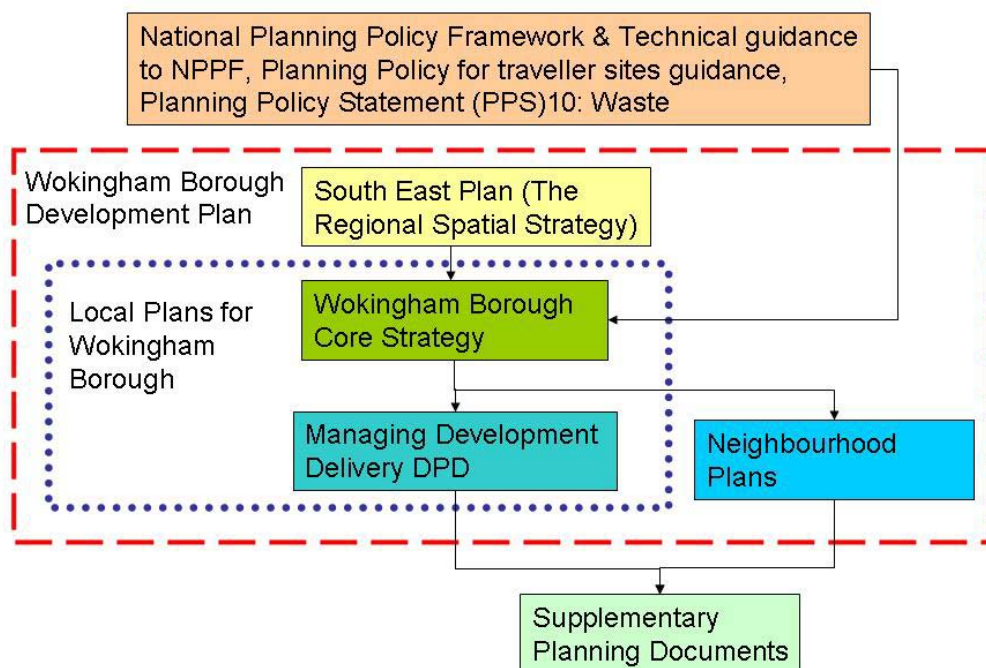
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Chapter 1: Introduction

Development Plan

- 1.1 Wokingham Borough Council (WBC) is preparing new planning documents, which will guide the scale, type and location of new development in the Borough. The first of these, the [Core Strategy](#), was adopted in 2010. This document is the Proposed Submission version of the Managing Development Delivery Development Plan Document which is an important part of implementing the adopted Core Strategy.
- 1.2 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The documents that make up the Development Plan are shown in Figure 1. This figure also shows that some of the documents (the Core Strategy and the Managing Development Delivery Development Plan Document) are also known as the Local Plan. For the sake of succinctness, the Managing Development Delivery Development Plan Document (Local Plan) is referred to as the MDD DPD within this document.

Figure 1: Planning Documents



- 1.3 Figure 1 also shows that the Regional Strategy for the Borough ([South East Plan](#)), remains part of the Development Plan until it is abolished by Order using powers taken in the Localism Act 2011
- 1.4 Under the [Localism Act 2011](#), there is the ability for Parish and Town Councils to produce Neighbourhood Development Plans, which would also

form part of the Development Plan, as shown in Figure 1.

- 1.5 Once the MDD DPD is adopted, this will supersede the remaining 'saved' policies in the Wokingham District Local Plan (WDLP) (March 2004), as set out in Appendix 11.
- 1.6 The Council anticipates that the approach to development outlined in the MDD DPD will last until 31 March 2026, i.e. this is known as the plan period. The MDD DPD is accompanied by a Policies Map (referred to in the National Planning Policy Framework as the Proposals Map). A separate document detailing the changes to the Policies Map forms part of this consultation. Upon adoption of the MDD DPD, the existing Policies Map (taking account of the Core Strategy) will be updated to take account of the changes detailed in the accompanying MDD DPD policy map changes.

National Planning Policy Framework

- 1.7 As well as the Development Plan there is the [National Planning Policy Framework \(NPPF\)](#) and [Technical guidance to the NPPF; Planning Policy for traveller sites guidance](#), and [Planning Policy Statement \(PPS\) 10: Waste](#), which can be seen in Figure 1. These have been taken into account in the preparation of the MDD DPD and are material considerations in planning decisions.

Supplementary Planning Documents

- 1.8 There are also various [Supplementary Planning Documents \(SPDs\)](#), as shown in Figure 1, which have been and may be produced by WBC to provide more detailed advice on how adopted policies will be applied. Contact the Council to obtain the latest information regarding the status of SPDs within the Borough.

Determining Applications

- 1.9 In considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Purpose, including objectives, of the MDD DPD

- 1.10 The objectives in the MDD DPD take forward and develop the objectives laid down in the [Core Strategy](#) and the earlier version (Draft Options) of the MDD DPD (June 2011) as set out in the following paragraph. The MDD DPD is consistent with the Core Strategy, and regional policies in the [South East Plan](#), as well as taking into account the [National Planning Policy Framework](#). Where relevant, it also takes account of other plans, programmes and strategies, including those produced by WBC. Specifically, the purpose of the MDD DPD is to:

- i. Allocate sites for residential development. The [Core Strategy](#) already seeks to concentrate the majority of residential development (circa 9,900 dwellings) in four key locations called Strategic Development Locations (SDLs). However, it is also necessary to allocate further sites outside the SDLs to meet overall housing requirements set out in the Core Strategy
 - ii. Allocate sites for other uses, including commercial development such as retail development
 - iii. Set boundaries, which can be seen on the Policies Map for issues such as development limits (settlement boundaries)
 - iv. Provide additional detailed policies to use when considering development proposals.
- 1.11 The MDD DPD needs to achieve the following objectives, which build on the approach and objectives set out in the Core Strategy. These establish its key policy direction and provide a framework for the development of appropriate indicators and targets for monitoring purposes. Once adopted the objectives of the MDD DPD will be to:
- i. Protect the historic and underlying character of the Borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment
 - ii. Ensure good design which is in keeping with the area
 - iii. Maintain the distinct and separate identity of the Borough's settlements through confirming development limits and settlement separation areas
 - iv. Protect the most important areas of biodiversity, landscape and heritage from development
 - v. Limit development in those areas at most risk of flooding and pollution
 - vi. Deliver affordable housing that meets identified local needs
 - vii. Deliver sustainable development by providing an acceptable balance of housing (in locations outside the SDLs) and employment
 - viii. Promote sustainable use and disposal of resources while mitigating and adapting to climate change
 - ix. Promote a transport system that enables access to services by a variety of modes and increasing the use of non-car based transport where appropriate
 - x. Support the renaissance of all centres
 - xi. Amplify the high level policies of the Core Strategy into appropriate detailed development management policies
 - xii. Replace saved policies in the WDLP.

- 1.12 Even if a site is allocated for development, planning permission is still required to develop the land. All planning applications shall:
- i. Demonstrate how they comply with policies set out in the Development Plan, as well as being consistent with other guidance such as Supplementary Planning Documents (SPDs)
 - ii. Provide or contribute to the necessary infrastructure requirements of the immediate area and wider Borough needs.
- 1.13 There may be other specific requirements which will need to be provided on a site by site basis.
- 1.14 The policies in the MDD DPD will also help in taking forward the Council's public health role by promoting health and wellbeing, including through the design of developments and accessibility to green infrastructure, open spaces, services and facilities.

Infrastructure Provision

- 1.15 The MDD DPD is accompanied by an Infrastructure Delivery Plan (IDP), which is part of the Council's evidence base. The IDP is a live document, and will be used to inform the Community Infrastructure Levy (CIL) Charging Schedule. Proposals for development will make appropriate provision for the infrastructure, services, resources and amenities set out in the Council's [Planning Advice Note on Infrastructure Impact Mitigation Contributions for New Development](#), Supplementary Planning Documents and/or the Community Infrastructure Levy (CIL) Charging Schedule. Provision may also be secured through planning obligations (section 106 contributions). Any piecemeal planning applications on any SDL will need to demonstrate how they will provide the infrastructure requirements for the delivery of the designated SDL as a whole in the form of a legally binding Infrastructure Delivery Plan and accompanying agreement.

Implementation and Monitoring

- 1.16 Implementation and delivery of the MDD DPD policies will, in the main, be through the grant or refusal of planning permission and where necessary through CIL or planning obligations.
- 1.17 The Council will annually produce a Monitoring Report that will, amongst other issues, include information about the number of net additional dwellings completed.

Structure of the MDD DPD

- 1.18 The MDD DPD comprises five sections.
- i. Chapter 1: Introduction
 - ii. Chapter 2: Cross Cutting (prefixed with a 'CC') policies covers the more

- detailed generic policies that will apply to most types of development
- iii. Chapter 3: Topic Based (prefixed with a 'TB') policies cover policies that generally only apply to certain types of development
 - iv. Chapter 4: Site Allocations (prefixed with a 'SAL') provides policies for those sites which will be allocated for development
 - v. Chapter 5: Implementation and Monitoring provides details about how the policies in the MDD DPD will be monitored to understand the impact of these policies.
- 1.19 The policies have equal weight, irrespective of where they appear in the MDD DPD. After each policy, there is the supporting text and then its relationship to national, regional and local policy/guidance. All development shall satisfy all criteria of relevant policies.
- 1.20 A separate document details changes to the Policies Map. Any policy prefixed by 'CP' is within the adopted Core Strategy for the borough
- 1.21 A glossary of the terms is provided at the back of the MDD DPD.
- 1.22 There are also a number of appendices, which provide further information associated with a number of policies.
- 1.23 Hyperlinks have been used throughout the MDD DPD where appropriate to signpost other documents. These links are correct at the time of publication of the MDD DPD, but users may need to contact the Council to obtain the latest details of document location.

Preparation of the MDD DPD

- 1.24 There are a number of stages in producing the MDD DPD:
- i. **Initial Options Stage** – The comments from earlier consultation in 2006 on the initial options for site allocations, development limits and the Green Belt have been taken into account in preparing the MDD DPD
 - ii. **Public Participation Stage (Draft Options)** – During June/July 2011, peoples' views were sought on issues and suggested options and alternatives (the Draft Options), including boundaries to which policies should apply. This was subject to a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). As additional sites were put forward and different options were suggested to the Council, a further SA/SEA was undertaken. A Habitats Regulation Appraisal was also undertaken. There was also a public consultation workshop on 12 September 2011 about the MDD DPD to help to develop some of the key policies. All of the comments received have been taken into account in preparing the MDD DPD
 - iii. **Proposed Submission** – This is the Council's latest version of the MDD

DPD. There will be an 8 week period for people to comment on whether the document is '**legally compliant**' or '**sound**'

- iv. After comments have been considered, the MDD DPD; the SA/SEA and other supporting information will be formally submitted to the Secretary of State who will appoint an independent Planning Inspector to examine the MDD DPD
- v. If the MDD DPD is considered 'sound' by the Inspector, it can be formally adopted by the Council.

Commenting on the MDD DPD

- 1.25 This stage is an opportunity for you to state whether you think the document is '**legally compliant**' and is '**sound**'. The term '**soundness**' means whether the content is:
 - i. Positively prepared, i.e. seeks to meet objectively assessed development and infrastructure requirements
 - ii. Justified, i.e. strategy is appropriate when considered against reasonable alternatives
 - iii. Effective, i.e. it is deliverable
 - iv. Consistent with national policy (see paragraph 182 of the National Planning Policy Framework).
- 1.26 The comments will help test the MDD DPD and therefore influence where and how development will occur throughout the Borough.
- 1.27 The consultation period on the MDD DPD will be from **27 June to 4pm on 22 August 2012**.
- 1.28 All comments on the MDD DPD and map changes must be made in writing. Please ensure that **you use the Council's Comment Form** and that you **read the guidance notes** first. The Comment Form and accompanying guidance notes are available on the Council's website and at the Council's Shute End offices. The Council's preferred method for receiving comments is to email the typed form back to us. However, you may send the comments form by post or deliver it by hand to the address shown below.
- 1.29 It is also possible to comment on the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), which accompanies the MDD DPD. Again, please use the **Council's Comment Form** for the SA/SEA.
- 1.30 Comments on the MDD DPD and the SA/SEA can be sent to the following:

Email

Mdd@wokingham.gov.uk

Post and by hand:

Land Use and Transport Team
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Data Protection Notice

- 1.31 The information that you provide will be processed by Wokingham Borough Council (and its agents) in accordance with the Data Protection Act 1998 to contribute to the Wokingham Borough MDD DPD process and other statutory land use planning functions.
- 1.32 The Council has to make all representations submitted available for public inspection. It is therefore unable to accept confidential comments. All representations will be made available on the Council website, probably in November 2012.
- 1.33 In providing contact details, the authority will assume that you wish to be kept informed of the Council's progress of different planning policy documents. This means that you will receive occasional letters from the Council until at least 2013, when it is envisaged that the MDD DPD will be finalised. It is important that you keep the Land Use and Transport Team up-to-date with your current contact details.

Chapter 2: Cross Cutting Policies

- 2.1 The following policies are cross cutting or generic policies, which will apply to most, if not all types of development. They take forward the principles and policies set out in the [Core Strategy](#).
- 2.2 This section has policies on development limits, settlement separation areas, character and design, green infrastructure, sustainable design and construction, renewable energy, water and transport.

Policy CC01: Development limits

1. Development limits for each settlement are defined on the MDD DPD Policies Map.
2. Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.

- 2.3 Policy CP9 – Scale and location of development proposals of the [Core Strategy](#) requires the MDD DPD to set the development limits for each of the Borough's specified settlements. The development limits shown on the MDD DPD Policies Map will supersede those shown on the Core Strategy Proposals Map.
- 2.4 The development limits:
 - i. Define the development limits of the Strategic Development Locations (SDLs) identified in [Core Strategy](#) Policies CP18-21, which relate to the four Strategic Development Locations
 - ii. Incorporate sites allocated through policies in Chapter 4: Site Allocations of the MDD DPD
 - iii. Take account of development proposals completed or with outstanding (extant) planning permission at 1 April 2012
 - iv. Remove any existing inconsistencies.
- 2.5 The development limits around the University of Reading Science and Innovation Park ([Core Strategy](#) policies CP9 (4) and CP16 – Science Park) are also defined. In defining this development limit, the Council has taken account of the phase 1 scheme that already has planning permission (application number O/2009/1027).
- 2.6 Defining the development limits of the SDLs provides further clarification on where the built development envisaged within each SDL can occur, although

some non built development will also take place within the development limits. With regard to school provision within the SDLs it is expected that the school and land proposed for any future extension of the school will be within the development limit. However, there may be instances where the school playing fields are adjacent to the school but are outside the development limit. Any proposals for the SDLs need to comply with policies CP18-CP21 – Strategic Development Locations and Appendix 7 of the [Core Strategy](#) which relates to the four SDLs, as well as being consistent with the [SDL SPDs](#) (2011).

- 2.7 Development limits have been amended to take into account development proposals completed or with outstanding planning permission since the preparation of the Wokingham District Local Plan (WDLP). The amended development limits will also remove any inconsistencies such as the development limit being drawn through existing buildings.
- 2.8 New development located at the edge of but within the development limit should demonstrate how the interrelationship between open countryside and the built form is respected. Careful siting and design of new development at the edge of development limits must allow for an approach which provides a transition between the built area and the open countryside. The aim is for development to recede and soften in relation to adjoining open countryside and avoid hard edges.

Policy Background

National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 11 - Conserving and enhancing the natural environment, such as paragraphs 109, 111 and 113

Regional

N/A

Local

[Core Strategy](#) (2010) policies CP9 – Scale and location of development proposals; CP11 – Proposals outside Development Limits (including countryside); CP12 – Green Belt; CP16 – Science Park and CP18-21 Strategic Development Locations

[Borough Design Guide Supplementary Planning Document \(SPD\) \(2012\)](#)

[Strategic Development Locations SPDs \(2011\)](#)

Wokingham Borough Council Settlement Separation and Development Limit Boundaries (2012), David Lock Associates

Policy CC02: Settlement Separation Areas

1. Settlement separation areas within the Borough are defined on the Policies Map.
2. Settlement separation areas within or adjoining the Borough will be protected from development that would threaten their important function as critical gaps and that would harm the physical and visual separation of settlements.

2.9 Policies CP18-CP21 – Strategic Development Locations (SDLs) and Appendix 7 of the [Core Strategy](#), which relate to the four SDLs, include specific requirements to ensure that the SDLs maintain separation from other settlements. Any proposals for the SDLs need to comply with the Core Strategy as well as being consistent with the [SDL SPDs](#) (2011).

2.10 The [Core Strategy](#) Key Diagram broadly shows the areas where settlement separation must be applied. These are areas where there is the greatest risk of coalescence. These settlement separation areas, which are around and in the case of South of the M4 within the SDLs, are now further defined on the MDD DPD Policies Map. The Inspector's report (at paragraph 7.6) into the Core Strategy referred to these as critical gaps, which will be protected. Policy CC02: Settlement Separation Areas seeks to retain the settlement separation areas between settlements both within the Borough and between settlements in both Bracknell Forest and Reading Borough. This includes the area between Wokingham and Binfield/Bracknell, Pinewood (Crowthorne) and Bracknell and Shinfield (north of the M4) and Reading, and between Shinfield, Spencers Wood, Ryeish Green and Three Mile Cross. This will help to achieve the spatial vision and Spatial Objective D in the [Core Strategy](#). This approach also reflects that set out in the adopted Bracknell Forest Core Strategy (2008) in policies CS4 (Land at Amen Corner) and CS9 (Development on Land Outside Settlements), including the supporting text (paragraph 123) to policy CS9.

Policy Background

National

[NPPF \(2012\)](#), i.e. under heading 11 - Conserving and enhancing the natural environment, such as paragraph 111

Regional

[South East Plan](#) (2009) - policy CC6 - Sustainable Communities and character of the environment and paragraph 21.9

Local

Wokingham Borough

[Core Strategy \(2010\)](#) – policy CP11 - Proposals outside development limits (including countryside); CP18-21-Strategic Development Locations and Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

[Strategic Development Locations SPDs \(2011\)](#)

Wokingham Borough Council Settlement Separation and Development Limit Boundaries, David Lock Associates (2012)

[Borough Design Guide SPD \(2012\)](#)

Bracknell Forest

[Bracknell Forest Core Strategy \(2008\)](#) Map 3 - Core Strategy Key Diagram; Policies CS4 - Land at Amen Corner and CS9 - Development on Land Outside Settlements

Policy CC03: Green Infrastructure, Trees and Landscaping

1. Green Routes and Green Route Enhancement Areas are defined on the Policies Map.
2. Planning permission may be granted for proposals that demonstrate how they:
 - a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
 - c) Promote the integration of the scheme with any adjoining public open space or countryside
 - d) Protect and retain existing trees, hedges and other landscape features
 - e) Incorporate high quality native planting and landscaping as an integral part of the scheme.
3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.
4. Development proposals within the River Valley areas shall improve or contribute toward:
 - a) The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use along the River Loddon
 - b) The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook
 - c) Opportunities for improvements to green infrastructure to help minimise flood risk

- 2.11 Policy CP1 – Sustainable Development of the [Core Strategy](#) seeks to maintain the high quality of the environment. Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and policy CP4 – Infrastructure requirements also refers to the improvement or provision of infrastructure, community and other facilities. Policy CC03: Green Infrastructure enhances these Core Strategy policies in setting out how these criteria can be met by providing for or enhancing green corridors in developments.
- 2.12 Proposals shall comply with Policy TB23: Biodiversity and Development and be consistent with the [Borough Design Guide SPD](#) (2012).
- 2.13 Green infrastructure networks include the natural and managed green areas in urban and rural settings. Green infrastructure networks include countryside; open spaces; river valleys, corridors and wetlands; Sites of Urban Landscape

Value (SULVs); Sustainable Urban Drainage Systems (SuDS); landscape features; 'green' corridors, including ecological corridors; suitable accessible natural greenspace (SANG); allotments; amenity areas within developments; green routes and green route enhancement areas; country parks and public rights of way, including footpaths, cycleways and bridleways.

- 2.14 Green infrastructure can achieve a number of objectives, including:
- i. Contributing significantly to the quality of life by creating a sense of place and wellbeing
 - ii. Providing health benefits by enabling access to opportunities for recreation
 - iii. Providing opportunities for sustainable transport and access, such as through the provision of public rights of way
 - iv. Combating climate change
 - v. Minimising flood risk, as recognised in the National Planning Policy Framework
 - vi. Creating an ecological network that encourages the movement of wildlife along green corridors.
- 2.15 Improving accessibility to existing green corridors must be considered in the layout of proposals. Proposals shall be consistent with the Borough's [Public Rights of Way Improvement Plan \(ROWIP\)](#) that identifies ways to improve access on public rights of way for all, especially those with visual and mobility impairments and to extend the accessibility of the network.
- 2.16 The establishment of the Loddon/Blackwater riverside footpath and bridleway will provide for informal recreation links to connect with the River Thames National Trail and the Blackwater Valley footpath. It is the Council's intention to create a riverside footpath along the Rivers Loddon and Blackwater.
- 2.17 The establishment of the riverside footpath and cycleway along the Emm Brook will provide for informal recreation links to connect in with Wokingham Town and Dinton Pastures Country Park at Winnersh.
- 2.18 Landscaping, tree planting, hedges and the protection of trees, woodlands and hedges in both the short and long term will be promoted and secured through the planning process.
- 2.19 Proposals must be supported by a landscaping scheme. This must demonstrate which features are to be retained and how they will be retained. The landscaping scheme must also provide information on the additional landscaping required to enhance the visual quality of the development and to integrate it into the locality.
- 2.20 A landscape and visual impact study will be required where the site is located on or adjacent to the development limits or where the proposal may have an

impact on the townscape around it. This helps to assess the impact of the proposals on the surrounding landscape features and other land uses such as residential properties, roads and public rights of way. The landscape and visual impact study shall include:

- i. Baseline information – what is on site already, i.e. topography; site context; vegetation; land use; landscape features and site character
- ii. Description of the proposals
- iii. Visual assessment of the proposals including impact on surrounding landscape features and other land uses
- iv. Landscape assessment of the proposals and how the proposals will affect the landscape features within and outside of the site, including landscape character.

2.21 Conditions and/or planning obligations will be used to secure implementation of landscaping schemes and the replacement and protection of trees, hedgerows or other natural features.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 8 - Promoting healthy communities, such as paragraph 75; heading 10 - Meeting the challenge of climate change, flooding and coastal change, such as paragraph 99, and heading 11 - Conserving and enhancing the natural environment such as paragraph 114

Regional

[South East Plan](#) (May 2009) policies C4 - Landscape and Countryside management and NRM7 – Woodlands and CC8 – Green Infrastructure

[South East Green Infrastructure Framework](#) (July 2009)

Local

[Core Strategy \(2010\)](#) policies CP1 - Sustainable Development; CP3 – General principles for development; CP4 – Infrastructure requirements; CP7 – Biodiversity; CP8 – Thames Basin Heaths Special Protection Area

[Strategic Development Locations SPDs \(2011\)](#)

Wokingham PPG17 Open space, Sport and Recreation Study Standards paper (2012) (KKP)

[Public Rights of Way Improvement Plan \(2009\)](#)

[Blackwater Valley Countryside Strategy](#) (2011-15)

[Thames Waterway Plan](#) (2006-2011)

[Thames River Basin River Management Plan](#) (2009)

Policy CC04: Sustainable Design and Construction

Planning permission will only be granted for proposals that demonstrate the following:

1. All new homes shall at least:
 - a) Meet requirements of the full Code for Sustainable Homes Level 4
 - b) Meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4).
2. All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least:
 - a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent
 - b) Meet or exceed statutory requirements for water resource management.
3. All development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.

2.22 This policy enhances policy CP1 Sustainable Development of the [Core Strategy](#) and takes forward the Council's commitment to sustainable construction, such as that set out in the [Council's Sustainable Environment Strategy 2010-2020](#) (2010). It also takes forward the requirement of criteria 12 of policy CP1 for development proposals to contribute towards the goal of reaching zero-carbon. A building is zero carbon if it has net zero carbon emission over the course of a year.

2.23 All new development proposals shall be consistent with the Borough's [Sustainable Design and Construction SPD](#) (2010) and the [Borough Design Guide SPD](#) (2012). Proposals for residential and non residential buildings shall be accompanied by a Sustainability Statement. The Council will encourage conversions and extensions to be assessed under [BREEAM Refurbishment](#).

2.24 Layout, such as passive solar design as well as materials; design; landscaping; standard of construction, and operation are all measures that are capable of reducing the need for energy and using energy efficiently. These measures can also minimise water consumption and help to mitigate and adapt to climate change. Policy CC05: Renewable energy and decentralised energy networks, provides further detail about how energy can

be supplied efficiently and what contribution is required from renewable sources.

- 2.25 The [Code for Sustainable Homes \(CfSH\)](#) and [BREEAM](#) are certified assessment tools which measure the overall sustainability of a development. CfSH only relates to newly constructed homes whereas BREEAM can be used to measure the sustainability performance of non residential uses.
- 2.26 The policy requirements for CfSH are in advance of national mandatory requirements. The Council is looking to 'future proof' development. Future proofing development does not harm the viability of schemes since the [affordable housing viability study \(2008\)](#) assumed that all homes were built to Code Level 4.
- 2.27 The policy requires development proposals to achieve the necessary mandatory BREEAM requirements or any future national equivalent. The Council encourages non-residential development to exceed or achieve current best practice standards.
- 2.28 The application of Building Regulations would be sufficient to ensure new development meets Code Level 3's mandatory energy requirements in 2010, and Code Level 4's energy requirements in 2012. However, the changes to Building Regulations do not require compliance with any of the CfSH other criteria (such as water consumption).
- 2.29 Renewable energy can be used as part of reaching the CfSH or BREEAM requirements. The renewable energy requirements set out in Policy CC05: Renewable energy and decentralised energy networks are not in addition to any requirements of the CfSH or BREEAM.

Water resource management

- 2.30 The South East's and Loddon Catchment water resource issues justify a policy approach to meet full CfSH levels and minimum standards for water use. [The Environment Agency 'Areas of Water Stress – Final Classification \(2007\)'](#) shows that the Borough is an area of severe water stress. The Loddon Catchment acquires 55% of its water supply from groundwater. Setting limits on water consumption also protects the nearby Special Areas of Conservation from impacts of water abstraction.
- 2.31 Climate change combined with growing population and household formation and high water usage rates will impact on water resources and water quality. Therefore, developments including conversions, alterations and extensions shall incorporate measures in their design, landscaping, construction and operation, to avoid water wastage.
- 2.32 All new homes shall at least meet the internal potable water consumption targets of 105 litres or less per person per day. This is a mandatory standard required to meet CfSH Level 3 and 4. This target is above current Building

Regulations requirements, but is necessary due to the level of water stress and planned population growth in the Borough.

- 2.33 All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least meet or exceed statutory requirements for water resource management. This could be through requirements to meet a BREEAM standard.
- 2.34 In line with [Core Strategy](#) policy CP1 - Sustainable Development (criteria 6), development must incorporate facilities for recycling of water and waste to help reduce per capita water consumption. Rainwater and grey water recycling (water butts or more complex collection and treatment systems) can significantly reduce water consumption, particular potable water. Grey water recycling will need to be energy efficient. Landscaping and gardens must be designed to minimise water demand. Sustainable Drainage Systems (SuDS) can significantly reduce demand for water by incorporating SuDS as part of the design and landscaping of the site, as set out in the [Sustainable Design and Construction SPD](#).
- 2.35 The Borough's water resources and supplies shall be protected by resisting development proposals that would pose an unacceptable threat to surface water. Proposals that seek to increase water availability shall be encouraged.

Suitable waste management including on-site recycling

- 2.36 Adequate internal and outside storage and sufficient space for the segregation of waste should be incorporated into all developments, including conversions, alterations and extensions to buildings. Storage should be secure and discreet to maintain or enhance the character of the area. Facilities shall be consistent with the British Standards Institute 'Waste Management in Buildings - Code of practice (BS 5906:2005).
- 2.37 Where on-site recycling is not possible, alternatives such as communal collection facilities (e.g. bottle banks) off site will need to be considered. These facilities and other waste storage areas should be positioned appropriately to provide easy and safe access for both waste producers and collectors (including the provision of signing where possible) in line with the Council's highways standards.
- 2.38 Provision for on site composting of green waste for all new homes providing a garden or other green areas will help to minimise the transportation of green waste to landfill. Where on-site composting is considered inappropriate, regard should be given to alternatives such as communal collection facilities.

Policy CC05: Renewable energy and decentralised energy networks

1. Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged
2. Planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions where the development is for:
 - a) Schemes of more than 10 dwellings (gross), or
 - b) Non-residential proposals of more than 1,000 sq m gross floorspace.
3. Any proposals for renewable energy and decentralised energy works, including wind turbines must demonstrate that:
 - a) It is appropriate in scale, location and technology type
 - b) It is compatible with the surrounding area, including the impact of noise and odour
 - c) There is no negative cumulative visual impact

2.39 This policy takes forward the Council’s commitment to renewable technologies and to exceed the national standards, as set out in policy CP1 - Sustainable Development of the Core Strategy. Renewable energy technology, low-carbon technologies and decentralised energy can be used to reduce carbon emissions. The Council particularly encourages applications from community-based and community-owned projects.

2.40 The South East Plan requires developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources. It also included a sub-regional target for renewable energy in the Thames Valley and Surrey sub-region, as set out in Table 1, which the Council will retain.

Table 1 Sub-regional targets for land-based renewable energy

(Extract from [South East Plan](#) (2009), policy NRM14)

Sub-region	2010 Renewable Energy Target (Mega Watts)	2016 Renewable Energy Target (Mega Watts)
Thames Valley and Surrey	140	209

2.41 The Council will encourage developers to exceed these standards. Sub-regional targets beyond 2016 may be set. Renewable technologies, such as wind turbines; photovoltaics; ground source heating/cooling; air source heat pumps, and biomass may be appropriate. Low-carbon technologies, such as combined heat and power and district heating schemes can also help reduce carbon in new developments, as set out in Section 10 of the [Sustainable Design and Construction SPD](#) (2010), which proposals shall be consistent with.

- 2.42 As part of the work programme for Climate Berkshire (the Berkshire Climate Change Partnership), Thames Valley Energy were commissioned to complete 'Climate Berkshire Report: Phase 1' of a strategy regarding future investments for renewable and low carbon power generation across Berkshire'. The [Climate Berkshire - phase I report](#) (2009) maps the existing opportunities for renewable and low carbon power within the Berkshire authorities and [phase II Berkshire Renewable Energy - 2020 Evidence Base and Recommendations](#) (Feb 2010) provides a detailed analysis of the potential for Berkshire to introduce significant additional renewable energy capacity.
- 2.43 The former South East England Partnership Board also undertook research to identify where there is the most potential for developing [Combined Heat and Power systems in the South East of England](#).
- 2.44 These strategies should therefore inform any proposals for these types of technologies.

Decentralised Energy

- 2.45 Decentralised energy (DE) systems generate power at or near the point of use. DE will be predominantly based around combined heat and power (CHP), district heating and cooling. The Council do not accept heat recovery systems or fossil fuel powered Combined Heat and Power systems as coming from a renewable source, so therefore they cannot be used towards achieving the minimum 10% reduction in carbon emissions.
- 2.46 The Council encourages the development of local supply chains, especially for biomass. There is a significant existing woodland resource within the Borough and in adjoining Boroughs/Districts that could be used in biomass boilers. The potential wood fuel yield, through such things as woodland management or forest thinning operations, could produce a significant amount of zero carbon heat.
- 2.47 Development proposals will need to demonstrate that the scale, location, technology type is appropriate and that there is no adverse impact, including cumulative impact on the surrounding area. This will include evidence of the availability of the resource that will be harnessed or the fuel to be used. Impacts to be addressed will include those on surrounding land uses; noise, air and odour pollution; local and visual amenity; character; landscape; wildlife; heritage assets; transport network and highway safety; flood risk; shadow flicker, and interference with telecommunications.

Policy Background for Policy CC04: Sustainable Design and Construction and Policy CC05: Renewable energy and decentralised energy networks

National

[NPPF](#), i.e. under heading 9 - Protecting Green Belt land, paragraph 91 and heading 10 - Meeting the challenge of climate change, flooding and coastal change, paragraphs 91, 95–97

[Code for Sustainable Homes: Technical Guide \(November 2010\)](#), Communities and Local Government

[BREEAM New Construction \(2011\)](#), Building Research Establishment

[BREEAM Refurbishment \(2012\)](#), Building Research Establishment

[Cost of Building to the Code for Sustainable Homes – updated cost review, Communities and Local Government \(August 2011\)](#)

[Waste Management in Buildings - Code of practice](#) (BS 5906:2005), British Standards Institute (2005)

Regional

[River Basin Management Plan – Thames River Basin District, Environment Agency \(2009\)](#)

[Areas of Water Stress – Final Classification, \(2007\) Environment Agency](#)

[South East Plan](#) (May 2009) Policy NRM11: Development Design for energy efficiency and renewable energy; policy NRM12: Combined heat and power; policy NRM13: Regional renewable energy targets; policy NRM14: Sub-regional targets for land-based renewable energy

Local

[Core Strategy \(2010\)](#) – policy CP1 - Sustainable Development

[Sustainable Design and Construction SPD and Companion Document](#) (2010)

[Borough Design Guide SPD \(2012\)](#)

[Blackwater Valley Watercycle Scoping Study \(2011\)](#)

[Sustainable Environment Strategy 2010 – 2020](#) (2010)

[Affordable Housing Viability Study \(2008\)](#)

[Climate Berkshire Reports](#) (Phase I and II) (2009 and 2010)

Policy CC06: Noise	
1. Proposals must demonstrate how they have addressed noise in line with the following noise exposure categories	
Noise Exposure Categories (NEC)	.
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused.

2.48 Policy CC06: Noise enhances policy CP1 – Sustainable Development (specifically criterion 8) of the Core Strategy, which refers to avoiding areas where pollution (including noise) may impact upon the amenity of future occupiers.

2.49 Any proposals shall also be consistent with the Borough's [Sustainable Design and Construction SPD](#) (2010).

2.50 Appendix 1 of the MDD DPD sets out the noise exposure categories for dwellings including explanation of noise levels and detailed guidance on the assessment of noise from different sources.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 11 – Conserving and enhancing the natural environment, such as paragraph 109

Former [Planning Policy Guidance 24: Planning and Noise](#) (1994)

Regional

N/A

Local

[Core Strategy \(2010\)](#) policies CP1 – Sustainable Development and CP3 – General Principles for development

Policy CC07: Parking

1. Planning permission will only be granted where the proposal demonstrates the following:
 - a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD DPD
 - b) That the new scheme retains an appropriate overall level of off-street parking.

- 2.51 [Core Strategy](#) policy CP6: Managing Travel Demand (criteria d) requires the provision of appropriate vehicular parking, having regard to car ownership. The parking standards are set out in Appendix 2 of the MDD DPD as well as in the [Parking Standards Study Report](#) (2011). Proposals shall be consistent with this study, which provides for flexibility in applying parking standards as it is designed to acknowledge differences between development proposals and the transport facilities and infrastructure serving different areas. It also supports the character-led approach taken by the Council and the role of smarter choices and demand management measures in promoting sustainable travel patterns. Proposals shall also be consistent with the guidance on parking provision in the [Borough Design Guide SPD](#) (2012).
- 2.52 Consideration should be given to the need to provide sufficient vehicle charging facilities for electric vehicles or provide for the easy adaptation of parking provision to enable charging points to be rolled out as and when demand rises. Proposals shall be consistent with the Parking Standards Study Report (2011) in deciding the level of provision and design of charging facilities proposed. Locations that may be particularly suitable for charging points are medium to large workplaces, homes and shopping centres.
- 2.53 Development proposals shall retain an appropriate overall level of off-street parking to avoid any unacceptable impact on on-street parking conditions.

Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

Routes required for the improvement of the Strategic Transport Network and for other transport related schemes indicated on the Policies Map or listed in Appendix 3 of the MDD DPD will be protected and safeguarded. Proposals for development which would compromise the implementation of these routes would not be supported.

- 2.54 The supporting text (paragraph 4.55) to policy CP10 – Improvements to the Strategic Transport Network in the [Core Strategy](#) states that indicative alignments for the improvements to the Strategic Transport Network would be shown in the MDD DPD.
- 2.55 The Council will seek the safeguarding and protection of the routes in Appendix 3 of the MDD DPD to ensure that the implementation of these is not compromised.
- 2.56 As set out in paragraph 10.2 of the [Local Transport Plan 3](#) (2011), the Council will continue to review the transport infrastructure necessary for the Borough having regard to matters including cross-boundary issues and consultation with the appropriate Highway Authority.

Policy Background for Policy CC07: Parking and Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

National

[NPPF](#) (2012), i.e. under heading 4 - Promoting sustainable transport paragraphs 39-41

Regional

[South East Plan \(May 2009\)](#) Chapter 8 Transport (forms the Regional Transport Strategy)

Local

[Core Strategy \(2010\)](#) – policies CP6 – Managing Travel Demand and CP10 – Improvements to the Strategic Transport Network

[Borough Design Guide SPD \(2012\)](#)

[Local Transport Plan 3 \(2011\)](#)

[Wokingham Parking Plan](#) (2011)

[Parking Standards Study Report](#) (2011)

Wokingham's Living Streets - Street Design Guide (WSP)

Chapter 3: Topic Based Policies:

- 3.1 Chapter 3 Topic Based policies, covers policies that generally only apply to certain types of development. This Chapter should be read in conjunction with other policies in the MDD DPD, including those in the cross-cutting chapter.

Green Belt

Policy TB01: Development within the Green Belt

1. The Green Belt is defined on the Policies Map.
2. Within the Green Belt, development for the purposes set out in paragraphs 89 and 90 of the [National Planning Policy Framework](#) and as set out in point 3 below will only be permitted where they maintain the openness of, and do not conflict with the purposes of including land in, the Green Belt.
3. The alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt. Any such construction, alteration or extension over and above the size of the original building(s) shall be limited in scale.

- 3.2 The Council established through policy CP12 – Green Belt of the [Core Strategy](#) that there were no exceptional circumstances to warrant changes to the Green Belt boundary. The Green Belt is defined on the Policies Map.
- 3.3 Inappropriate development is, by definition, harmful to the Green Belt. The presumption against inappropriate development is key to retaining the openness of the Green Belt. Paragraph 89 of the NPPF sets out that although the construction of new buildings is inappropriate in the Green Belt, there are certain exceptions. Paragraph 90 of the NPPF sets out that certain other forms of development are also not inappropriate in the Green Belt.
- 3.4 With regard to the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling, proposals will be assessed against the original building(s), as defined in the [NPPF](#). Due to the restrictive policies that apply to the Green Belt and the need to retain the openness of the countryside, only limited extensions to a dwelling will generally be permitted. ‘Limited’ means a cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling.
- 3.5 For the purposes of clarity, any assessment of increase in volume of a dwelling will not include any other buildings on the site. With regard to the construction, alteration or extension of buildings ancillary to a dwelling, changes should not result in disproportionate additions to the original

building(s) or cause a detrimental alteration to the scale of the dwelling or to the scale of development on the site.

Policy TB02: Development adjoining the Green Belt

Planning permission for proposals outside the Green Belt, but conspicuous when viewed from it, will only be granted where it is not detrimental to the visual amenity and openness of the Green Belt in terms of scale, form, siting, materials or design.

- 3.6 The visual amenity of the Green Belt should not be adversely affected by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in the Green Belt, might have a detrimental impact.

Policy TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)

1. The Star Brick and Tile Works, Knowl Hill is identified as a major existing developed site in the Green Belt and is defined on the Policies Map.
2. Within the defined development envelope of the Star Brick & Tile works, the principle of limited infilling or the partial or complete redevelopment of the site will only be acceptable where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 3.7 Major existing developed sites are locations of significant development within the Green Belt and can be redundant or in continuing use. The supporting text (paragraph 4.61) to policy CP12 – Green Belt, of the [Core Strategy](#) identifies one major existing developed site at the Star Brick & Tile Works, Knowl Hill, which is an existing waste site, as defined in policy WLP11 – Preferred Areas and Preferred Areas of Search, of the Waste Local Plan for Berkshire (1998). Re-use, redevelopment or limited infilling, which is consistent with Green Belt and other relevant policy is not inappropriate within the defined development envelope of the site.
- 3.8 As of the adoption date of the Wokingham District Local Plan (11 March 2004), the major existing developed site had a floorspace of approximately 10,400 sq m. This figure will be used as the basis for interpreting whether development would be acceptable. The Council has reviewed the boundary and approach to development at this location. As there has been no significant change in local circumstances or in the fundamental aims of government policy on Green Belts since the adoption of the Wokingham District Local Plan (WDLP), the Council's approach has not changed in the

MDD DPD. Within the defined development envelope of the site, as shown in Appendix 4, the Council will accept the principle of re-use, redevelopment or limited infilling, subject to relevant policies and site specific considerations.

- 3.9 Limited infilling will be acceptable to facilitate the continued use of the site, while protecting the openness of the Green Belt. Limited infilling means proposals that are restricted to the areas between the external walls of a building or to small gaps between adjacent buildings, subject to there being no increase in floorspace or the developed proportion of the defined development envelope.
- 3.10 Improvements expected from development shall be appropriate to the Green Belt. The complete or partial redevelopment of the site offers the opportunity for appropriate improvements without impacting on the openness of, and the purposes of including land within, the Green Belt. In any redevelopment, the area of temporary buildings or areas of hard-standing will not be included in calculating the floorspace to be permitted. Any redevelopment of the site, either total or part, must consider the entire site and be put forward in the context of a comprehensive, long-term plan for the site as a whole.
- 3.11 In order to achieve appropriate vehicular access to the major existing developed site and the mineral workings, highway changes may be necessary outside the defined development envelope. The form of these works will be subject to environmental and highway considerations.

Policy Background for Policy TB01: Development within the Green Belt, Policy TB02: Development adjoining the Green Belt and Policy TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)

National

[NPPF \(2012\)](#), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 52; heading 9 - Protecting Green Belt land, such as paragraphs 89 and 90

Regional

N/A

Local

[Wokingham District Local Plan \(2004\)](#) policy WGB6 - Recognised Major Existing Developed Site in the Metropolitan Green Belt

[Core Strategy \(2010\)](#) policy CP12 – Green Belt

Waste Local Plan for Berkshire (1998) policy WLP11 Preferred Areas and Preferred Areas of Search

[Borough Design Guide SPD \(2012\)](#)

Atomic Weapons Establishment

Policy TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield	
<p>1. Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.</p> <p>2. The applicant will need to provide this information where the proposal exceeds the scale of development detailed below for the consultation zone as defined on the Policies Map.</p>	
Consultation Zone (Distance from AWE Burghfield)	Scale of development
<p>Inner (0 - 1.5 km) <i>This corresponds with the Detailed Emergency Planning Zone (DEPZ) for the site</i></p>	<p>All residential or non-residential applications where one or more additional person may live, work, shop and/or visit (all applications except house extensions, shop fronts, advertisements, Listed Building, Conservation Area consent, prior notifications and telecommunications).</p>
<p>Middle (1.5 – 3 km)</p>	<p>All residential or non-residential application where 50 or more additional people may live, work, shop and/or visit.</p>
<p>Outer (3 - 5 km)</p>	<p>All residential or non-residential application where 500 or more additional people may live, work, shop and/or visit.</p>

- 3.12 Whilst there are no Atomic Weapons Establishments in the Borough, there are two licensed nuclear installations located in the adjacent Borough of West Berkshire. These are the Atomic Weapons Establishment sites in Aldermaston (AWE A) and in Burghfield (AWE B).
- 3.13 Planning advice in Circular 04/00 ‘Planning Controls for Hazardous Substances’ requires that the Office for Nuclear Regulation (ONR) must be consulted on developments near nuclear installations to ensure that the potential cumulative increase in either the population or numbers of people living, working, shopping and/or visiting the vicinity of these sites can be safely accommodated. Prior to 31 March 2011, responsibility for nuclear matters was overseen by the Health and Safety Executive (Nuclear Installations Inspectorate).

- 3.14 Within the context of AWE A, the edge of the outer zone is at 8km whereas for AWE B it is at 5km. Since no part of the Borough is within 8km of AWE A, the authority only needs to consult the ONR for proposals within 5km of AWE B. The ONR produces advice concerning the implications of development around nuclear installations which can be obtained from <http://www.hse.gov.uk/landuseplanning/nuclear.htm>. The zones can be seen in Appendix 5.
- 3.15 Assessments were undertaken by the ONR in December 2010 based upon development commitments at April 2010 as part of the Examination into the West Berkshire Core Strategy. These assessments do not take account of any additional development that could arise in the vicinity of the site through the MDD DPD or similar documents produced by the other authorities within the consultation zones for AWE A and AWE B (Reading Borough; West Berkshire District together with Wokingham Borough.) Therefore, any changes in the numbers of people living, working, shopping and/or visiting the area around the AWE sites must be carefully assessed across the consultation zones.
- 3.16 To assist applicant's interpretation of the policy requirements, the following types of development are likely to include either 50 or 500 people respectively:
- i. 50 or more people could be accommodated in 20 or more dwellings; 1,000 sq m of Use Class B1 (business); 2,400 sq m of Use Class B8 (warehousing & distribution) or 2,000 sq m of other uses
 - ii. 500 or more people could be accommodated in 200 or more dwellings; 11,000 sq m of Use Class B1; 24,000 sq m of Use Class B8, or 20,000 sq m of other uses.
- 3.17 These examples are illustrative and applicants will need to provide information on the likely number of people living, working, shopping or visiting the site. The Council will work with the other authorities within the consultation zones together with ONR in monitoring (through the Monitoring Report) the potential cumulative effects of any population increase surrounding these installations.
- 3.18 The boundaries of the consultation zones may be changed by ONR during the plan period to take account of implications of development both on the AWE sites and within their vicinity together with updates on the resident population.

Policy Background

National

NPPF (paragraph 172), [Circular 04/00 \(2000\)](#) Planning for Hazardous Substances (paragraph 47) and UK – Fifth National; Report on compliance with the Convention on Nuclear Safety Obligations (DECC)

Regional

N/A

Local

[Planning appeal – APP/H1705/V/10/2124548 at Boundary Hall, Aldermaston Rd, Tadley, Hampshire \(paragraph 15\), Policy CS9a of the Proposed Submission West Berkshire Core Strategy \(as amended\)](#)

Residential Uses

- 3.19 To meet the needs of all of the Borough's residents the Council will seek a range of types of accommodation for people to live in. These include market housing; affordable housing; housing for the elderly; housing for the vulnerable (particularly extra care); caravans and mobile homes; gypsies, travellers and travelling Showpeople; rural exception housing; live-work units; agricultural workers dwellings and flats.
- 3.20 Development proposals for caravans and mobile homes will be assessed on a site-by-site basis against the same criteria by which the Council assesses applications for permanent dwellings.

Policy TB05: Housing Mix

1. Proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council's Housing Strategy and the Affordable Housing SPD.
2. All dwellings must be built to Lifetime Homes Standards.

- 3.21 [Core Strategy](#) Policy CP5 - Housing mix, density and affordability requires residential development to provide a mix of dwellings, which Policy TB05: Housing Mix enhances.
- 3.22 The approach to housing mix should be set out in the applicant's Design and Access Statement. To sustain mixed communities, developers should bring forward proposals for market housing which reflect the demand and the demographic profile of households requiring market housing.
- 3.23 Where affordable housing is provided under policy CP5 of the Core Strategy, this should reflect the size and type of affordable housing required. The Council's [Housing Strategy](#) (2010), which will be regularly reviewed depending on need, indicates at page 8 that 'as a guide' based on current needs information the Council will aim to achieve the following mix of houses/flats:
- i. 20% 1-bedroom dwellings
 - ii. 45% 2-bedroom dwellings (which would predominantly be houses)
 - iii. 20% 3-bedroom houses (to include some 3-bedroom bungalows for people with physical disabilities)
 - iv. 15% 4-bedroom + houses.

- 3.24 The Council will consider the use of a commuted sum for affordable housing as set out in the [Affordable Housing SPD](#) (2011).
- 3.25 [Lifetime Homes](#) are homes that incorporate 16 design criteria that can be universally applied to new homes at minimal cost, as set out in Homes and Community Agency guidelines. These design features help support the changing needs of individuals and families at different stages of life.
- 3.26 Applying Lifetime Homes Standards means that development can incorporate design features which help to make them adaptable to meet the varying needs of different occupiers or changing needs through a family's lifetime occupancy.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

[Planning Policy for Travellers Sites](#) (2012)

Homes and Community Agency Guidelines on Lifetime Homes

Regional

N/A

Local

[Core Strategy \(2010\)](#) policies CP1 - Sustainable Development and CP5 - Housing mix, density and affordability

[Borough Design Guide SPD \(2012\)](#)

[Affordable Housing SPD \(2011\)](#)

[Housing Strategy 2010-13 \(2010\)](#)

Policy TB06: Development of Private Residential gardens

1. The Council will resist inappropriate development of residential gardens where development would cause harm to the local area.
2. Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning permission where:
 - a) The proposal makes a positive contribution to the character of the area in terms of:
 - i. The relationship of the existing built form and spaces around buildings within the surrounding area;
 - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
 - iii. Existing pattern of openings and boundary treatments on the site frontage
 - iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
 - v. Compatibility with the general building height within the surrounding area
 - vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
 - b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
 - c) The proposal includes access, which meets appropriate highway standards
 - d) The proposal does not lead to unacceptable tandem development
 - e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.

3.27 This policy enhances policy CP1 Sustainable Development of the [Core Strategy](#), as well as CP3 General Principles for development.

3.28 The approach reflects advice set out in the National Planning Policy Framework.

3.29 Private residential gardens are excluded from the definition of previously developed land as set out in the [National Planning Policy Framework](#). The Council has defined private residential gardens as:

- i. Land within the curtilage of a residential building(s); and/or
- ii. Land where the previous lawful use was for private residential garden.

- 3.30 The removal of private residential gardens from the definition of previously developed land lowers the priority of such sites for development.

Policy Background

National

[NPPF](#), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 53

Regional

N/A

Local

[Core Strategy \(2010\)](#) – policies CP1 - Sustainable Development; CP3 – General Principles for Development; CP17 – Housing Delivery

[Borough Design Guide SPD \(2012\)](#)

Policy TB07: Internal Space Standards

1. Planning permission shall be granted where new residential units, including change of use or conversions can meet the following standards to ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers.
2. Three storey houses will require more space to accommodate the additional circulation space required. Proposals for provision of residential units above existing town centre uses will be considered on a site-by site basis.

Dwelling Type*	Minimum gross internal area (GIA) (sq m)	Designed occupancy (Bed spaces per property)
1 bedroom flat	50	2
2 bedroom flat	61	4
2 bedroom house	83	4
3 bedroom house	87	5
4 bedroom house	100	6

*Five bedroom houses should provide 7 bed spaces and six bedroom houses 8 bed spaces

3. Household accommodation should in general provide two social spaces, such as a living room and a kitchen/dining room. The Council will seek the following minimum combined floor area for these spaces.

Designed occupancy (Bed spaces per property)	Minimum combined floor area of living, dining and kitchen space (sq m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

3.31 All new housing should have sufficient internal space to cater for a variety of different household needs with the aim of promoting high standards of liveability, accessibility and comfort. Sufficient internal space can also help achieve Lifetime Homes Standards, as set out in Policy TB05: Housing Mix and in line with [Core Strategy](#) policy CP2: Inclusive Communities. It can also help to facilitate home working to help minimise the need to travel in line with Core Strategy policy CP6 Managing Travel Demand.

3.32 Proposals shall be consistent with the [Borough Design Guide SPD](#) (2012), which sets out a checklist for householders and developers on the Council's internal space standards. These standards are in line with the recognised Homes and Community Agency Standards. The Council will require

applicants to provide details and plans showing how the internal space standards have been applied.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 – delivering a wide choice of high quality homes, such as paragraphs 47 and 50

Homes and Community Agency Standards

Regional

N/A

Local

[Core Strategy \(2010\)](#) policies CP2 – Inclusive Communities and CP6 – Managing Travel Demand

[Borough Design Guide SPD \(2012\)](#)

Policy TB08: Open Space, sport and recreational facilities standards for residential development

1. Proposals for development that could lead to the loss of open space, sport or recreational facilities will need to be consistent with paragraph 74 of the National Planning Policy Framework.
2. Open space; indoor or outdoor play; sport and recreational facilities should be provided on-site.
3. Proposals for residential development will need to demonstrate how they meet the standards set out below.

Type~	Standards (ha per 1,000 population)
Parks and public gardens	1.1
Natural/semi natural green space (excluding Country Parks)*	2.84
Amenity greenspace	0.98
Provision for children and young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25
Civic space	0.01
Outdoor sports facilities	1.65
Cemeteries/Burial grounds#	14.4 grave plots per 1,000 population
Type (indoor sports)	Standards (sq m per 1,000 population)
Sports halls (4-bad court) including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43
Swimming pool	8.26
Activity halls	41.31

*In line with the supporting text paragraph 4.49 (ii) to policy CP8 - Thames Basin Heath SPA of the [Core Strategy](#), where Suitable Accessible Natural Greenspace (SANG) also meets the definition of natural greenspace it can also count towards this provision, i.e. at least 2.84ha/1,000 population of the SANG could also contribute towards the natural greenspace standard and vice versa.

~In respect of allotments, the requirement of 0.52 ha/1000 population as set out in Appendix 4 of the Core Strategy remains and will apply to all areas within the Borough including the Strategic Development Locations.

Assumes a grave plot can accommodate 2.5 burials on average

- 3.33 [Core Strategy](#) Policy CP3 - General Principles of development requires development proposals to provide for a framework of open space.
- 3.34 New development can provide opportunities to provide, protect and enhance new and existing public open space (including cemeteries/burial grounds), indoor and outdoor play, sport and recreational facilities either through on site measures or by contributing to off-site facilities.
- 3.35 Whilst appendix 4 of the Core Strategy sets out a requirement for allotments, this only applied to principal settlements which are Earley; Shinfield (north of M4); Winnersh; Wokingham, and Woodley. In applying this standard borough wide the Council has had regard to existing waiting lists for allotments and to ensuring future needs are met. This will help the council achieve some of its health, wellbeing and prevention responsibilities and [Core Strategy](#) spatial objectives G and M, which relate to the provision of non-housing development in appropriate locations and the provision of appropriate infrastructure, services and facilities.
- 3.36 The standards in Policy TB08: Open Space, sport and recreational facilities standards for residential development have been set having regard to the evidence and approach set out in the Wokingham PPG17 Open space, Sport and Recreation Study Standards Paper (2012). The standards for cemeteries have been amended to reflect the Borough's mortality rate rather than regional data to provide a locally derived figure.
- 3.37 Developments will be expected to provide public open space on site. In some cases, for example, small sites where the site cannot physically provide or appropriately accommodate open space,; indoor or outdoor play or sport and recreational facilities on-site, the Council will seek a financial contribution to fund off-site provision. Applicants will need to demonstrate that the site cannot accommodate the types of open space listed in Policy TB08: Open Space, sport and recreational facilities standards for residential development. Off-site contributions will either be pooled to enable the implementation of larger projects including the creation of additional open space, or will be used to improve the accessibility to, or quality of, open spaces, sport and recreation facilities, whatever is most appropriate in the locality. The delivery of open space, sport and recreation provision shall be consistent with the emerging Open space, Sport and Recreation Strategy.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 8 - Promoting healthy communities, paragraphs 73 and 74

Regional

[South East Plan](#) (May 2009) policies CC7 - Infrastructure and Implementation and CC8 - Green Infrastructure

[South East Green Infrastructure Framework](#) (July 2009)

Local

[Core Strategy \(2010\)](#) policy CP3 – General Principles for development; policy CP8 – Thames Basin Heaths Special Protection Area; Appendix 4 – Guidelines for the provision for Public Open Space associated with residential development

Wokingham PPG17 Open Space, Sport and Recreation Study Standards Paper (2012), KKP

Open space, Sport and Recreation Strategy

Policy TB09: Residential accommodation for vulnerable groups

1. The Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:
 - a) Extra care homes
 - b) Dementia units
 - c) Enhanced sheltered schemes
 - d) Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose built accommodation.
2. Applications for small group homes for vulnerable adults, children and young adults leaving care will be considered on a site-by site basis. The Council will have regard to the specific requirements of these groups, including the location of the development.

3.38 Core Strategy Policy CP2 - Inclusive Communities requires the provision of inclusive communities that provide for the long term needs of all members of the community. Therefore, the choice of accommodation could include dementia units, extra care housing, small group homes and accommodation for young people leaving care.

3.39 Paragraph 2.33 of the [Core Strategy](#) recognises that children in the care of the Council tend to be placed within their family and friends network, or with foster carers. Where this is not possible the children will live in a small group homes. For young adults leaving care there may be the need for supported housing schemes.

3.40 The Council may need to find sites for further small group homes to meet the needs of vulnerable adults and children during the plan period. As of April 2012, no sites had been put forward for development to meet these needs.

Proposals for these uses will be considered on a site by site basis as they come forward.

- 3.41 Paragraph 2.37 of the [Core Strategy](#) states the number of people over 85 years old will increase by 100% between 2006 and 2026. To ensure appropriate support is available to the elderly, the Council's approach is to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need.
- 3.42 Paragraph 2.41 of the [Core Strategy](#) sets out requirements for extra care housing, enhanced sheltered housing and dementia units. The Council is currently undertaking an update of its [Older People's Strategy](#). Proposals shall be consistent with the updated strategy in determining applications for these uses.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

Regional

N/A

Local

[Sustainable Community Strategy for Wokingham 2020](#)

[Core Strategy \(2010\)](#) policies CP1 – Sustainable Development, CP2 – Inclusive communities, and CP3 – General Principles for development. Also the section relating to 'Consistency with strategies for the borough'

[Older People's Strategy – Young at heart](#) (2008)

Policy TB10: Traveller Sites

1. Planning permission may be granted for new gypsy and traveller pitches or travelling showpeople plots or extensions to existing sites where it can be demonstrated that:
 - a) There is an identified need
 - b) The site is located in the Borough's existing settlements or is adjacent to a existing settlement either within or adjacent to the Borough
 - c) Avoids impacting on the separate identify of settlements
 - d) The site has access to a range of local services such as shops; health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities
 - e) No significant barriers to development exists in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable
 - f) Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme
 - g) The proposals will not result in an unacceptable loss of amenity of neighbouring land uses
 - h) Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity
 - i) The scheme avoids any adverse impacts on the Special Protection Areas.

3.43 Policy TB10: Traveller Sites enhances Core Strategy policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for Development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heath SPA and CP11 Proposals outside Development Limits (including countryside).

3.44 In line with the advice set out in [Planning Policy for Traveller sites guidance](#) (2012) the Gypsy and Travellers Guidance, opportunities to redevelop previously developed land or a vacant or derelict site should be considered.

3.45 The supporting text (paragraph 4.15) to policy CP2, Inclusive Communities of the [Core Strategy](#), sets out the pitch requirement for gypsies and travellers to 2016, which was for 21 pitches. As of April 2012 the Council has provided 35 pitches.

3.46 To ensure that the Council has the most up to date information regarding meeting the local needs of the Gypsy and Traveller communities, the Council has appointed consultants to undertake a further Gypsy and Traveller

Accommodation Assessment (GTAA) of local demonstrable need and supply for the period 2011-2016 and from 2016-2026. This GTAA will be consistent with guidance set out in the Planning Policy on Traveller sites (2012). The GTAA is scheduled to be completed by October 2012.

- 3.47 The Council will continue to work with the Gypsy and Traveller communities regarding identifying sites which could be suitable for providing permanent pitches for Gypsy and Traveller requirements and which could provide a sites supply in line with the Planning Policy for Travellers sites guidance (2012) to meet the needs of travellers in the Borough. A Gypsy and Traveller Local Plan may be produced by the Council.
- 3.48 The Council's approach to gypsy and traveller sites is consistent with the Council's other policies relating to residential development.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

[Technical Guidance to the NPPF](#) (2012)

[Planning Policy for Traveller sites guidance](#) (2012)

Regional

N/A

Local

[Core Strategy](#) policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heaths Special; CP11 – Proposals outside Development Limits (including countryside)

Gypsy and Traveller Accommodation Assessment (GTAA)

Economy

3.49 This section has policies on employment and retail uses.

Policy TB11: Core Employment Areas and Defined Bad Neighbour Uses

1. Core Employment Areas listed in policy CP15 – Employment Development of the Core Strategy together with defined bad neighbour use sites are defined on the Policies Map.
2. Bad neighbour uses are uses within Use Class B2 or those that have no use class definition (Sui Generis).

3.50 Employment policy for the Borough is set out in policy CP15 - Employment Development, and policy CP11 - Proposals Outside Development Limits (Including Countryside) of the [Core Strategy](#).

3.51 The majority of employment growth will occur in the Core Employment Areas and on other identified employment sites. Employment development inside the development limits but outside the areas defined in Policy TB11: Core Employment Areas and Defined Bad Neighbour Uses and Policy SAL08: Allocated Mixed Use Sites will be assessed against policy CP15 of the Core Strategy.

3.52 Further employment sites have been identified in line with policies CP15 - Employment Development, CP16 - Science Park, CP18 - Arborfield Garrison SDL and CP20 - North Wokingham SDL, and Policy SAL07: Sites within Development Limits allocated for employment/commercial development.

3.53 Bad neighbour uses are those that are within Use Class B2 (general industrial) is defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or have no use class at all. These uses, by their very nature, may have adverse environmental implications due to excessive outside storage, noise, smell and dust. They include activities such as motor vehicle repair and salvage operations; paint spraying; haulage depots, and the production of unsightly or noxious waste materials.

3.54 Existing 'bad neighbour' uses are defined in the following locations:

- i. Hogwood Lane (parts)
- ii. Ruscombe Works, Ruscombe (parts of)
- iii. Parts of Molly Millars Lane Industrial Estate (north side), Wokingham
- iv. Toutley Works (parts)/ Depot, Site is within North Wokingham SDL
- v. Kentwood Farm (northern part only), Wokingham.

- 3.55 There are also some existing bad neighbour uses outside these identified areas.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 1 - Building a strong, competitive economy;

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP11 – Proposals outside Development Limits (including countryside), policy CP15 - Employment Development, policy CP 16 – Science Park, policy CP18 – Arborfield Garrison Strategic Development Location and policy CP20 – North Wokingham Strategic Development Location

Policy TB12: Employment Skills Plan

Proposals for development should be accompanied by an Employment and Skills plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.

- 3.56 In line with the Council's [Economic Development Strategy](#) (2010) to encourage the use of local labour and to ensure that local people have the skills and abilities to compete for local jobs, the Council will promote the use of an Employment and Skills plan. The plan may cover apprenticeships; training initiatives such as pre-employment training; work experience, and works skills training. It should cover all stages in the development process including construction and end user phases to maximise training, skills and employment outcomes. The Council may use Section 106 agreements to incorporate the Employment Skills Plan.

Policy Background

National

N/A

Regional

N/A

Local

[Economic Development Strategy](#) (2010)

Policy TB13: Science and Innovation Park

1. The boundary of the University of Reading Science and Innovation Park is defined in policy SAL07.
2. Planning permission for the development of the remainder of the Science Park will only be granted where it demonstrates that the proposals:
 - a) Are only for purposes appropriate to the primary use of the site as a Science and Innovation Park, including research and development, laboratories and high tech uses together with ancillary and related uses and for no other purpose
 - b) Maintain the visual separation between the Science and Innovation Park and the settlements of Shinfield (North of M4) and Earley and between Shinfield Village
 - c) Provide high quality landscape
 - d) Provide for high quality design appropriate to its location and setting
 - e) Secure a programme of archaeological work.

- 3.57 Policy CP16 - Science Park of the [Core Strategy](#) states that a Science Park will be developed south of the M4 in Shinfield Parish.
- 3.58 Outline Planning Permission has been granted for the first phase of the Science and Innovation Park and full permission has been granted for the construction of the access road part (0/2009/1027). In the period to 2016, the first phase of a high quality campus of approximately 20,000 sq m gross should be developed which fully reflects the landscape characteristics of its site.
- 3.59 The legal agreement for the first phase of the Science Park includes a 'gateway policy' regarding occupancy. This 'gateway policy' approach should apply to the remaining phases of the Science and Innovation Park.
- 3.60 The use of the site will be restricted to appropriate uses for a Science and Innovation Park such as research and development, laboratories and high tech uses together with ancillary and related uses such as crèche provided that they do not undermine its key purpose. This is to ensure that the function of the Science and Innovation Park is not compromised.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 1 - Building a strong, competitive economy; heading 4 - Promoting sustainable transport

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP16 - Science Park

Planning Application 0/2009/1027

Policy TB14: Whiteknights Campus

1. The University of Reading's Whiteknights Campus is defined on the Policies Map.
2. Development proposals on the Whiteknights Campus site shall demonstrate that:
 - a) They are for the purposes of research and development related to the work of the University. Such development may include additional student, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities
 - b) They respect the historic landscape, open areas and listed buildings and their settings and the character of the area
 - c) The quality of Local Wildlife Sites, areas of wildlife significance and current or potential green infrastructure networks are retained and enhanced
 - d) They maintain or enhance the safety of campus users, including highway safety issues and designing out crime
 - e) There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking.

3.61 The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt over the plan period. The University operates from a number of sites within Wokingham Borough, including Whiteknights Campus (circa 119 hectares) of which approximately one third lies within Reading Borough. Therefore, a consistent approach to planning policy in Reading Borough Council's Sites and Detailed Policies Development Plan Document and the MDD DPD has been taken. Development proposals will be jointly considered by Reading Borough Council and Wokingham Borough Council.

- 3.62 The Whiteknights Campus will continue to be the main campus and the focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services and sports and leisure facilities.
- 3.63 In August 2008, the University of Reading completed its Whiteknights Campus Development Plan. The Plan sets out proposals for a number of development projects, including additional bed spaces, waste and catering facilities and changes to the accesses, which are likely to take place by 2022. The Campus Development Plan does not form part of the Council's strategy, but it has helped to inform Policy TB14: Whiteknights Campus.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 1 - Building a strong, competitive economy; heading 4 - Promoting sustainable transport

Regional

N/A

Local

[Whiteknights Campus Development Plan \(2008\), University of Reading and Stride Treglown](#)

[Submission Draft Sites and Detailed Policies Document \(July 2011\)](#), policy SA6: Whiteknights Campus, University of Reading (Reading Borough Council)

Retail Policies

Policy TB15: Major Town, and Small Town/ District Centre development

1. The major town, small/ district centre boundaries as listed in policy CP13 – Town Centres and shopping of the Core Strategy are defined on the Policies Map.
2. The primary and secondary shopping frontages and primary shopping areas are defined on the Policies Map and also listed in Appendix 6 of the MDD DPD.
3. Planning permission will only be granted for proposals for main town centre uses within Wokingham town centre or small town/district centres where they demonstrate that:
 - a) They are of a scale and form that is compatible with the retail character of the centre and its role in the hierarchy of retail centres
 - b) How it retains or increases the provision of Use Class A1 (Shops) in primary shopping frontages and the provision of Use Class A1 or A2 (Financial and professional services) or A3 (Restaurants and cafes) or A4 (Drinking establishments) or A5 hot food takeaways in secondary shopping frontages
 - c) They contribute to the provision of day and evening/night-time uses and are compatible with other uses
 - d) They enhance vitality and viability.
4. The Council will also support the provision of office uses or self-contained dwellings in vacant or under used units above ground-floor town centre uses where a suitable/appropriate level of amenity for occupants can be provided. The Council will also support the provision of live-work units in appropriate locations.
5. All proposals within Wokingham Town Centre shall be consistent with the [Wokingham Town Centre Masterplan SPD](#)

- 3.64 Shinfield Road (North of M4) is designated as a district centre but is only partly located within the Borough. In defining the part of the centre boundary within the Borough, regard was had to the provisions of policy CS26: Network and Hierarchy of Centres of Reading Borough Council's [Core Strategy](#) (2008).
- 3.65 Setting primary and secondary frontages and policies helps to manage the mix of uses in order to retain an appropriate balance of retail and complementary town centre uses. Retailing is the primary function of centres and the main contributor to vitality and viability.

- 3.66 In order to enhance the vitality and viability of these centres, primary shopping frontages should comprise a higher proportion of A1 uses, whereas secondary frontages can offer a greater diversity of uses.
- 3.67 Proposals will also need to accord with Policy TB20: Service Arrangements and Deliveries for Employment and Retail Use. Proposals shall also be consistent with the [Borough Design Guide SPD](#) (2012).
- 3.68 Proposals in Wokingham town centre shall comply with policy CP14: Growth and Renaissance of Wokingham Town Centre in the [Core Strategy](#) and be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2012), which provide a long-term vision for the future of Wokingham town centre.

Policy TB16: Development for Town Centre Uses

Sequential Test

1. Proposals for retail uses including extensions of 500 sq m (gross) or above outside the primary shopping areas defined on the Policies Map or for all other main town centre uses outside the defined Wokingham major town centre or the small town/district centres will be required to satisfy the sequential test.

Retail Impact Test

2. Proposals for retail and leisure uses, including extensions, of 500 sq m (gross) or above outside the defined Wokingham major town centre or the small town/district centres will be required to satisfy the retail impact test.

- 3.69 [Core Strategy](#) policy CP13 - Town Centres and shopping sets out the hierarchy of the Borough's town and district centres. Core Strategy policy CP14 - Growth and renaissance of Wokingham Town Centre makes it clear that Wokingham is considered suitable for growth.
- 3.70 [The Council's Retail Study Refresh](#) (2010) shows that large scale development, which serves a significant part of the Borough should be concentrated within Wokingham Town Centre.
- 3.71 District Centres in Arborfield Garrison, Lower Earley, Shinfield, Twyford, Winnersh and Woodley should complement Wokingham Town Centre by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities and other services. Some forms of development may be more appropriate in Local Centres, if there are localised areas of deficiency. The key issues are the nature and scale of development.
- 3.72 A threshold of 500 sq m (gross) is set as being broadly the maximum allowance in such locations before the Borough's retailing strategy is likely to be compromised.

- 3.73 Main town centre uses are as described in Annex 2: Glossary in the [National Planning Policy Framework](#), which includes
- i. Retail
 - ii. Leisure and entertainment facilities
 - iii. Offices
 - iv. Arts, culture and tourism development.
- 3.74 Applicants shall undertake a sequential approach to ensure that proposals do not have a detrimental impact on the vitality and viability of main town centre uses. A sequential test is not required for proposals for office development within Core Employment Areas or other employment sites identified in the MDD DPD and is also not required where the proposal reflects the use of the site as set out in Policy SAL08: Allocated Mixed Use Sites.
- 3.75 Applicants for retail proposals will need to demonstrate through the sequential test that sites firstly within primary shopping areas then elsewhere within the defined Wokingham major town centre or small town/district centres are not suitable or available. Only where this has demonstrated should less central sites be considered.
- 3.76 Applicants for other main town centre uses will need to demonstrate through the sequential test that sites firstly within the defined Wokingham major town centre or small town/district centres are not suitable or available. Only where this has been demonstrated should less central sites be considered.
- 3.77 There will then be a preference for edge of centre locations before out of centre locations are considered. Any sequential test will include the impact of need on appropriate centres outside the Borough.
- 3.78 For the purposes of main town centre uses, edge-of-centre and out-of-centre sites are as defined in the NPPF. Town centre boundaries as described in the NPPF are defined as 'retail centre' boundaries within the MDD DPD.
- 3.79 In assessing edge-of-centre and out-of-centre locations, preference will be given to locations which are accessible to the existing centre by means of pedestrian and cycle access; served by 'good' public transport services, as defined in the supporting text (paragraph 4.37) of CP6 - Managing Travel Demand of the [Core Strategy](#), and are in close proximity to public transport interchanges. The Council considers that 'well connected' sites, as described in the NPPF, are those that are up to 300m along pedestrian routes.
- 3.80 Applicants shall demonstrate through the application of the sequential test why other sites are not practicable alternatives in terms of:
- i. Availability: that town centre sites, or buildings for conversion, are unavailable now and are unlikely to become available for development

within a reasonable period of time, taking account of the guidance in paragraph 26 of the NPPF

- ii. Suitability: that town centre sites are not suitable to accommodate the proposal, even when a degree of flexibility, such as format, scale, size, site layout and store configurations has been applied
- iii. Viability: that the development would not be economically viable or achievable in relation to costs.

3.81 Where a Retail Impact Assessment is required, this should demonstrate that there would be no unacceptable impact on the vitality and/or viability of these centres either from the proposal or from the cumulative effect of proposals since 1 April 2006, including those with planning permission as well as those under construction or completed.

Policy Background for Policy TB15: Major Town, and Small Town/ District Centre development and Policy TB16: Development for Town Centre Uses

National

[NPPF](#) (2012), i.e. under heading 2 - Ensuring the vitality of town centres

Regional

N/A

Local

Wokingham

[Core Strategy \(2010\)](#) policy CP6 – Managing Travel Demand; CP13 – Town centres and shopping; CP14 – Growth and renaissance of Wokingham Town Centre

[Wokingham Borough Retail Study Refresh \(2010\)](#), Nathaniel, Lichfield and Partners

[Borough Design Guide SPD \(2012\)](#)

[Wokingham Town Centre Masterplan SPD \(2010\)](#)

Bracknell

[Bracknell Forest's Draft Submission Site Allocations Development Plan Document \(Nov 2011\)](#)

Reading

[Reading Borough Council's Core Strategy \(2008\)](#), policy CS26: Network and Hierarchy of Centres

[Submission Draft Sites and Detailed Policies Document \(July 2011\)](#), policy SA15: District and Local Centres

Policy TB17: Local Centres and Neighbourhood and Village Shops

1. Local Centres, which are part of the hierarchy of retail centres as set out in policy CP13 – Town centres and shopping in the Core Strategy, are defined on the Policies Map and are listed below:

Crowthorne (Pinewood)	Crowthorne Station, Dukes Ride Greenwood Road
Earley	Maiden Place Silverdale Road Shepherds Hill
Finchampstead	California Crossroads
Shinfield	Basingstoke Road near the junction of Beech Hill Road, Spencers Wood School Green, Shinfield (to be extended into the Strategic Development Location) Three Mile Cross
Wargrave	Wargrave High Street
Wokingham	Ashridge Road Clifton Road/Emmbrook Road (to be extended into the Strategic Development Location) Bean Oak Road Rances Lane Woosehill Centre Woosehill Lane
Woodley	Brecon Road Coppice Road Loddon Vale

2. Proposals that retain and enhance the provision of day-to-day shopping facilities in Local Centres, neighbourhood and village shops will be supported.

3. Use Class A1 (Shops), whether within Local Centres or in individual neighbourhood or village shops, shall be retained unless it can be demonstrated that:

- a) Alternative day-to-day shopping facilities are available within reasonable walking distance from the existing retail use
- b) The existing retail use is no longer viable.

3.82 The Local Centre at Dukes Ride is only partly located within the Borough. In defining the part of the centre boundary within the Borough, regard was had

to the provisions of policy SA13: Proposals Map Changes of Bracknell Forest Borough Council to Dukes Ride [(see Map 46 of Bracknell Forest's Draft Submission Site Allocations Development Plan Document (Nov 11)].

- 3.83 Policy CP13 – Town centres and shopping of the [Core Strategy](#) required subsequent Development Plan Documents, i.e. the MDD DPD to define Local centres. Local centres usually comprise a small group of retail units and can provide an important focal point in residential areas. Neighbourhood and village shops are not included within the retail hierarchy but play an important role in the provision of shopping facilities.
- 3.84 Day-to-day shopping facilities include post offices, newsagents, convenience stores selling food items, pharmacies and petrol stations.
- 3.85 For the purposes of this policy, the reasonable walking distance is a maximum of 300 metres along pedestrian routes.
- 3.86 A change of use may be acceptable in principle where it can be clearly demonstrated that the existing use is no longer viable. In demonstrating that an existing use is not viable, applicants must produce evidence that genuine and sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken.

Policy Background

National

[National Planning Policy Framework](#) (2012), i.e. under heading 3 -.Supporting a prosperous rural economy; heading 4 - Promoting sustainable transport, such as paragraph 38; heading 8 -Promoting healthy communities, such as paragraph 70

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP13 – Town centres and shopping

Policy TB18: Garden Centres and other small rural units outside Development Limits

1. Planning permission for proposals for the establishment or expansion of retail development outside development limits may be permitted where they demonstrate that:
 - a) The proposal is connected to or adjacent to the primary holding
 - b) The proposal is economically related to the primary holding and is ancillary to the primary existing use
 - c) There would be no adverse impact on the vitality or viability of retail centres, neighbourhood or village shops within the locality

3.87 Policy CP11 - Proposals outside Development Limits (including countryside) of the [Core Strategy](#) seeks to maintain the quality of the environment and restrict development outside Development Limits. Policy CP11 recognises that some retail development may be appropriate outside development limits.

3.88 Appropriate forms of retail uses in the countryside can help support the rural economy. Appropriate forms of retailing in the countryside are those required to support the primary agriculture or forestry holding or use. Goods or produce should either have been produced on site or sourced from within the locality. Applicants shall demonstrate how the proposal meets this requirement.

3.89 Garden centre retailing has grown considerably within the Borough. The range of goods, services and facilities on offer at garden centres has diversified to include those not directly related to the primary purpose of garden centres. While uses that remain ancillary to the primary business of the site as a garden centre may be acceptable, it is important to ensure that the main garden centre use remains and that a separate commercial use is not established on site.

3.90 The most appropriate method of demonstrating that there would be no adverse impact on retail centres or shops is through a retail impact assessment as set out in Policy TB16: Development for Town Centre Uses.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 2 - Ensuring the vitality of town centres; heading 3 - Supporting a prosperous rural economy, and heading 4 - Promoting sustainable transport

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP11 - Proposals outside Development Limits (including countryside)

Policy TB19: Outdoor Advertising

1. The Council will only permit outdoor advertisements where they demonstrate:
 - a) There is no adverse impact on highway safety
 - b) There is no harmful impact on the amenity of adjoining land uses
 - c) There is no harmful impact on the character or appearance of the area.

3.91 Advertisements and signs are important to the commercial activities of shops and businesses both within the built and rural environments. The Council will support well designed signs and advertisements which are in keeping with the scale and character of buildings on which they are displayed and which do not lead to a detrimental impact on the quality of visual amenities, particularly around architectural heritage and on the natural environment. Signage and advertisements should not cause adverse impacts on highway safety.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 11 - Conserving and enhancing the natural environment, such as paragraphs 123 and 125

[The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007](#)

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP3 - General Principles of the Core Strategy

[Wokingham Town Centre Masterplan SPD](#) (2010)

[Borough Design Guide \(2012\)](#)

Policy TB20: Service Arrangements and Deliveries for Employment and Retail Use

1. Planning permission will only be granted for development proposals throughout the Borough that demonstrate:
 - a) There is no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance
 - b) There is no adverse impact on highway safety
 - c) There is no significant visual impact
 - d) There is no significant environmental impact.
2. The boundary for the service road provision in Wokingham Town Centre is defined on the Policies Map.

- 3.92 Policy CP3 - General Principles of the [Core Strategy](#) requires developments to be of an appropriate scale of activity which will not cause detriment to the amenity of adjoining land uses.
- 3.93 Service arrangements, including night time deliveries and collections, can have a detrimental impact on the amenity of adjoining uses and on the highway network, including highway safety and congestion. Whilst the Council recognises the need for deliveries to employment and retail uses it will seek to restrict movements which could cause a detrimental impact on the amenity of adjoining uses, including residential. This will be through the use of planning conditions.
- 3.94 In the case of new or extended development, the Council will require the access for delivery vehicles to minimise any impact of noise. This may be by providing an access which enables vehicles to turn and leave the site without having to reverse onto a public highway or through limiting times and days when deliveries can be made.
- 3.95 To help minimise the impact of service deliveries including night time deliveries, applicants shall submit a Delivery Management Plan that demonstrates how the following have been considered:
- i. The provision of covered or enclosed loading/unloading areas to minimise noise impact
 - ii. Installations of measures for mitigating noise
 - iii. Installation of measures for mitigating odour from fumes
 - iv. Installation of measures to manage litter and refuse
 - v. Levels of lighting, which do not cause detrimental impact on adjoining land uses

- vi. The sharing of servicing arrangements.
- 3.96 The Council will use planning conditions to secure this.
- 3.97 The Council will also have regard to the Department for Transport guidance on [night time deliveries](#) and will continue to seek advice from the Freight Transport Association (FTA) and the Noise Abatement Society (NAS) regarding their ongoing work to reconcile the need for night time deliveries and the importance of minimising the impact of noise and air quality on neighbouring uses.
- 3.98 Policy CP14 – Growth and Renaissance of Wokingham Town Centre of the Core Strategy provides for the long term growth and rejuvenation of Wokingham Town Centre. Within this context, the service road (as set out in Appendix 3) will provide rear service and emergency access to premises in the Peach Street quarter of the town centre. The road should help to reduce and ease traffic flows and result in an improvement to the town centre environment. Proposals shall also be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2010), particularly section 12.3.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 4 - Promoting sustainable transport, such as paragraph 35; heading 11 - Conserving and enhancing the natural environment, such as paragraphs 123 and 125

[Department for Transport guidance \(2011\)](#) Quiet Deliveries Demonstration Scheme

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP3 - General Principles of the Core Strategy

[Wokingham Town Centre Masterplan SPD](#) (2010)

Landscape, Nature Conservation and Trees

- 3.99 This section sets out the Council's approach to retaining and enhancing the landscape and natural environment, including Sites of Urban Landscape Value.

Policy TB21: Landscape Character

1. Planning permission will only be granted where it can be demonstrated that the proposal addresses the specific requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

3.100 The supporting text (paragraph 4.19) to policy CP3 - General Principles of the [Core Strategy](#) states that proposals should take account of the [Council's Landscape Character Assessment](#) (2004).

3.101 The Landscape Character Assessment provides guidance on the intrinsic characteristics of landscape character areas. It details how landscapes should be conserved and managed and the degree, i.e. sensitivity, to which landscape areas can accommodate development. Applicants shall use the Landscape Character Assessment to identify important landscape features that should be protected or enhanced through development proposals.

3.102 Proposals shall also be consistent with the [Borough Design Guide SPD](#) (2012) which provides further information on landscape.

Policy Background

National

[NPPF](#) (2012) i.e. under heading 4 - Promoting Sustainable Transport , such as paragraphs 29 and 30; under heading 8 - Promoting healthy communities, such as paragraph 75, and heading 11 Conserving and enhancing the natural environment, such as paragraph 109 and 113

Regional

[South East Plan](#) (2009) policies CC8 (Green Infrastructure); C4 (Countryside and Landscape Management); C7 (The River Thames Corridor); NRM5 (Conservation and Improvement of biodiversity, and TSR7 (Priority areas for tourism)

[South East Green Infrastructure Framework](#) (July 2009)

[Berkshire Habitat Action Plan 2007](#)

[Biodiversity Strategy for the Loddon Catchment \(2003\)](#)

[Blackwater Valley Countryside Strategy \(2011-15\)](#)

[Thames Waterway Plan \(2006-2011\)](#)

[Thames River Basin River Management Plan \(2009\)](#)

Local

[Core Strategy \(2010\)](#) policies CP1 - Sustainable Development and CP3 – General Principles

[Landscape Character Assessment \(2004\)](#)

[Strategic Development Locations SPDs \(2011\)](#)

[Borough Design Guide SPD \(2012\)](#)

[Sustainable Design Construction SPD \(2010\)](#)

[Landscape Character Assessment \(2004\)](#)

[Wokingham Borough Biodiversity Action Plan \(2003-2012 and 2012-2024\)](#)

[Wokingham Borough Rights of Way Improvement Plan \(2009\)](#)

Policy TB22: Sites of Urban Landscape Value

1. Sites of Urban Landscape Value are defined on the Policies Map.
2. Planning permission will only be granted for development proposals within or affecting Sites of Urban Landscape Value where they demonstrate that they:
 - a) Retain and enhance the special landscape features and qualities that make the site valuable to the character, townscape and urban form
 - b) Minimise the visual impact of the development on the Sites of Urban Landscape Value
 - c) Protect, manage and enhance the sites' capacity for informal recreation.

3.103 There are open and undeveloped areas within settlements, which provide an important contribution to local character and amenity. These areas are known as Sites of Urban Landscape Value (SULVs) and are found in:

- i. Bulmershe, Woodley
- ii. South Lake, Woodley
- iii. Maiden Erlegh Lake, Earley
- iv. Joel Park, Wokingham.

3.104 In line with the supporting text (paragraph 4.19) of policy CP3 - General Principles for development of the [Core Strategy](#), the Council has reviewed

SULVs as previously defined by the Wokingham District Local Plan (WDLP)
This review has considered the assessments made to support the WDLP and to take into account recent planning decisions affecting the SULVs.

- 3.105 The SULVs form part of the setting and identity of the settlements of Earley, Wokingham and Woodley. They are primarily open spaces interspersed with, and bounded by, mature trees. They also include individual landscape features such as ponds, woodlands and hedgerows. Their role as informal open areas and green spaces along with their recreational and biodiversity roles in a built-up context should be retained or enhanced.
- 3.106 The treed nature of the SULVs gives a softer and semi-rural fringe, which results in some of the built-up areas being barely discernible at both close and distant views. The policy seeks to ensure that the openness and visual benefits of the SULVs are retained and enhanced and their important features protected.
- 3.107 Development proposals within or affecting SULVs shall respect the special local character and the important landscape, wildlife and recreational amenity of the SULVs. Consideration shall also be given to views within, into and from the SULVs. Proposals should be of a high standard of design that is in character with and integrated into the landscape to minimise any visual impact. Applicants should submit a Landscape and Visual Assessment to demonstrate this.

Bulmershe, Woodley

- 3.108 The combination of playing fields, open space with associated tree cover, woodland and allotments provides an open and undeveloped space between the settlements of Earley and Woodley. The character of this SULV is greatly enhanced by the presence of a strong tree and shrub screen on the rear boundaries of and within the gardens of properties on the east side of Pitts Lane and Church Road as well as the mature woodland within High Wood to the south.

South Lake, Woodley

- 3.109 The lake of South Lake is considered an important landscape feature within this SULV as it dominates the site with mature trees surrounding the margins of the lake. The SULV has a distinctly urban character as the well used footpaths are never far from the adjacent residential area, although these views are often limited by intervening trees. The mature vegetation within the site and mix of tree species provides a parkland type character and creates some seclusion from the adjacent urban area.

Maiden Erlegh Lake, Earley

3.110 This SULV is within the residential settlement of Earley and consists of a lake within a wooded setting. The extensive woodland is visually significant locally and provides a wooded backdrop to the surrounding properties and the adjacent playing fields. The residential properties do not exert a high urban influence over the SULV due to the high woodland cover and restrictions to various parts of the site for ecological reasons, leaving parts of the site feeling secluded and natural.

Joel Park, Wokingham

3.111 This SULV is of a semi-rural character and is dominated by mature trees and vegetation especially within Joel Park itself which has high ecological value. The SULV has two distinct areas which are Joel Park and the land around St Paul's Church and are separated by Reading Road. St Paul's Church is prominently sited on high ground with its spire forming a focal point in distant views, from either direction along Reading Road, and which makes an important visual contribution to the wider SULV in long views from the north. The open setting of the SULV separates the Church from the surrounding built up areas and is a key element in its visual significance.

Policy Background

National

[NPPF](#) (2012), i.e. Under Heading 8 promoting healthy communities , such as paragraph 69; under heading 11 - Conserving and enhancing the natural environment, such as paragraph 109 and 113

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP3 – General Principles

Policy TB23: Biodiversity and Development

1. Sites of national or international importance are shown and sites of local importance are defined on the Policies Map.
2. Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the [Core Strategy](#) and also demonstrate how they:
 - a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
 - b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
 - c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

3.112 Policy TB23: Biodiversity and Development enhances policy CP7 – Biodiversity of the [Core Strategy](#). Policy CP7 refers to habitats or species of principle importance in England for nature conservation and designated sites are set out below.

A) Sites of national or international importance

- i. Sites of Special Scientific Interest (SSSIs) and,
- ii. adjacent to the Borough, the Thames Basin Heaths Special Protection Area (TBH SPA).

B) Sites of local importance

- i. Local Nature Reserves (LNR), as designated in consultation with Natural England, and as listed in Appendix 7
- ii. Local Wildlife Sites (LWS) (these were previously known as Wildlife Heritage Sites)
- iii. Local Geological Sites, as listed see , as set out in Appendix 8
- iv. Ancient Woodlands (not shown on the Policies Map)
- v. Suitable Alternative Natural Green Spaces (SANG).

3.113 Additional sites may be allocated during the plan period. Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an

important role to play in meeting local and national targets for biodiversity conservation.

- 3.114 There are five Local Geological Sites, which are non-statutory sites of local geological importance that have been surveyed and assessed against a national set of qualifying criteria, as set by [Natural England](#).
- 3.115 Development proposals can provide opportunities to create or improve areas of habitat on site; management of habitats; landscaping for biodiversity, and wildlife.
- 3.116 Wildlife corridors are an important part of the network of nature conservation sites and include a range of habitats such as hedgerows, grass verges, waterways, their margins and floodplains. They are also important in providing a link to the wider countryside from built-up areas. When designing new habitats and biodiversity features, consideration should be given to the use of native species as well as the adaptability to the likely effects of climate change. Proposals shall also comply with Policy CC03: Green Infrastructure, Trees and Landscaping
- 3.117 Where the nature and location of a development is such that nature conservation impacts may be significant, further ecological surveys and report may be required prior to determination. Potential impacts on as yet unrecorded biodiversity resources must be considered in the report. In addition, indirect effects may affect biodiversity sites some distance from the development proposals and this impact should also be considered. The survey and report should be prepared by a suitably qualified or experienced ecologist and include:
- i. existing biodiversity interests and how the development is expected to impact on these
 - ii. recommendations for mitigation to minimise harm
 - iii. whether compensatory measures are also required and the timing of compensatory measures to ensure that compensation is in place before any accepted damage to biodiversity interests takes place
 - iv. how the development will deliver an overall gain for biodiversity
 - v. consideration of existing or potential wildlife corridors on site and links from these to the wider ecological networks including those identified in the Green Infrastructure network
 - vi. A monitoring and management plan drawn up for the biodiversity interests of the development site to ensure the long term future management.

Policy Background

National

[Circular 06/05](#): Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system

[NPPF](#) (2012), i.e. under heading 11 Conserving and enhancing the natural environment, such as paragraphs 109 and 113, 114 and 117; heading 13 - Facilitating the sustainable use of minerals, such as paragraph 143

[Natural England – Local Geological Sites](#)

Regional

[South East Plan](#) (2009) policies NMR5 – Conservation and Improvement of biodiversity and CC8 – Green Infrastructure

[Berkshire Biodiversity Action Plan](#) (BAP)

[Berkshire Habitat Action Plan](#) 2007

[Biodiversity Strategy for the Loddon Catchment](#) (2003)

Local

[Core Strategy \(2010\)](#) policies CP3 – General Principles for development and CP7 – Biodiversity

[Wokingham Borough Biodiversity Action Plan](#) (2003-2012 and 2012-2024)

Heritage

3.118 The Borough contains a number of designated heritage assets, including Grade I, II and II* Listed Buildings; Scheduled Ancient Monuments; Historic Parks and Gardens; Conservation Areas, and locally designated assets which are known as Buildings of Traditional Local Character and Areas of Special Character. The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (listed buildings; Schedule Ancient Monuments; Historic Parks and Gardens). The List can be accessed from the English heritage website at www.english-heritage.org.uk/list.

Policy TB24: Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

1. Historic Parks and Gardens, Scheduled Ancient Monuments, and Conservation Areas are shown on the Policies Map.
2. Development to or affecting heritage assets will need to demonstrate that there is no detrimental impact on the important character and special architectural or historic interest of the building, monument or park and garden including its setting and views.
3. Proposals for building works shall retain or incorporate existing features or details of design quality into the scheme

3.119 Proposals within or affecting the setting of listed buildings, Historic Parks and Gardens, Scheduled Ancient Monuments or Conservation Areas shall pay special attention to:

- i. Conserving original architectural features such as windows, doors, chimney stacks, walls and gates
- ii. The scale, proportions, design and materials of new proposals in relation to the existing heritage asset
- iii. Retaining original or historic garden or landscape features.

3.120 Keeping historic buildings in good repair, and, where possible in their existing use, is the key to their preservation. If a building is being allowed to deteriorate then the Council may take action to secure its repair. This could be either through the use of Urgent Works/Repairs Notices as set out in the Planning (Listed Building and Conservation Areas Act) 1990 and the powers of maintenance under Building Act (1984) or the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking forward any action, the Council will also have regard to the advice set out in English Heritage's '[Stopping the Rot](#)' guidance to make effective use of these powers.

- 3.121 Development proposals shall include sufficient information to convey the exact nature of the proposals and of the existing building, including survey drawings and plans, elevations and sections.
- 3.122 Features such as signs, tiling, glazing and shop fronts shall be retained or incorporated. Lighting, signing and advertisements, including fascias should not detract from the architectural or historic quality of the Conservation Area.
- 3.123 Proposals for development within or affecting the character of the Wokingham Town Centre Conservation Area shall be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2010) and Public Realm Strategy (2012), which set out design criteria.

Policy TB25: Archaeology

1. Areas of high archaeological potential are shown on the Policies Map.
2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.
3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

- 3.124 The Council will consult with Berkshire Archaeology and with developers and their heritage consultants to ensure that the appropriate level of archaeological evaluation and appropriate measures to protect and preserve remains are undertaken. This will be accessed on a site by site basis. The level of preservation will take account of whether the remains add to national or local knowledge.
- 3.125 Where remains cannot remain in-situ, the Council will require developers to record the significance of the remains and to make this publicly accessible by depositing the evidence with the relevant Historic Environment Record (Berkshire Archaeology) and by the deposit of remains or archives in local museums. The cost of recording and depositing remains will lie with the developer.

Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

1. Areas of Special Character are shown on the Policies Map.
2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.
3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

3.126 There are areas or groups of buildings where there is a consistent period or character reflecting the areas past but where a Conservation Area designation may not be justified. These are known as Areas of Special Character.

3.127 There are also some buildings which, whilst not meeting the standards for statutory listing, are nonetheless of considerable local importance to the Borough's built heritage. These are Buildings of Traditional Local Character, where the preference is to retain the original use.

3.128 Where development affecting either an Area of Special Character or a Building of Traditional Local Character is proposed, this should protect the architectural integrity of the building and its setting or the special character of the area. Special regard should be given to the historical context, scale, form massing and materials together with retaining key architectural features or detailing which contribute to the character of the building or the area.

Policy Background for Policy TB24: Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Policy TB25: Archaeology, Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

[NPPF](#) (2012) i.e. under heading 12 - Conserving and enhancing the historic environment, such as paragraphs 128, 132 – 134, 136 and 155

[Planning \(Listed Building and Conservation Areas Act\) 1990](#)

[Building Act \(1984\)](#)

[Town and Country Planning Act 1990 \(as amended\)](#)

[National Heritage List for England](#), English Heritage

[Stopping the Rot \(2011\)](#), English Heritage

Regional

N/A

Local

[Berkshire Historic Environment Record](#)

[Core Strategy \(2010\)](#) policy CP3 – General Principles for Development

[Wokingham Town Centre Masterplan SPD \(2010\)](#)

Public Realm Strategy (2012)

Chapter 4: Site Allocations

- 4.1 The policies in this chapter allocate sites for development, including residential uses.

Housing

Introduction to residential allocations

- 4.2 The MDD DPD needs to address the following requirements of the [Core Strategy](#), specifically policy CP17 – Housing Delivery, with regard to residential allocations:
- i. Identify sufficient sites to achieve the overall housing requirement of at least 13,230 dwellings (2006-26) (Appendix 13)
 - ii. Maintain a rolling 5 year supply of housing land from 1 April 2012 until at least 1 April 2021
 - iii. Identify sites outside the Strategic Development Locations to deliver at least 1,000 dwellings (including deliverable permissions since 1 April 2008)
 - iv. Identify sites to deliver an appropriate reserve, and
 - v. Provide a distribution of residential development across the three categories of settlement (major, modest and limited development locations).
- 4.3 The following text explains how these requirements have been considered. The Council has not included windfall sites in its sources of housing supply (see Appendix 14) although based on past trends there have been 19 dwellings completed annually on small (up to 9 units) non residential previously developed land within settlements.

Overall Housing Requirement and maintaining a rolling five year supply of housing land

- 4.4 The Core Strategy in policy CP17 indicates that *“provision will be made for the development of at least 13,230 dwellings”* within the Borough in the period 2006-2026.
- 4.5 The Council considers that the housing target within the adopted Core Strategy is consistent with the advice in the National Planning Policy Framework (NPPF). Consequently, the Core Strategy’s housing targets provides a robust basis upon which the MDD DPD can rely.

- 4.6 In addition to identifying sufficient housing land up to 31 March 2026, policy CP17 of the Core Strategy recognises that the authority also needs to maintain a rolling five year supply of sites at any point of time within the plan period, i.e. from 1 April 2012 to 31 March 2017; 1 April 2013 to 31 March 2018, etc.
- 4.7 In line with the Core Strategy, the Council includes a 10% flexibility allowance from all sources of housing supply (see Appendix 14) in the MDD DPD with the exception of completions even though the NPPF (paragraph 47) indicates that sites with planning permission should be regarded as deliverable. The Council also recognises that the 10% flexibility allowance within its housing land supply figure exceeds the 5% buffer required by the NPPF.
- 4.8 The slow down of development in the Borough following submission of the Core Strategy has mirrored the changes in the construction industry nationally, regionally and locally. Whilst the Core Strategy (paragraph 3.17) envisaged a reduction in development within the Borough as part of the lead in times associated with delivery of the allocated SDL, there have been issues within the wider economy, construction industry and associated with the availability of mortgage finance.
- 4.9 Within the Core Strategy Inspector's report, at paragraph 4.17, he accepted the issue of lead time and also (at paragraph 4.15) the emerging implications of the wider market place (including availability of mortgage funding). Therefore, pursuant to paragraph 47 of the NPPF, it is not considered that the current dip in performance would indicate that the authority is one with a "record of persistent under delivery of housing", especially as this was expected within the Core Strategy itself (paragraph 3.17). However, the authority has recognised that due to the longer than anticipated economic downturn, the Council has allocated sufficient sites in Policy SAL01: Allocated housing development sites (Sites identified through Wokingham District Local Plan) and Policy SAL02: Allocated housing development sites (see table A14.3 in Appendix 14). Therefore, there is no priority between the sites in policy SAL01 or SAL02.

Achieving the 1,000 dwelling requirement for identified sites in the Core Strategy

- 4.10 In addition to setting the overall housing targets for the Borough, paragraph 3.17 as well as policy CP17 of the Core Strategy indicated that the MDD DPD had to identify sites outside the Strategic Development Locations for at least 1,000 dwellings.
- 4.11 Deliverable sites that have had planning permission granted for residential development since 1 April 2008 can contribute towards this 1,000 dwelling requirement since they were not in the housing supply according to policy

CP17 of the Core Strategy. The remainder of the requirement is addressed through the allocation of sites in policy SAL02 of the MDD DPD.

Identification of Reserve Sites

4.12 The Core Strategy indicated in the supporting text (paragraph 4.82) of policy CP17 – Housing Delivery that *“it is expected that the Managing Development Delivery DPD will identify sites for at least 500 dwellings in reserve allocations for development post 2026 which could be released earlier if there was a need to maintain supply against the broad annual targets of the policy (including the five year land supply requirements)”*. The Council’s ample allocation of sites in Policy SAL02: Allocated housing development sites compared to those first three requirements referred to in paragraph 4.2 of the MDD DPD (the overall housing requirement; maintaining a rolling 5 year supply of housing land; the 1,000 dwelling requirement outside the SDLs) enabled a reduction in the size of the reserve. The reserve allocated in Policy SAL03: Allocated reserve housing sites is therefore sufficient.

Providing a distribution of residential development across the three categories of settlement

4.13 The supporting text (paragraphs 4.79 and 4.82) of policy CP17 – Housing Delivery of the Core Strategy expected that the distribution of housing in the MDD DPD would vary (against the initial split between major, modest and limited locations shown in the Core Strategy), taking account of the assessment of sites using the criteria in paragraph 4.79. Information about the assessment of sites and how this has informed the distribution of housing is set out below. The distribution of residential development across the Borough is set out in Table 2, which takes into account deliverable planning permissions since 1 April 2008.

Assessment of suggested sites

4.14 The supporting text (paragraph 4.79) to policy CP17 – Housing Delivery in the Core Strategy makes it clear that, in assessing the suitability of sites for residential development, the Council will consider all potential sites against a range of criteria. Within the assessment of sites, the following have been the key factors affecting the suitability of sites for residential development:

- a) Minimising the risk of flooding (Core Strategy policy CP1(9))
- b) The maintenance of vibrant locally distinctive communities (Core Strategy policies CP11, CP12, CP18(5), CP19(5), CP20(5) & CP21(4))
- c) Minimise the impacts of pollution (Core Strategy policy CP1(8))

- d) Conserving the biodiversity of the area (especially addressing likely significant effects upon the Thames Basin Heaths Special Protection Area) (Core Strategy policies CP7 & CP8)
 - e) Maintaining areas of best and most versatile land (Core Strategy policy CP1(7)) and
 - f) Ensuring development does not harm the character and landscape of the borough (Core Strategy policies CP1(1) & CP3(c)).
- 4.15 It is only where sites within the Council's Strategic Housing Land Availability Assessment (SHLAA) clearly demonstrated that all these factors were unlikely to affect the development of a site that the authority then considered whether it could potentially be developed. Where a parcel of land is not within the SHLAA, the Council has not considered its potential allocation within the MDD DPD to accord with the requirements in paragraph 3.13 of the Core Strategy.

Policy SAL01: Allocated housing development sites (Sites identified through Wokingham District Local Plan)

1. The sites listed below (and defined on the Policies Map) are allocated for residential development. There is a presumption against the development of these sites for uses other than specified unless the applicant can demonstrate that the requirements of the Development Plan (including the additional guidance in Appendix 12) for the site can be achieved.
 - a) Land at Hatch Farm Dairies (off King Street Lane), Winnersh for the delivery of around 431 dwellings (site WI122)
 - b) Land at Sandford Farm, Perimeter Road, Woodley for the delivery of around 468 dwellings (site WD116)
 - c) Land at junction of Hatch Ride and Old Wokingham Road, Pinewood (Crowthorne) for the delivery of around 100 dwellings¹ (site WW104).

Total of WDLP allocated sites is around 999 dwellings.

- 4.16 There are a number of sites outside the Strategic Development Locations that were allocated for residential development within the [Wokingham District Local Plan](#) (WDLP policies WH3-WH5) where construction of the dwellings had not commenced by 1 April 2012.
- 4.17 These sites were all re-appraised in line with the criteria set out in the supporting text (paragraph 4.79) to policy CP17 of the [Core Strategy](#). Where the sites were still considered suitable for development, they have been

¹ This is the only WDLP allocated residential development site without either a planning permission or resolution to grant for this amount of residential development

allocated in Policy SAL01: Allocated housing development sites (Sites identified through Wokingham District Local Plan), with capacities adjusted to reflect either the Core Strategy or the latest planning permission. Those sites which did not accord with this approach have not had their allocation retained in the MDD DPD.

- 4.18 The sites in policy SAL01 contribute toward:
- i. The overall housing requirement
 - ii. Maintaining a rolling 5 year supply of housing land
- 4.19 Additional guidance for the development of these sites is set out in Appendix 12 (updating that previously included within Appendix 4 of the WDLP).

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

Regional

[South East Plan](#) (May 2009) policies H1 – Regional Housing Provision 2006-2026 and WCBV3 – Scale and Distribution of Housing Development

Local

[Wokingham District Local Plan](#) (2004) policies WH3: Housing Development – Identified Sites; WH4: Housing Development – Reserve Sites and WH5: Housing Development – Long Term Reserve Sites

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

Policy SAL02: Allocated housing development sites

The sites listed below (and defined on the Policies Map) are allocated for residential development. There is a presumption against the development of these sites for uses other than specified unless the applicant can demonstrate that the requirements of the Development Plan (including the additional guidance in Appendix 12) for the site can be achieved.

Sites within major development locations

- a) Land at the University of Reading's Bulmershe Campus, Woodlands Avenue, Woodley for the delivery of around 270 dwellings (site WD115)
- b) Land west of Hurst Road, Twyford for the delivery of around 20 dwellings (site TW103)
- c) Land rear of 40 Arbor Lane, Winnersh for the delivery of around 30 dwellings (site WI114)
- d) Land at Folly Court, Blagrove Lane, Wokingham for the delivery of around a further 34 dwellings (site WK160) (in addition to the 66 permitted on the site under application RM/2011/0036)
- e) Land off Smith Walk, Fernlea Drive, Woosehill, Wokingham for the delivery of around 18 dwellings (site WK175)
- f) Land off Norton Road, Wokingham for the delivery of around 7 dwellings (site WK176)
- g) Land at Elms Field & The Paddocks, Elms Road, Wokingham for the delivery of around 190 dwellings (site WK179)
- h) Land off Mohawk Way, Woodley for the delivery of around 20 dwellings (site WD108)
- i) Land at the junction of Headley Road East and Spitfire Way, Woodley for the delivery of around 79 dwellings (site WD109)
- j) Land off Viscount Way, Woodley for the delivery of around 57 dwellings (site WD110).

Total within major development locations is around 725 dwellings

Sites within modest development locations

- k) Land at 146 London Road, Ruscombe for the delivery of around 15 dwellings (site RU103); and
- l) Land at The Manor, Brookers Hill, Shinfield for the delivery of around 100 dwellings (site SH174).

Total within modest development locations is around 115 dwellings

Total allocated for residential development is around 840 dwellings

- 4.20 These sites can contribute toward:
- i. The overall housing requirement
 - ii. Maintaining a rolling 5 year supply of housing land, as the sites are expected to be completed by 31 March 2017
 - iii. The 1,000 dwelling requirement outside the Strategic Development Locations (SDLs)
 - iv. Distribution across the Borough.
- 4.21 In some instances, the Council has amended the development limits (see Policy CC01: Development limits) around a settlement to incorporate sites allocated.
- 4.22 Additional guidance for the development of sites allocated in Policy SAL02: Allocated housing development sites is set out in Appendix 12.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

Regional

[South East Plan](#) (May 2009) policies H1 – Regional Housing Provision 2006-2026 and WCBV3 – Scale and Distribution of Housing Development

Local

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

Policy SAL03: Allocated reserve housing sites

There is a presumption against the development of these sites for uses other than specified unless the applicant can demonstrate that the requirements of the Development Plan (including the additional guidance in Appendix 12) for the site can be achieved. The sites listed below (and defined on the Policies Map) are allocated for residential development with no dwelling completions until after 1 April 2026, unless one of the following applies:

1. The Council accepts that the overall dwelling requirement for 13,230 net additional dwellings within the Borough between 1 April 2006 and 31 March 2026 is unlikely to be achieved; it will then identify for development a site or sites from the list of allocated reserve sites; or
2. The Council accepts that there is a deficit in the rolling 5 year supply of housing land, it will then identify for development a site or sites from the list of allocated reserve sites; or
3. An approved Neighbourhood Plan confirms that residential development of an allocated reserve site can occur before 1 April 2026.

The allocated reserve sites are:

Reserve site in modest development locations

- a) Land to rear of 216b-242a Nine Mile Ride, Finchampstead North for the delivery of around 40 dwellings (site FI140).

Total reserve sites in modest development locations is around 40 dwellings

Reserve sites in limited development locations

- b) Land rear of 328-348 Barkham Road, Barkham Hill for the delivery of around 25 dwellings (site WK122)
- c) Land north of The Shires (off Sandy Lane), Barkham for the delivery of around 5 dwellings (site WK151)
- d) Land at Valley Nurseries, Broadwater Lane, Hurst for the delivery of around 16 dwellings (site SA104)
- e) Land off Wheatsheaf Close, Sindlesham for the delivery of around 24 dwellings (site WI111)
- f) Land at Sonning Farm (off Glebe Gardens), Sonning for the delivery of around 25 dwellings (site ref SO101).

Total reserve sites in limited development locations is around 95 dwellings

Total allocated as reserve sites is around 135 dwellings

- 4.23 The Core Strategy indicated in the supporting text (paragraph 4.82) of policy CP17 – Housing Delivery that it was expected that the MDD DPD will identify sites for at least 500 dwellings in reserve allocations. However, the Council considers that since Policy SAL02: Allocated housing development sites has allocated ample sites in recognition of the current effects of the economic downturn, it does not need to allocate as many dwellings on reserve sites.
- 4.24 The distribution of reserve sites around the modest and limited development locations recognises that where a community (through a Neighbourhood Plan) supports the delivery of additional housing before 1 April 2026, the MDD DPD has generally identified a site to allow this in Policy SAL03: Allocated reserve housing sites.
- 4.25 The Council will monitor housing land delivery and supply at 1 April each year and publish the final results during the autumn. If this monitoring indicates that either the authority is unlikely to achieve the housing requirements in Core Strategy policy CP17 (for 13,230 net additional dwellings between 1/4/06 and 31/3/26) or to maintain at least a rolling 5 year supply of housing land calculated in accordance with the approach in paragraph 4.82 of the Core Strategy (including footnote 61), the Council's Executive body will consider a report (using the approach set out in paragraph 4.82 of the Core Strategy) detailing how the shortfall will be addressed, such as the release of sites covered by policy SAL03.
- 4.26 Once either a meeting of the Executive or a Neighbourhood Plan has confirmed the release of a site(s) in policy SAL03, there will be no priority in its development compared to those sites in policies SAL01 or SAL02.
- 4.27 In some instances, the Council has amended the development limits (see Policy CC01: Development limits) around a settlement to incorporate sites allocated.
- 4.28 Additional guidance for the development of sites allocated in Policy SAL03: Allocated reserve housing sites is set out in Appendix 12.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

Regional

[South East Plan](#) (May 2009) policies H1 – Regional Housing Provision 2006-2026 and WCBV3 – Scale and Distribution of Housing Development

Local

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

Conclusions regarding achievement of Core Strategy requirements

4.29 Taking account of the allocation of sites in policies SAL02 and SAL03 (together with deliverable permissions granted since 1 April 2008), Table 2 summarises the distribution of residential development across the Borough.

Table 2 Assessment of the distribution of residential development through MDD DPD and permissions since 1 April 2008

Development Location	Number of deliverable dwellings approved 1/4/08-31/3/12	Dwelling total in policy SAL02 (Delivery 1/4/12-31/3/26)	Dwelling total in policy SAL03 (reserve)	Dwelling total	% distribution achieved
Major	475	725	0	1,200	74%
Modest	77	115	40	232	14%
Limited	34	0	95	129	8%
Outside	60	0	0	60	4%
Total	646	840	135	1,621	100%

4.30 Appendix 13 of the MDD DPD updates the information within the Core Strategy (Table 4.2 – Summary of housing land supply by phasing period) to take account of the allocation of sites within policies SAL01 and SAL02 of the MDD DPD.

4.31 Appendix 14 of the MDD DPD updates the information within the Core Strategy (Appendix 6 – Expected housing land supply to 2026).

4.32 Taking account of the allocation of sites through policies SAL01 to SAL03 of the MDD DPD, the authority (as confirmed in Appendix 14) has clearly achieved the following requirements of the Core Strategy, specifically policy CP17 – Housing Delivery, with regard to residential allocations:

- i. Identified sufficient sites to achieve the overall housing requirement of at least 13,230 dwellings (2006-26) (see Appendix 13)
- ii. Maintained a rolling 5 year supply of housing land from 1 April 2012 until at least 1 April 2021 (see Appendix 14)

- iii. Identified sites outside the Strategic Development Locations to deliver at least 1,000 dwellings (including deliverable permissions since 1 April 2008) within the MDD DPD (see Table 2)
- iv. Identified sites to deliver an appropriate reserve (see Table 2) and
- v. Provides a distribution of residential development (taking account of all allocations and permissions) across the Borough (see Table 2).

Policy SAL04: New public open space associated with residential development within and adjoining the Borough

Planning permission will be granted for public open space on the following sites, as defined on the Policies Map, where it contributes towards the overall open space requirements associated with the development of the relevant related residential site.

Open space sites	Related Development Plan policy & site for residential development
1. Land at Hatch Farm Dairies, Winnersh	Wokingham District Local Plan (WDLP) Policies WH3 and WR4, MDD DPD policy SAL01 (site WI122)
2. Land at Sandford Farm, Woodley	WDLP Policies WH4, WH5 and WR4, MDD DPD policy SAL01 (site WD116)
3. Land east of Berkshire Way, Wokingham (Amen Corner)	Bracknell Forest Borough's Core Strategy Policy CS4 and Proposed Submission Site Allocations DPD Policy SA8
4. Land east of University of Reading's Bulmershe campus, Woodlands Avenue, Woodley	MDD DPD policy SAL02 (site WD115)
5. Land south and west of Folly Court, Blagrove Lane, Wokingham	MDD DPD policy SAL02 (site WK160)
6. Land north-west of Arbor Lane, Winnersh	MDD DPD policy SAL02 (site WI114)

Proposals for other uses compatible with the Development Plan will be permitted where they demonstrate that adequate open space to meet both the overall and specific requirements of [Core Strategy](#) policy CP3 - General Principles for development (criteria g), as amplified by Policy TB08: Open Space, sport and recreational facilities standards for residential development or Bracknell Forest's Core Strategy policies CS4 Land at Amen Corner (Parish of Binfield) and CS6 Limiting the Impact of Development and Site Allocations DPD Policy SA8 Land at Amen Corner (South), Binfield is available for the related site.

- 4.33 In order to ensure adequate provision of open space with development, to safeguard the character of the Borough and the separate identity of settlements within and adjoining the Borough, it is appropriate to allocate a number of open space sites through the MDD DPD.
- 4.34 Open spaces play an important role in developing communities, health and well being, enhancing biodiversity value, urban regeneration, recreation, and promoting green infrastructure networks. The intention of the policy is to maintain and improve the public open space in the Borough in association with new development.

- 4.35 In connection with proposed development within and adjoining the Borough, public open space will be provided on the following allocated sites carried forward from the [Wokingham District Local Plan](#) (WDLP) as shown on the MDD DPD Policies Map:
- i. Land at Hatch Farm Dairies, Winnersh for allocated (site WI122)
 - ii. Sandford Farm, Woodley for allocated (site WD116)
 - iii. Land east of Berkshire Way, Wokingham (Amen Corner) as identified in the adopted [Bracknell Forest Council Amen Corner SPD](#).
- 4.36 The boundaries of the open spaces for the allocated sites carried forward from the WDLP had already been set and will be defined on the Policies Map. This will include the open space at Land east of Berkshire Way, Wokingham (Amen Corner). The policy ensures consistency with the Bracknell Forest Borough Council Amen Corner SPD.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 8 - Promoting healthy communities, paragraphs 73 and 74

Regional

[South East Plan](#) (May 2009) policies CC7 - Infrastructure and Implementation and CC8 - Green Infrastructure

[South East Green Infrastructure Framework](#) (July 2009)

Local

Wokingham Borough

[Core Strategy \(2010\)](#) policy CP3 – General Principles for development; policy CP8 – Thames Basin Heaths Special Protection Area; Appendix 4 – Guidelines for the provision for Public Open Space associated with residential development

[Wokingham District Local Plan](#) policies WH3 Housing Development – Identified sites; WH4 Housing Development – Reserve sites; WH5 Housing Development – Long term reserve sites and WR4 – Increasing Existing Open Space Provision

Wokingham PPG17 Open Space, Sport and Recreation Study Standards Paper (2012), KKP

Bracknell Forest

[Adopted Core Strategy Development Plan Document \(February 2008\)](#) policies CS4 Land at Amen Corner (Parish of Binfield) and CS6 Limiting the Impact of Development

[Amen Corner Supplementary Planning Document](#) (March 2010), paragraph 3.3

[Proposed Submission Site Allocations Development Plan Document](#) (November 2011) - Policy SA8 Land at Amen Corner (South), Binfield

Policy SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

The following sites are allocated (and defined on the Policies Map) as Suitable Alternative Natural Greenspace (SANG) as part of the avoidance measures required for the Development Plan:

1. Rooks Nest Woods, Barkham Ride, Barkham (18.3ha)
2. Land south-west of junction of Old Wokingham Road and Nine Mile Ride, Crowthorne (5.12ha)
3. Land surrounding West Court, The Devil's Highway, Arborfield Garrison (70.71ha)
4. Land west of May's Farm, Hyde End Road, Three Mile Cross (7.81ha)
5. Land east of May's Farm, Hyde End Road, Three Mile Cross (11.94ha)
6. Land north-west of Nullis Farm, Ryeish Lane, Spencers Wood (8.96ha)
7. Land south and east of Tanner's Copse, Hyde End Lane, Shinfield (19.31ha)
8. Land north of Bell Farm, Bell Foundry Lane, Wokingham (21.58ha)
9. Land at Keephatch Woods, Binfield Road, Wokingham (8.75ha)
10. Land west of St. Anne's Manor Hotel, London Road, Wokingham (11.16ha)
11. Land north of Waterloo Road (near Lock's Farm), Wokingham (15.04ha)
12. Land south of Waterloo Road (near Lock's Farm), Wokingham (8.21ha)
13. Land opposite Holme Green, Heathlands Road, Wokingham (2.13 ha)
14. Land east of Lucas Hospital, Chapel Green, Wokingham (6.21 ha) and
15. Land west of Lucas Hospital, Chapel Green, Wokingham (5.39ha).

There is a presumption against their development for uses other than SANG on these sites unless the applicant can demonstrate that sufficient alternative avoidance measures for all submitted and/or approved plans and projects within the Borough.

- 4.37 The sites are allocated in accordance with policy CP8 - Thames Basin Heaths Special Protection Area (SPA) of the [Core Strategy](#).

- 4.38 Natural England has advised the Council, along with the other ten local authorities surrounding the Thames Basin Heaths Special Protection Area, that the provision of appropriate avoidance measures, [new/enhanced areas of informal open space – Suitable Alternative Natural Greenspace (SANG)] together with contributions towards Strategic (pan-SPA) Access Management and Monitoring (SAMM) would address the recreational disturbance issue to the Thames Basin Heaths SPA. Such measures will be required for residential planning applications on sites within 5km (linear) of the SPA and may be necessary for proposals of 50+ dwellings on sites within 7km (linear).
- 4.39 The allocation of these SANG is one element of the overall necessary avoidance measures for addressing the likely significant effects of implementing the Development Plan upon the SPA.
- 4.40 The SANG allocated within the above list includes:
- i. Those approved and open at both Rooks Nest Woods and Keephatch Woods;
 - ii. Indicated within the [Strategic Development Location SPDs](#) (2011) in line with Section 19(2)(h) of the Planning & Compulsory Purchase Act 2004);
or
 - iii. SANG specifically proposed for that use by a landowner/site promoter.
- 4.41 Where a change of use to all or part of an allocated SANG is proposed, the applicant will need to demonstrate how it does not prevent the delivery of any other approved or submitted plan or project within the Borough. Any approved or submitted plan or project include those where residential development on a site within 5km (or 50+ dwellings within 7km) of the SPA and:
- i. Any extant planning consent for residential development;
 - ii. Any approved or draft Local Development Plan Document (a draft Local Development Document is one to which has reached either the Public Participation stage for a Draft Supplementary Planning Document (under Regulation 12 of The Town & Country Planning (Local Planning)(England) Regulations 2012 or consultation on the Proposed Submission Local Plan (under Regulation 19 of these Regulations); and
 - iii. Any approved or draft Neighbourhood Development Plan (A draft Neighbourhood Development Plan is one which has reached Publicising under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012).
- 4.42 Where a reduction in SANG area is proposed, the applicant will need to demonstrate how the remaining area still accords with Natural England's quality and quantity standards and complies with the above requirements. Details of those approved or submitted plans relevant at 1 April 2012 are summarised in Appendix 10.

- 4.43 The supporting text (paragraph 4.49) to policy CP8 - Thames Basin Heaths SPA of the Core Strategy details the standard avoidance solution. In the case of bespoke alternatives these will need to satisfy both the Council and Natural England that it will be as effective in addressing the likely significant effects for an indefinite period. Any application including a bespoke solution will need to include sufficient information to enable the assessment of the proposal under Regulation 68 of The Conservation of Habitats and Species Regulations 2010.

Policy Background

National

[The Conservation of Species & Habitat Regulations \(2010\)](#) (Regulations 61, 68 and 102)

[NPPF](#) (2012), i.e. under Introduction, paragraph 2; under heading 11 – Conserving and enhancing the natural environment, such as paragraphs 118 and 119

Regional

[South East Plan](#) (May 2009) policy NRM6 – Thames Basin Heaths Special Protection Area

Local

[Core Strategy \(2010\)](#) policy CP8 – Thames Basin Heaths Special Protection Area
[Strategic Development Locations SPDs](#) (2011)

Policy SAL06: Allocated Country Parks

The following sites are allocated as Country Parks as defined on the Policies Map:

1. Whistely Mill
2. Blackwater Valley

- 4.44 The proposed country parks are:
- i. Whistley Mill, where the Council has allocated an addition of approximately 80 Hectares to Charvil Country Park, as identified on the Policies Map. This is to allow improved access to the Loddon Valley between Twyford, Hurst and Park Lane, Charvil.
 - ii. At Blackwater Valley, the Council has allocated a site to the east of Longwater Road and west of Moor Green Farm as identified on the Policies Map. A new car park will be provided on land to the east of Longwater Road seeks to allocate a Country Park, which will be

implemented following cessation of mineral extraction in line with the approved planning consent (MIN/2007/2622).

Policy Background

National

[NPPF](#), i.e. under heading 8 - Promoting healthy communities, such as paragraph 83 and 11 - Conserving and enhancing the natural environment, such as paragraph 114

Regional

[South East Plan](#) (May 2009) policies NMR5 – Conservation and Improvement of biodiversity and CC8 – Green Infrastructure

Local

[Core Strategy \(2010\)](#) policies CP3 – Principles of Development and CP7 – Biodiversity

Planning Application MIN/2007/2622

Economy

- 4.45 The following two policies allocate sites for employment/commercial development and mixed use development respectively.

Policy SAL07: Sites within Development Limits allocated for employment/commercial development

The sites below (and as defined on the Policies Map) are allocated for the following uses. New Business and Industrial Uses will be permitted on the following identified sites:

1. Land at Grovelands Avenue, Winnersh for the delivery of around 1,300 sq m of floorspace for B1 Use (site WI125)
2. Kentwood Farm, Warren House Road, Wokingham for the delivery of around 800 sq m of floorspace for B1 use
3. Toutley Industrial Estate, Wokingham for the delivery of around 22,100 sq m of B Class uses.
4. Hogwood Farm Industrial Estate, Arborfield for the delivery of around 30,800 sq m of B Class uses.
5. The University of Reading Science and Innovation Park, Cutbush Lane, Shinfield of around 55,000 sq m² for the purposes set out in Policy TB13: Science and Innovation Park (criteria 1)
6. Land at Thames Valley Park (Broken Brow), Earley for the delivery of around 2,700 sq m floorspace for C1 and/or D2 use (site EA105) or for a Park & Ride under Policy SAL09: Transport site allocations
7. Land adjoining Winnersh Triangle Station, Wharfedale Road, Winnersh for the delivery of around 4,500 sq m floorspace for B1, D1 and/or D2 uses (site WI115) or for a park & ride under Policy SAL09: Transport site allocations

- 4.46 In order to ensure adequate provision of employment floorspace in addition to that within the Core Employment Areas designated in policy CP15 – Employment Development of the [Core Strategy](#), it is appropriate to allocate a number of employment sites in the MDD DPD.

Land at Grovelands Avenue, Winnersh

- 4.47 The Grovelands Avenue site was allocated within policy WEM1 of the [Wokingham District Local Plan](#) and the provision of additional employment floorspace, probably as smaller units, will help support the Borough's economy.

² Approximately 20,000 sq m already approved under 0/2009/1027

Toutley Industrial Estate, Wokingham

- 4.48 Land is allocated for an extension to the Toutley Industrial Estate, within the North Wokingham Strategic Development Location

Hogwood Farm Industrial Estate, Arborfield

- 4.49 Land is allocated for an extension to the Hogwood Farm Industrial Estate, within the Arborfield Strategic Development Location.

The University of Reading Science and Innovation Park, Cutbush Lane, Shinfield

- 4.50 Land is allocated for a Science and Innovation Park for the University of Reading. Policy TB13: Science and Innovation Park sets out that only certain purposes will be appropriate to the primary use of the site as a Science and Innovation Park.
- 4.51 Further development will take place in the remainder of the plan period subject to there being identified need and demand. It is likely that some 55,000 sq m (gross) of floor space will have been completed by 2026.

Land at Thames Valley Park, Earley

- 4.52 The site at Thames Valley Park adjoins the existing Core Employment Area and these uses will compliment them. Any development on this site needs to have regard to the current safeguarding on parts of the site for both the Cross-Town Link under [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criteria 10) and for the extension of Crossrail from Maidenhead to Reading (criteria 16).

Land adjoining Winnersh Triangle Station, Winnersh

- 4.53 The site adjacent to Winnersh Triangle Station adjoins the existing Core Employment Area and these uses will also complement and enhance those on the remainder of the Core Employment Area.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 1 – Building a strong competitive economy, such as paragraph 21; under Plan-making heading, such as paragraphs 160 and 161

Regional

[South East Plan](#) (May 2009) policy RE3 – Employment and Land Provision

Local

[Wokingham District Local Plan \(2004\)](#) policy WEM1 Identified Sites for Business and Industrial Use

[Core Strategy \(2010\)](#) policies CP10 – Improvements to the Strategic Transport Network; CP15 – Employment Development; CP16 – Science Park; CP18 – Arborfield Garrison Strategic Development Location and CP20 – North Wokingham Strategic Development Location

Planning application 0/2009/1027

Policy SAL08: Allocated Mixed Use Sites

The sites listed below (and defined on the Policies Map) are allocated for mixed use development.

1. Land at Peach Place, Wokingham, for the delivery of A1 (retail) floorspace with flexibility for A3 (restaurants & cafes), A4 (drinking establishments) and C3 (residential) development
2. Land at Elms Field, Wokingham, for the delivery of A1 (retail) floorspace, including an anchor store of circa 3,000 sq m (net) on the existing Wellington House site, with flexibility for A3 uses (restaurants & cafes), A4 (drinking establishments), D1 (community uses), C1 (hotel) and C3 (residential) uses
3. Land at Station Gateway, Wokingham, for the delivery of the Reading Road to Wellington Road link (Core Strategy CP10 – Improvements to the Strategic Transport Network), works to relocate and rebuild Wokingham Station as a public transport interchange, office provision and ancillary uses including limited A1 (retail) & A3 (restaurants & cafes) uses
4. Land at Carnival Pool, Wokingham, for the delivery of D1 (community uses), D2 (leisure uses) with flexibility for A3 (restaurants & cafes) and A4 (drinking establishments) uses
5. Land at Chalfont Way, Lower Earley, for the delivery of a comprehensive mixed use development comprising main town centre uses and C3 (residential) uses appropriate to a district centre location, and which complement the existing development within and around the District Centre

Peach Place, Wokingham

- 4.54 The development of the site should provide appropriate pedestrian access, which responds to the retail circuit, as set out in the [Wokingham Town Centre Masterplan SPD](#) (2010). It should also provide direct pedestrian connectivity from Market Place, Peach Street and Rose Street. Proposals should reinforce the town centre primary retail frontage and provide additional retail frontage in accordance with the retail circuit. The scale, layout and form of development

shall be consistent with the Wokingham Town Centre Masterplan SPD and also the Wokingham Parking Management Plan (2012).

Elms Field, Wokingham

- 4.55 The development of the site should respond to the retail circuit, in terms of pedestrian access. Development should also provide direct pedestrian connectivity from Denmark Street and the Plaza as set out in the Wokingham Town Centre Masterplan SPD. Proposals should also provide mixed vehicular access running north and south between Shute End and Wellington Road, to be designed as a high quality residential street in accordance with the design parameters set out in section 12 of the Wokingham Town Centre Masterplan SPD.
- 4.56 With regard to the scale, layout and form of development, proposals should frame the new town park proposed at Elms Field and provide active frontage to the retail circuit, having regard to the Wokingham Town Centre Masterplan SPD. Proposals should frame the northern and western edges of the new town park with residential development, as set out in the Wokingham Town Centre Masterplan SPD.
- 4.57 The development should include an anchor store of approximately 4,600 sq m gross (3,000 sq m net). The store should be developed on the site of Wellington House and to the rear of Denmark Street/ east of Elms Road.

Station Gateway, Wokingham

- 4.58 The development of the site should safely and efficiently provide for the transport requirements of a multi-modal transport interchange, paying particular attention to the requirements of users with disabilities, pedestrians, cyclists and public transport users.
- 4.59 Proposals should be of a high quality design in terms of scale, layout, form and provide a clear demarcation between public and private space as set out in the Wokingham Town Centre Masterplan SPD. Therefore, buildings should be of up to three stories in height and provide an active frontage, particularly at ground level. Proposals should also be of a high quality design appropriate to the site as a gateway to the town centre and which responds to the surrounding topography, local character and identity, existing mature trees and surrounding residential development and provide for a high quality public realm.

Carnival Pool, Wokingham

- 4.60 The development of the site should provide vehicular access from the Wellington Road/Finchampstead Road roundabout and improve pedestrian connectivity from Denmark Street. With regard to the form and layout of development, proposals should have regard to the Wokingham Town Centre Masterplan SPD and forthcoming Development Brief for the site. Proposals should also take account of the Wokingham Borough Parking Plan and any long stay parking requirement as set out in the Wokingham Parking Management Plan.
- 4.61 The proposed D2 (Leisure) uses will facilitate the expansion of the town centre's existing leisure offer.

Chalfont Way, Lower Earley

- 4.62 The development of the site should ensure that any community or commercial uses would be compatible with adjacent land uses. The existing District Centre will remain the focal point of town centre including retail uses in Lower Earley. With regard to community uses, any proposals should provide for community uses appropriate to the role of the District Centre in the Borough which serve the District Centre and surrounding residential area. Proposals should also provide for high quality pedestrian and cycle links to existing development in Earley, particularly to the existing District Centre development.
- 4.63 With regard to design, proposal should be of a high quality design that relates well to Chalfont Square, Chalfont Park and Rushey Way, including in terms of scale, layout and form (including landscape design). The design of any scheme must take account of the prominence of the site. Proposals should also include detailed investigation into ground stability on the site and surrounding area and include remediation and stabilisation measures which secure the physical stability of the land, where required.
- 4.64 Any scheme should provide for a form, layout and scale of development that takes account of these factors, noting that not all the site may be usable for development.

Policy Background

National

[NPPF](#) (2012), i.e. under heading 2 – Ensuring the vitality of town centres, such as paragraphs 23; under Plan-making heading, such as paragraph 161

Regional

N/A

Local

[Wokingham Town Centre Masterplan SPD](#) (2010)

[Wokingham Town Centre Development Brief](#) (2009)

[Wokingham Borough Parking Plan \(2011\)](#)

Wokingham Parking Management Plan (2012)

Transport

4.65 The following policy allocates sites for transport purposes

Policy SAL09: Transport site allocations

The sites below (and as defined on the Policies Map) are allocated for development:

- i. Land at Station Gateway, Wokingham for the delivery of the Reading Road to Wellington Road link ([Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network), works to relocate and rebuild Wokingham Station as a public transport interchange, office provision and ancillary uses including limited A1 (retail) & A3 (restaurants & cafes) uses
- ii. Land at Thames Valley Business Park (Broken Crow), Earley - the delivery of the uses defined in policy SAL07 or a Park & Ride facility and associated development following any development in relation to Crossrail and/or Cross town link
- iii. Land at Winnersh Triangle - the delivery of a mix of uses as defined in policy SAL07 or a Park & Ride facility and associated development
- iv. Land at Mere oak, Shinfield - the delivery of a Park & Ride facility and small scale uses ancillary to the Park & Ride.

Land at Station Link Road, Wokingham - Reading Road to Wellington Road link

- 4.66 The area for safeguarding and protecting the alignment of the Reading Road to Wellington road link, Wokingham (policy CP10 of the [Core Strategy](#), criterion 2) is shown on the Policies Map. The re-building of Wokingham station as a public transport interchange, including provision of access by foot, cycle, and public transport (policy CP10, criterion 4) is listed in Appendix 3 of the MDD DPD.
- 4.67 The [Wokingham Town Centre Masterplan SPD](#) (2010) provides for the integration of these improvements to the strategic transport network and for the development of office floorspace and ancillary uses. The allocation of this site further supports the integration of each element of the redevelopment at this location, as and when they are brought forward by relevant parties. To facilitate this, and to ensure the redevelopment at this location considers the requirements of the wider town centre redevelopment, proposals must have regard to the Wokingham Town Centre Masterplan SPD. Any proposals must also have regard to the provisions of Policy SAL08: Allocated Mixed Use Sites.

Land at Thames Valley Business Park (Broken Crow), Earley

4.68 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks the delivery of a Park & Ride located in Thames Valley Park to complement the high quality express bus services / mass rapid transit along the A4 or A329 corridors into central Reading. Any development on this site must have regard to the current safeguarding on parts of the site for both the Cross-Town Link under [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criterion 10) and to the extension of Crossrail from Maidenhead to Reading (criterion 16). Any proposal must also have regard to the requirements of Policy SAL07: Sites within Development Limits allocated for employment/commercial development (criterion 6).

Land at Winnersh Triangle

4.69 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks to relocate or retain the Park & Ride at Winnersh Triangle. Any development on this site needs to have regard to [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criteria 10 and 12). Any proposal must also have regard to the requirements of Policy SAL07: Sites within Development Limits allocated for employment/commercial development (criterion 7).

Land at Mere oak, Shinfield

4.70 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks to deliver a Park and Ride in the vicinity of the M4 junction 11 (Mere oak). Core Strategy policy CP10 (criterion 7) provides for the development of a Park & Ride in the vicinity of the M4, Junction 11. Policy CP19 of the [Core Strategy](#) sets out the requirement for a Park & Ride as part of the South of M4 SDL (2011) SPD. Proposals shall have regard to the provisions of the [South of M4 Strategic Development Location SPD](#) (2011).

4.71 Allocating the site for a Park & Ride and ancillary small scale uses would help to ensure the development of a high quality and integrated transport interchange at this location. Development of this site must have regard to the provisions of the South of M4 SDL SPD. Any such proposal must also have regard to the Reading Mass Rapid Transit (RMRT) scheme. The design of the Park & Ride will accommodate bus interchange facilities to allow local people to access RMRT services via public transport.

Policy Background

National

N/A

Regional

N/A

Local

[Core Strategy \(2010\)](#) policy CP10 – Improvements to the Strategic Transport Network

[Wokingham Town Centre Masterplan SPD \(2010\)](#)

[South of M4 SDL SPD \(2011\)](#)

Chapter 5: Monitoring Framework

- 5.1 In order to understand whether policies are achieving their aims (including issues identified in the Sustainability Appraisal (incorporating a Strategic Environmental Assessment), a monitoring framework has been set up. The monitoring framework comprises:
- i. Indicators, which are to measure progress towards achieving specific objectives
 - ii. Targets, so that monitoring can check to see whether these have been met or missed
- 5.2 A monitoring framework already exists for the policies in the Core Strategy, as set out in Chapter 5 of that document. In producing the monitoring framework for the policies in the MDD DPD, the Council has used the existing Core Strategy monitoring targets/indicators where appropriate. Where there were no relevant monitoring targets/indicators in the Core Strategy that could be used, then new targets/indicators have been created.
- 5.3 The Council will produce a monitoring report on an annual basis, which will include information about how the policies in the Core Strategy and the MDD DPD are being implemented. The monitoring framework for the MDD DPD can be seen in Table 3.

MDD Monitoring Framework (Taken from Core Strategy – Indicators and Targets)

Information on the Council's progress towards meeting these targets each year will be summarised in the Monitoring Report that the Council will produce at least annually. It is important that each policy is appropriately monitored to ensure that issues identified in the SA/SEA are addressed. It should be noted that the following monitoring criteria are set in addition to those contained within the Section 5 of the Core Strategy. Criteria within the Core Strategy have been re-used where appropriate.

Table 3 Monitoring Framework

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
CC01: Development limits	CP9	Type and scale of development within development limits.	No inappropriate development within development limits.	Development should have regard to policies CP11, CP18, CP19, CP20 & CP21 of the Core Strategy.
CC02: Settlement Separation Areas	CP11, CP18, CP19, CP20, CP21	Type and scale of development consented in settlement separation areas & countryside between settlements.	No inappropriate development in settlement separation areas.	Regard should be had to the SDL Concept Statements (Core Strategy, Appendix 7) and the SDL SPDs.
CC03: Green Infrastructure, Trees and Landscaping	CP3, CP7, CP8	Change in amount of Green Infrastructure networks. Changes to / additional connections / linkages between / within existing green corridors / public open space / countryside.	All relevant consented planning applications to retain /enhance the amount Green Infrastructure networks. All relevant planning applications. All realistic opportunities to be exploited.	Monitoring to have regard to qualitative change, including that of character. Regard to be had to any relevant tree / landscape / visual impact surveys and updates to the Open space Audit. Regard to be had to relevant information from Natural England and Environment Agency. Regard should be had to feasibility of individual applications to comply with policy. Regard to be had to the Rights of Ways Improvement Plan re public rights of way. Regard to be had to relevant information from Natural England and Environment Agency.
		Proportion of landscaping	All relevant planning	Regard should be had to feasibility

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		<p>schemes consented / development (including quantum of landscaped areas) that incorporate high quality native planting and landscaping</p> <p>Proportion of planning applications refused / consented in River Valleys that improve / contribute toward; the establishment of a Loddon/ Blackwater riverside footpath and bridleway; and the establishment of a riverside footpath and cycleway along the Emm Brook.</p>	<p>applications / all landscaped areas.</p> <p>All relevant schemes.</p>	<p>of individual applications to comply with policy to improve / contribute to footpaths, bridleways, and cycleways. Regard should be had to the length / nature of any such improvements. Regard should be had to relevant contextual data from the Environment Agency and Natural England.</p>
CC04: Sustainable Design and Construction	CP1	<p>Number of new dwellings that meet the full Code for Sustainable Homes Level 4 and internal potable water consumption target of 105 litres or less per person per day</p> <p>Proportion of new non-residential proposals of more</p>	<p>All new dwellings.</p> <p>All new non-residential proposals of more than 100 sq</p>	<p>Regard to be had to relevant national indicators.</p> <p>Regard to be had to relevant national indicators.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		<p>than 100 sq m gross non-residential floorspace that achieves necessary mandatory BREEAM requirements or future national equivalent and meet / exceed statutory requirements for water resource management.</p> <p>Proportion of development that incorporate suitable waste management facilities, including on-site recycling.</p> <p>Amount of municipal waste 1) Landfilled; 2) Recycled; 3) composted.</p>	<p>m gross non-residential floorspace.</p> <p>All development.</p> <p>Increase over years.</p>	<p>Regard to be had to any Minerals & Waste Management Strategy / Plan prepared by the Borough.</p> <p>In conjunction with national indicators.</p>
CC05: Renewable energy and decentralised energy networks	CP1	Renewable energy capacity by type in relevant new developments.	Increase over time	Main agency in this indicator will be TVERC and SEE-Stats. Regard to be had to thresholds in the policy. Regard to be had to relevant national indicators.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
CC06: Noise	CP1	<p>Compliance with Noise Exposure Categories (consented applications in category C to be accompanied by appropriate conditions and in category D to be refused.)</p> <p>Changes in background noise levels in the vicinity.</p> <p>Written correspondence from stakeholders.</p>	<p>All relevant planning applications</p> <p>No change / reduction.</p> <p>No change / reduction.</p>	<p>Regard should be had to other factors potentially impacting on change.</p> <p>Regard should be had to comments received in planning applications and general correspondence.</p> <p>To be reviewed to provide contextual information.</p>
CC07: Parking	CP6	Vehicular parking on non residential and residential schemes complies with Council's car parking standards	Standards identified in the MDD DPD (having regard to Manual for Streets).	Monitor number of applications of over 10 dwellings and 1000 sq m consented on an annual basis 3-5 yearly reporting. Main agencies will be developers and MDD DPD.
CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure	CP10	Number of transport network improvements completed.	Transport network improvements completed where linked to a development proposal in the Core Strategy	Monitoring of section 106 agreements and liaison with Council's highways and engineering
TB01: Development within the Green Belt	CP12	Only appropriate development allowed in the Green Belt.	No inappropriate development allowed	Monitor number of applications consented in green belt on an annual basis 3-5 yearly reporting. Main Agency will be the MDD DPD.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<p>TB02: Development adjoining the Green Belt</p> <p>TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)</p>		<p>Amount of Green Belt in borough.</p> <p>Only appropriate development allowed outside the Green Belt</p> <p>Only appropriate development allowed on the site.</p>	<p>No net loss of Green Belt area</p> <p>No inappropriate development allowed.</p> <p>No inappropriate development allowed.</p>	<p>If a review of the Green Belt is necessary, the total area should not decline.</p> <p>Regard to be had to the floorspace figure and other provisions provided in policy.</p>
<p>TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield</p>	<p>CP1, CP3</p>	<p>Proportion of relevant development consented without objection from 'blue light' services and operators of AWE Burghfield.</p>	<p>All relevant development consented.</p>	<p>Monitoring to have regard to any relevant contextual data with particular reference to information from West Berkshire Council and the other relevant organisations, to highlight any policy divergence between relevant organisations.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
TB05: Housing Mix	<p>CP2</p> <p>CP5</p>	<p>Number of lifetime homes completed.</p> <p>Percentage of new dwellings completed at i) less than 30 dwellings per hectare; ii) between 30 and 50 dwellings per hectare; and iii) above 50 dwellings per hectare.</p> <p>The mix and balance of housing both in terms of numbers and proportion of housing stock. Number of affordable houses completed. Number of affordable houses by exception completed.</p>	<p>Use of site specific allocations to ensure inclusive communities</p> <p>All relevant developments and planning applications consented to be of an appropriate density. No inappropriate development.</p> <p>All relevant developments and planning applications consented to be of an appropriate mix. No inappropriate development.</p>	<p>Monitoring number of consented applications over 10 dwellings.</p> <p>Monitoring of number of applications for 10 or more dwellings consented at appropriate densities through annual monitoring report. 3-5 yearly reporting.</p> <p>Monitoring of consented applications on all sites to confirm affordable housing is included either on or off site. Main agency will be developers, registered social landlords and the MDD DPD.</p>
TB06: Development of Private Residential gardens	<p>CP3</p> <p>CP9</p>	<p>Regarding high quality environment. Number of applications for development that have had regard to design guidelines or the Borough Design Guide SPD (2012)</p> <p>Proportion of residential development on previously developed land</p>	<p>The use of planning briefs, Borough Design Guide SPD and design statements for residential applications</p>	<p>Monitoring of all planning applications for new residential units</p>
TB07: Internal Space Standards	CP3	The proportion of residential units consented which meet or	All residential units consented (taking account of units	Monitoring of all planning applications for new residential

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		exceed the internal space standards, taking account of cases assessed on a site-by-site basis	assessed on a site-be-site basis)	units.
TB08: Open Space, sport and recreational facilities standards for residential development	CP3	The amount and range of open space provided relevant to the MDD requirements. Alternatively whether there is on site provision or financial contribution to open space.	Standards identified in the MDD DPD.	Monitoring of consented applications requiring provision of open space. Maintain up to date open space audit to identify shortfalls. Main agencies will be the Borough Council, developers, and MDD DPD.
TB09: Residential accommodation for vulnerable groups	CP2	Proportion of planning applications (including bed-spaces / places) consented / refused for each type of vulnerable group residential accommodation.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for accommodation to highlight supply shortfall.
TB10: Traveller Sites	CP2	Proportion of planning applications (including number of sites / pitches) consented / refused and the consistency of each proposal / decision against the criteria.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for sites and pitches to highlight supply shortfall.
TB11: Core Employment Areas and Defined Bad Neighbour Uses	CP15	Amount of land/ floor space developed by employment type.	No net loss of B Class floor space in the Borough.	Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD DPD.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
TB12: Employment Skills Plan	CP15	Proportion of relevant planning applications accompanied by an Employment Skills Plan.	All relevant planning applications.	Assessment to have regard to changes in; unemployment levels; work related commuting out of / into the Borough; population with NVQ qualifications; and other indicators / targets in the Economic Development Strategy deemed relevant.
TB13: Science and Innovation Park	CP16	Whether Science Park receives full planning consent.	Science Park to not exceed 20,000 sq m before 2016 and not to exceed 55,000 sq m before 2026	Use section 106 agreement to monitor progress. Annual monitoring of floor space. Five yearly reporting. Main Agencies will be the University and the Core Strategy.
TB14: Whiteknights Campus	CP2, CP15	Floorspace consented which is for the purposes of research and development related to the work of the University.	All floorspace within Whiteknights Campus.	Regard should be had to any relevant data prepared by Reading Borough Council.
TB15: Major Town, and Small Town/ District Centre development	CP13	<p>Amount and proportion of retail development within defined centres.</p> <p>Vacancy levels in designated frontages.</p> <p>Number of basic convenience</p>	<p>No more than 5% of retail development outside existing or new centres identified in during the Plan period.</p> <p>No increase in vacancy rates.</p> <p>No loss of key services and</p>	<p>Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD DPD.</p> <p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p> <p>Ensuring that our residents have</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		shopping facilities in local and district centres.	amenities	centres that are resourceful and provide the necessary requirements and essentials and that encourage economic buoyancy whilst discouraging unnecessary leakage of expenditure.
TB16: Development for Town Centre Uses	CP13	<p>In relation to Criteria 2 of the policy, the proportion of main town centre floorspace consented outside of small town/district centres, taking account of thresholds, where appropriate sites are suitable, available, and viable.</p> <p>In relation to Criteria 3 of the policy, the proportion of proposals, taking account of thresholds, which show a negative impact on the retail hierarchy either individually or cumulatively with other proposals</p>	<p>No main town centre floorspace consented outside of small town/district centres, taking account of thresholds, where appropriate sites are suitable, available, and viable.</p> <p>No unacceptable detrimental impact on vitality and viability shown, taking account of thresholds.</p>	<p>To inform / be informed by annual retail survey.</p> <p>Regard should be had to data contained within any relevant planning applications, having particular regard to retail impact assessments.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
TB17: Local Centres and Neighbourhood and Village Shops	CP13	<p>Floorspace / Number of basic convenience shopping facilities in local and district centres.</p> <p>Vacancy levels in designated frontages.</p>	<p>No loss of key services and amenities (with particular reference to day-to-day shopping facilities within reasonable walking distance of proportion of dwellings)</p> <p>No increase in vacancy rates.</p>	<p>Ensuring that our residents have local centres that are resourceful and provide the necessary requirements and daily essentials and that encourages economic buoyancy whilst discouraging unnecessary leakage of expenditure.</p> <p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p>
TB18: Garden Centres and other small rural units outside Development Limits	<p>CP11, CP13</p> <p>CP13</p>	<p>Proportion of relevant planning applications (including floorspace) consented which demonstrate that the proposal is connected to or adjacent to the primary holding and is economically related to the primary holding and is ancillary to the primary existing use.</p> <p>Amount and proportion of retail development within defined centres.</p>	<p>All relevant planning applications consented.</p> <p>No more than 5% of retail development outside existing or new centres identified in during the Plan period</p>	<p>To inform/be informed by annual retail survey. Monitoring to track information on individual Garden Centres and development trends.</p> <p>Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD DPD.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		<p>Vacancy levels in designated frontages.</p> <p>Number of basic convenience shopping facilities in local and district centres.</p>	<p>No increase in vacancy rates</p> <p>No loss of key services and amenities</p>	<p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p> <p>Ensuring that our residents have local centres that are resourceful and provide the main requirements for daily essentials encourages economic buoyancy whilst discouraging unnecessary leakage of expenditure.</p>
TB19: Outdoor Advertising	CP3	Written correspondence / complaints regarding advertising.	No change / reduction in complaints.	Regard should be had to comments received in planning applications and general correspondence.
TB20: Service Arrangements and Deliveries for Employment and Retail Use	CP1	Changes in air pollution levels from high / moderate.	No change / reduction.	Regard should be had to other factors potentially impacting on change.
TB21: Landscape Character	CP3, CP7	Proportion of planning applications approved within each character area which did not address specific issues detailed in the Landscape Character Assessment.	All relevant planning applications.	
TB22: Sites of Urban	CP3	Proportion of planning applications refused / consented	All relevant planning applications. No inappropriate	Regard should be had to relevant contextual data from Natural

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
Landscape Value		within or affecting SULVs which; retain and enhance the special landscape features and qualities; minimise the visual impact; and protect, manage and enhance the sites' capacity for informal recreation	development allowed.	England.
TB23: Biodiversity and Development	CP7 CP1	Number of new developments incorporating biodiversity features. Impact of development on built and natural environment.	All relevant consented planning applications / developments. Development should be consistent with the Borough Design Guide. Development should have regard to the NPPF regarding maintaining and enhancing biodiversity in landscaping schemes.	Monitor number of consented applications on an annual basis which recognise adverse effects and provide measures to mitigate 3-5 yearly reporting. Main agencies will be TVERC and local groups. Main agencies will be landowners, developers, the Borough Council, local and voluntary groups.
TB24: Heritage Assets (Listed Buildings, Historic parks and Gardens, Scheduled Ancient Monuments and	CP1	Percentage of Conservation Areas with up to date character appraisals.	All conservation areas to have an up to date appraisal by the end of the plan period.	As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Character appraisals would be a useful indicator, as they would help preserve the natural environment and the integrity of sensitive areas. Regard should be

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
Conservation Areas)		<p>Number of listed buildings to be demolished.</p> <p>Number of listed buildings on the 'at risk' register.</p> <p>Development to or affecting heritage assets that cause no detrimental impact on the important character and special architectural or historic interest of the building, monument or park and garden including its</p>	<p>No loss</p> <p>Reduction over time</p> <p>No inappropriate development.</p>	<p>had to data provided by Berkshire Archaeology and English Heritage.</p> <p>As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Maintaining listed buildings will provide an indication of the ability to maintain and enhance the local environment.</p> <p>As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. The fewer the number of listed buildings classified as being 'at risk' will indicate the boroughs ability to maintain and enhance the local environment. Main agencies will be English Heritage and the Borough Council.</p> <p>Regard should be had to data provided by English Heritage.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		setting and views		
TB25: Archaeology	CP3	<p>Proportion of consented planning applications / developments in areas of high archaeological potential where archaeological remains are found / not found that are accompanied / not accompanied by an appropriate archaeological assessment / plan.</p> <p>Proportion of consented planning applications / developments that are likely to affect an area of high archaeological potential where appropriate measures are taken to excavate / preserve remains in-situ.</p>	<p>An appropriate archaeological assessment/plan is in place in all cases where remains are found after planning consents are implemented.</p> <p>Remains to be excavated only where preservation in situ is not practical.</p>	<p>Regard should be had to data provided by Berkshire Archaeology and English Heritage.</p> <p>Regard should be had to data provided by Berkshire Archaeology and English Heritage.</p>
TB26: Buildings of Traditional Local Character and Areas of Special Character	CP3, CP14	Proportion of relevant planning consents which only seek to retain or enhance (as opposed to an alternative treatment) the traditional, historical, local and special character of the building or area	No inappropriate development allowed.	Regard should be had to data provided by English Heritage.
SAL01: Allocated	CP17	Housing trajectory showing net	Meet the housing requirements	

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
housing development site – Sites identified through Wokingham District Local Plan		<p>additional dwellings every year either completed or forecasted during the plan period (2006-26).</p> <p>Applications approved on site comply with requirements of policy and additional guidance in appendix 12 of MDD.</p>	<p>of CP18 by the end of the Plan period.</p> <p>No approvals where scheme has not addressed these issues.</p>	
SAL02: Allocated housing development sites	CP17	<p>Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-26).</p> <p>Applications approved on site comply with requirements of policy and additional guidance in appendix 12 of MDD.</p>	<p>Meet the housing requirements of CP18 by the end of the Plan period.</p> <p>No approvals where scheme has not addressed these issues</p>	
SAL03: Allocated reserve housing sites	CP17	<p>Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-26)</p> <p>Applications approved on site comply with requirements of policy and additional guidance in appendix 12 of MDD.</p>	<p>Meet the housing requirements of CP18 by the end of the Plan period.</p> <p>No approvals where scheme has not addressed these issues</p>	

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		Demonstration of maintenance of at least a five year supply of housing together with achievement of the 13,230 overall target	That this is being achieved.	Where these are not being achieved, the Council by the end of the subsequent monitoring year has approved a strategy to addressing the issue. This could include release of one or more site.
SAL04: New public open space associated with residential development within and adjoining the Borough	CP3	Proportion of each site with planning consent and/or developed for open space.	Development of each site to be consistent with policy. No loss of area allocated for open space.	Regard should be had to the consents on / development of the related residential sites.
SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area	CP8	Mitigation provided in line with Natural England advice.	All relevant residential development provides mitigation.	Monitor cumulative impact of development having regard to the amount of mitigation provided. Monitor number of applications consented in mitigation zone on annual basis 3-5 yearly reporting.
SAL06: Allocated Country Parks	CP3	Proportion of each site with planning consent and/or developed for country park.	No loss of area allocated for open space.	Regard should be had to the integration of existing and proposed parks and provisions of the Rights of Way Improvement Plan.
SAL07: Sites within Development	CP10, CP15, CP16	Amount of land/ floor space consented / developed by employment type	Increase in employment floor space to be consistent with policy.	To inform / be informed by annual employment monitoring. Regard to be had to the policy options and

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
Limits allocated for employment/commercial development				other related allocation policies.
SAL08: Allocated Mixed Use Sites	CP10, CP13, CP14,	All relevant planning consents / development which are consistent / inconsistent with policy (including the type and amount of floorspace, where relevant)	All relevant consents / development to be consistent with policy.	To inform / be informed by annual housing and retail monitoring. Regard to be had to the policy options and other related allocation policies.
SAL09: Transport site allocations	CP4, CP10	(All relevant) planning consents / development which are consistent / inconsistent with policy.	All relevant consents / development to be consistent with policy	Regard to be had to the policy options and other related allocation policies.

Appendix 1: Noise

For the avoidance of doubt, Annex 1 to 3 are all part of Appendix 1: Noise

Annex 1: Noise Exposure Categories for Dwellings

1. When assessing a proposal for residential development near a source of noise, local planning authorities should determine into which of the four noise exposure categories (NECs) the proposed site falls, taking account of both day and night-time noise levels. Local planning authorities should then have regard to the advice in the appropriate NEC, as below:

NEC	
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused.

2. A recommended range of noise levels is given below for each of the NECs for dwellings exposed to noise from road, rail, air, and "mixed sources". Annex 2 provides a detailed explanation of how the boundaries of each of the NECs have been derived. Paragraph 9 of the main text explains that in some cases local planning authorities may be able to justify a range of NECs of up to 3 dB(A) above or below those recommended.

3. The NEC noise levels should not be used for assessing the impact of industrial noise on proposed residential development because the nature of this type of noise, and local circumstances, may necessitate individual assessment and because there is insufficient information on people's response to industrial noise to allow detailed guidance to be given. However, at a mixed noise site where industrial noise is present but not dominant, its contribution should be included in the noise level used to establish the appropriate NEC.

4. The NEC procedure is only applicable where consideration is being given to introducing residential development into an area with an existing noise source, rather than the reverse situation where new noise sources are to be introduced into an

existing residential area. This is because the planning system can be used to impose conditions to protect incoming residential development from an existing noise source but, in general, developers are under no statutory obligation to offer noise protection measures to existing dwellings which will be affected by a proposed new noise source. Moreover, there would be no obligation on individuals with an interest in each dwelling affected to take up such an offer, and therefore no guarantee that all necessary noise protection measures would be put in place.

5. Thus, where new industrial or commercial development is proposed near a residential area the effect of the new noise source on the surrounding area will have to be assessed in accordance with existing procedures. In many cases where a new source of noise is to be introduced by a project that requires environmental assessment (EA) (see paragraph 22), the effect of noise will be considered in this context; but it must be accepted that in these circumstances the options to control noise are likely to be more limited than where residential development is proposed in an area with an existing noise source. It must also be borne in mind that when dealing with new roads and aerodromes, schemes may exist to provide insulation in specified circumstances.

Other noise-sensitive development

6. Developments such as offices, hospitals and schools will contain buildings and activities which are noise-sensitive. But these developments are likely to occupy sizeable sites and to contain a proportion of buildings and activities which are less noise-sensitive. The NEC principle cannot therefore be sensibly applied to such developments and it will be more appropriate to refer to specific guidance on internal noise standards in respect of each activity. General information can be found in BS 8233 1987. Information about guidance for health and hospital buildings is available from NHS Estates, an Executive Agency of the Department of Health, 1 Trevelyan Square, Boar Lane, Leeds LS1 6AE. The Department for Education publishes guidance for schools (see Annex 8).

Noise index and measurement positions

7. Traditionally, different indices have been used to describe noise from different sources, and limits have been set over different time periods. This has caused confusion, and this PPG follows the move towards consistency advocated in BS 7445: 1991 by expressing all noises in terms of $L_{Aeq,T}$. The recommended time periods are 07.00-23.00 and 23.00-07.00.

8. Values in the table below refer to noise levels measured on an open site at the position of the proposed dwellings, well away from any existing buildings, and 1.2m to 1.5m above the ground. The arithmetic average of recorded readings should be rounded up. Where that average falls on the boundary between NECs B and C it will

be for the local planning authority to determine which is the more appropriate NEC for the proposal.

9. Levels of noise from road and rail traffic are often specified at one metre from a facade, and these facade levels should be assumed to be 3 dB(A) higher than levels measured away from any buildings, unless a more accurate figure is available. For road traffic noise in NECs C and D, $L_{Aeq,16h} \approx L_{A10,18h} - 2$ dB.

10. For aircraft, the noise levels refer to aircraft noise exposure contour values which are specified at 1.2m above the ground and published at 3 dB(A) intervals (each 3 dB(A) increment represents a doubling of noise energy). Because most aircraft noise originates from above, contours include the effects of ground reflection (see Note 2 below).

Recommended Noise Exposure Categories For New Dwellings Near Existing Noise Sources

Noise Levels ⁰ Corresponding To The Noise Exposure Categories For New Dwellings $L_{Aeq,T}$ dB				
Noise Source	Noise Exposure Category			
	A	B	C	D
road traffic				
07.00 - 23.00	<55	55 - 63	63 - 72	>72
23.00 - 07.00 ¹	<45	45 - 57	57 - 66	>66
rail traffic				
07.00 - 23.00	<55	55 - 66	66 - 74	>74
23.00 - 07.00 ¹	<45	45 - 59	59 - 66	>66
air traffic ²				
07.00 - 23.00	<57	57 - 66	66 - 72	>72
23.00 - 07.00 ¹	<48	48 - 57	57 - 66	>66
mixed sources ³				
07.00 - 23.00	<55	55 - 63	63 - 72	>72
23.00 - 07.00 ¹	<45	45 - 57	57 - 66	>66

Notes

⁰**Noise levels:** the noise level(s) ($L_{Aeq,T}$) used when deciding the NEC of a site should be representative of typical conditions.

¹**Night-time noise levels (23.00 - 07.00):** sites where individual noise events regularly exceed 82 dB L_{Amax} (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the $L_{Aeq,8h}$ (except where the $L_{Aeq,8h}$ already puts the site in NEC D).

²**Aircraft noise:** daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground.

For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects.

³**Mixed sources:** this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.

To check if any individual noise source is dominant (for the purposes of this assessment) the noise level from the individual sources should be determined and then combined by decibel addition (remembering first to subtract 2 dB (A) from any aircraft noise contour values). If the level of any one source then lies within 2 dB(A) of the calculated combined value, that source should be taken as the dominant one and the site assessed against the appropriate NEC for that source, rather than using the "mixed source" NECs. If the dominant source is industrial noise see paragraph 19 of Annex 3.

If the contribution of the individual noise sources to the overall noise level cannot be determined by measurement and/or calculation, then the overall measured level should be used and the site assessed against the NECs for "mixed sources".

Annex 2: Noise Exposure Categories: Explanation Of Noise Levels

1. The following is an explanation of how the boundaries of each of the noise exposure categories (NECs) in the table in Annex 1 have been calculated or derived. Wherever possible figures have been based on research findings or figures contained in statutory regulations. However, the NEC table attempts to give guidance across a broad spectrum of situations and not all of these are covered by existing research work or regulations. In these instances assessments and interpolations have had to be made and these are also explained below.

2. The explanations under each heading make specific reference to each of the transport modes: road, rail, and air. However, separate explanations of "mixed sources" are not given. The "mixed source" values are based on the lowest numerical values of the single source limits in the table.

3. The values given in the NEC table are free-field levels, together with an addition of 2 dB(A) for ground reflection of air traffic noise. Details of correction factors to convert between facade levels and free-field where appropriate are given below. For night-time levels typical insulation values for window installations that are likely to be used in each NEC have been assumed. Because the insulation performance of different window installations is likely to vary, these values are nominal.

Noise levels at the boundary of NEC A and NEC B

Daytime

4. There is no recent, major, U.K.-based research from which to take figures for road or rail traffic. The level at the boundary of NEC A and NEC B is therefore based on guidance provided by the World Health Organisation¹ that "general daytime outdoor noise levels of less than 55 dB (A) L_{eq} are desirable to prevent any significant community annoyance". The figure of 55 dB(A) has been taken to be free-field and therefore no adjustments have been necessary for road and rail traffic noise levels before inserting them in the table. In respect of air traffic noise a considerable amount of research has been carried out². 57 dB(A) L_{eq} (previously 35 NNI) relates to the onset of annoyance as established by noise measurements and social surveys.

Night-Time

5. As for daytime, there is no recent, major, U.K.-based research from which to take figures for road or rail traffic. There has been research on the effects of aircraft noise, most recently on sleep disturbance³, which looks at noise levels at which people are awoken from sleep. The nighttime noise level at the boundary of NEC A and NEC B is based on the WHO guideline previously referred to which states that for nighttime: "based on limited data available, a level of less than 35 dB(A) is recommended to preserve the restorative process of sleep" and this is considered more relevant when seeking to achieve the best practicable conditions for rest and sleep.

6. For a site to fall within NEC A noise should not be a determining factor when granting planning permission. It follows that residents may reasonably expect to sleep with their windows open sufficiently to provide adequate ventilation. No guidance is given in the WHO document on the allowance to be made for the sound insulation qualities of a partially open window. This is usually taken to be 10 - 15 dB(A)⁴ and for the purposes of the NEC table a reduction of 13 dB(A) from the facade level has been assumed. This would give a recommended maximum figure of 48 dB(A) at the facade. However, as the NEC figures are free-field a correction of -3 dB(A) is necessary giving 45 dB(A) in the table for road and rail noise. For air traffic noise 2 dB(A) has been added to 45 dB(A) to allow for ground reflection, making 47 dB(A). The level in the table of 48 dB(A) is the nearest aircraft dB(A) L_{eq} contour value.

Noise levels at the boundary of NEC B and NEC C

Daytime

7. The daytime noise levels for all three transport modes at the boundary of NEC B and NEC C are based on the levels that trigger official grant schemes. For road traffic noise the trigger level is 68 dB $L_{A10,18h}$ ⁵ at a facade. This has been converted to an $L_{Aeq,18h}$ level by subtracting 3 dB, and to an $L_{Aeq,16h}$ value by adding 1 dB, giving 66 dB $L_{Aeq,16h}$ at a facade. Finally, this figure has been converted to a free-field level by subtracting 3 dB, thus arriving at 63 dB $L_{Aeq,16h}$ in the table.

8. For railway noise the proposed trigger level⁶ is 68 dB $L_{Aeq,18h}$ at a facade. This has been converted to 66 dB $L_{Aeq,16h}$ free-field.

9. For air traffic noise, 66 dB(A) $L_{Aeq,16h}$, previously 50 NNI, was the daytime criterion for noise insulation schemes at Heathrow, Gatwick and Stansted.

Night-time

10. The night-time level at the boundary of NEC B and NEC C for road traffic is, like that at the boundary of NEC A and NEC A, based on the WHO figure of 35 dB(A). Because noise should be taken into account when determining planning applications in NEC B, it has been assumed that the minimum amelioration measure available to an occupant at night will be to close bedroom windows. Single glazed windows provide insulation of about 25 dB(A)⁷. Therefore, in order to achieve 35 dB(A) inside a bedroom, the facade level should not exceed 60 dB(A). This facade level requires a further 3 dB(A) adjustment to convert it to the free-field level of 57 dB(A) for road traffic at the boundary of NEC B and NEC C. For rail traffic, the level proposed to trigger the official grant scheme has been adopted. This level is 63 dB $L_{Aeq,6h}$ and it has been converted to 59 dB $L_{Aeq,8h}$ free-field. For air traffic, the level proposed to trigger the recent grant scheme at Stansted airport⁸ has been adopted. This level is the 57 dB(A) L_{eq} contour value.

Noise levels at the boundary of N EC C and N EC D

Daytime

11. The noise level at the boundary of NEC C and NEC D for road traffic is based on a Building Research Establishment (BRE) survey⁹ which has shown that the insulation package supplied under the Noise Insulation Regulations is inadequate for road traffic noise levels of 78 dB $L_{A10,18h}$ and above at a facade. This figure is equivalent to a free-field level of 75 dB $L_{A10,18h}$; which in turn is equivalent to 73 dB $L_{Aeq,16h}$. The 73 dB $L_{Aeq,16h}$ has been reduced by 1 dB to 72 dB $L_{Aeq,16h}$ in the table at the boundary of NEC C and NEC D, which is the maximum external level that the standard noise insulation package will reduce to an acceptable internal level.

12. For rail traffic noise no reliable data are available on which to base the level at the boundary of NEC C and NEC D. However, there is some evidence¹⁰ that noise from rail traffic causes less disturbance than noise from road traffic at the same level. Therefore, the level at the boundary of NEC C and NEC D has been set 2 dB higher than the free-field level for road traffic noise.

13. For air traffic noise the value put forward in Circular 10/73, which is now well established, has been used. This is 60 NNI or 72 dB LAeq,16h, including a 2 dB allowance for ground reflection.

Night-time

14. The night-time levels at the boundary of NEC C and NEC D are, like those at the boundary of NEC A and NEC B, based on the WHO figure of 35 dB(A). The standard noise insulation package provides insulation of about 35 dB(A). Therefore at a facade level of 70 dB(A) or above the internal limit for a bedroom of 35 dB(A) may not be achieved. The level of 70 dB(A) has therefore been reduced by 1 dB(A) and a correction factor of 3 dB(A) applied to derive the free-field level of 66 dB(A) in the table at the boundary of NEC C and NEC D for road and rail noise. For air traffic noise the level of 66 dB(A) is the nearest aircraft dB(A) L_{eq} contour value to provide equivalent protection.

¹ Environmental Health Criteria 12 - Noise. World Health Organisation, 1980.

² Directorate of Operational Research and Analysis "The Noise and Number Index" DORA Communication 7907, Second Edition, September 1981
Brooker, P et al "United Kingdom Aircraft Noise Index Study: Final Report" Civil Aviation Authority DR Report 8402, January 1985
Critchley, JB and Ollerhead, JB "The Use of Leq as an Aircraft Noise Index" Civil Aviation Authority DORA Report 9023, September 1990.

³ Report of a field study of aircraft noise and sleep disturbance. Department for Transport, 1992.

⁴ Transportation Noise Reference Book: Edited by Paul Nelson, published by Butterworths, 1987.

⁵ Noise Insulation Regulations, 1975: SI 1975:1763

⁶ Draft Noise Insulation (Railways and Other Guided Transport Systems) Regulations 1993, issued for consultation October 1993.

⁷Transportation Noise Reference Book: Edited by Paul Nelson, published by Butterworths, 1987 and Sound Control For Homes, published by the Building Research Establishment and CIRIA, 1993 [BRE report 238, CIRIA report 127].

⁸Department for Transport Consultation Paper: Proposed Stansted Noise Insulation Grants Scheme, September 1990.

⁹Utley W. et al "The effectiveness and acceptability of measures for insulating dwellings against traffic noise" (Journal of Sound and Vibration (1986) Vol 109(1), pages 1-18).

¹⁰"Railway Noise and the Insulation of Dwellings" Mitchell Committee Report, published February 1991.

Annex 3: Detailed Guidance On The Assessment Of Noise From Different Sources

Noise from road traffic

1. For established roads it will normally be sufficient to base assessments on the current measured noise level (paragraph 8 of Annex 1 refers). When considering potential new development near major new or recently improved roads, local planning authorities should ascertain forecast noise levels (eg over the next 15 years) with the assistance of the local highway authority. In some cases highway authorities will have prepared predictions of the effects of traffic noise for the purposes of the Noise Insulation Regulations 1975 and the Noise Insulation Amendment Regulations 1988. Otherwise highway authorities should be consulted on the traffic flow data needed for the preparation of predictions in accordance with "Calculation of Road Traffic Noise" (Department for Transport (DOT) and Welsh Office, 1988). Use by highway authorities of traffic management schemes and powers in the Road Traffic Regulation Act 1984 may also be appropriate. Research undertaken by the Transport Research Laboratory for DOT indicates that structural damage of buildings through vibration from road traffic is unlikely to occur. Advice is available in "Design Manual for Roads and Bridges" Vol 11, Section 3, Part 7 - "Traffic Noise and Vibration". But if vibration remains a concern, advice on acceptable levels can be found in BS 6472:1992, and advice on levels that may result in damage to structures in BRE Digest 353 "Damage to structures from ground-borne vibration".

Noise from railways

2. Railway noise emanates from a variety of sources. For noise from operational railway lines the noise exposure categories in Annex 1 will be appropriate; local noise from station activities, freight distribution depots, and marshalling yards should be treated in the same way as noise from industrial and commercial sources. Local

planning authorities are advised to ask the developer to provide details of the present levels of noise; and to consult the railway operator to find out if there are proposals for significant operational changes.

3. In considering the long distance traffic effects of developments which would result in the use of rail transport (for example the carrying of aggregates from extraction sites, or goods from freight terminals), it will be appropriate to take into account the railway noise aspect.

4. The likelihood of significant ground-borne vibration will depend on the nature of the ground and the types of train. The possibility of vibration and re-radiated noise caused by trains running in tunnels should not be overlooked. Advice on acceptable levels of vibration can be found in BS 6472:1992.

5. In October 1993 the DOT published draft noise insulation regulations for new railway lines, with the aim of providing equity with The Noise Insulation Regulations 1975 (as amended) which apply to new roads. Draft technical guidance, in a form similar to "Calculation of Road Traffic Noise" (DOT and Welsh Office, 1988), was made available at the same time.

Noise from aircraft

6. For major aerodromes, NNI contours have been produced for many years to aid development control. In September 1990 the Department for Transport adopted a new index and now expresses noise exposure contours in terms of $L_{eq}dB(A)$ over the period 07.00-23.00. This index is equivalent to $L_{Aeq,T}$ used for other types of noise. General advice on this index can be obtained from the Department for Transport, CA4, 2 Marsham Street, London SW 1 P 3EB (Tel: 071 276 6269). Technical advice on the index and on production of noise contours can be obtained from the Department of Safety, Environment and Engineering, Civil Aviation Authority, 45-59 Kingsway, Holborn, London WC2B 6TE (Tel: 071 379 7311).

7. Using forecast contours, it should be possible to determine approximately which areas are likely to fall within the different noise exposure categories. For small aerodromes local planning authorities should not rely solely on L_{eq} where this is based on less than about 30 movements a day. Local planning authorities should also be aware that in some circumstances the public perceive general aircraft noise levels as more disturbing than similar levels around major airports.

8. Recommended noise exposure categories for new dwellings exposed to aircraft noise are given in Annex 1, but 60 $L_{eq} dB(A)$ should be regarded as a desirable upper limit for major new noise sensitive development. Where replacement schools, clinics, and other community facilities are needed to serve the existing population in high

noise areas, expert consideration of sound insulation measures will be necessary. When determining applications to replace schools and build new ones in such areas, local planning authorities should have regard to the likely pattern of aircraft movements at the aerodrome in question which could cause noise exposure during normal school hours/days to be significantly higher or lower than shown in average noise contours.

9. Where land is, or is likely to become, subject to significant levels of aircraft noise, local planning authorities should determine approximately which areas are likely to fall within the different noise exposure categories. In order to do this, they will need to seek the co-operation of the aerodrome management to arrive at the most appropriate longer-term forecasts of air traffic (and its effect on the noise contours). The objective will be to achieve a clear and stable' pattern of constraints against which development control policies can be formulated and incorporated in local plans and Part II UDPs.

10. Beyond the extremities of the published contours, noise will still be audible near the arrival and departure routes. The former are generally predetermined by the orientation of the runway and safety considerations; however, departure routes can usually be designed to avoid,-as far as possible, noise in built-up areas. The use of these routes may change over time because of changes in aircraft mix and operations. The departure routes often comprise a wide corridor of tracks. Local planning authorities should consult National Air Traffic Services where appropriate.

11. Information concerning noise from Heathrow, Gatwick and Stansted airports is available from the Department for Transport (CA4, 2 Marsham Street, London SW1P 3EB, Tel: 071 276 5323) and for most other aerodromes from the appropriate aerodrome management. Where noise contours expressed in $L_{eq}dB(A)$ are not available, local planning authorities should approach the aerodrome management to secure early compilation of contours.

12. If the construction or development of an aerodrome with a basic runway length of 2,100 metres or more is proposed, it will fall within Schedule 1 to the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 (see paragraph 22 of this PPG), and environmental assessment (EA) will be mandatory. If the construction of an aerodrome is proposed which does not fall within Schedule 1 to the Regulations, EA will be required if the development is likely to have significant environmental effects. Where a major aerodrome is the subject of a proposal which will affect its capacity, there will be a need to prepare or revise forecast noise contours to estimate the resulting noise climate.

Military aerodromes

13. The noise exposure categories should be used for assessing proposals for new developments near military aerodromes. Because many of these are in rural locations, however, there will often be the flexibility to ensure that new residential developments are located within noise exposure category A, while still taking full account of other planning constraints. This option will not apply to proposals for residential development involving extension, conversion, or change of use of existing buildings. When determining such applications local planning authorities should take account of the differences between civil and military operations. Military jet aircraft can generate very high noise levels, particularly during take off, and occasionally the effectiveness of noise abatement flight procedures normally adopted may be limited by operational requirements. Changes in aircraft type and number of movements may also occur over a short period, resulting in unpredictable changes in noise levels. However, military flying is usually concentrated into weekday working hours when the public sensitivity to noise is at its lowest.

14. For aerodromes where a Ministry of Defence (MOD) noise insulation grant scheme has been introduced, authorities will already hold an MOD map showing $L_{Aeq,T}$ contours. These are based on a 12 hour period, not a 16 hour period as is used at designated civil aerodromes. Other information and advice may be obtained from the Ministry of Defence, DLS, Leatherhead Road, Chessington, Surrey, KT9 2LU (Tel, 081 397 5266 or 081 391 3459). Liaison with the aerodrome commander and the MOD Land Agent may also be helpful.

Helicopters and heliports

15. When determining a planning application for a heliport the predicted noise should not be assessed in isolation - account should be taken of local circumstances including the existing level of noise disturbance in the area surrounding the site and factors such as whether the area is already exposed to noise from fixed wing aircraft. Local planning authorities will need to consider the effect of further disturbance resulting from the proposal.

16. Helicopter noise has different characteristics from that from fixed wing aircraft, and is often regarded as more intrusive or more annoying by the general public. The noise exposure categories should be applied with caution. Further research on this subject has been commissioned by the Department for Transport and should be published in 1994.

17. Helicopter routes may be established over cities and near aerodromes, although often their use will not be mandatory. Planning applications for helicopter landing/take-off facilities should be accompanied by information about the proposed take-off/landing flight paths and air traffic routes where appropriate. Preferably, these

paths should have been discussed and agreed in principal with National Air Traffic Services (NATS) beforehand. Where such information does not accompany the application, but is considered necessary, the local planning authority should request it and suggest that the applicant has discussions with NATS.

18. Increased use of helicopters has led to movements from the gardens of private houses and from commercial premises, such as factories, offices and hotels. For safety reasons, helicopters may only operate from elevated sites if given special approval by the Civil Aviation Authority. All these movements can cause local annoyance. However, they may often be incidental or ancillary to the principal use of the land and as such do not generally require a separate planning permission. The construction of hardstanding, installation of landing lights etc may be regarded as development requiring planning consent.

Noise from industrial and commercial developments

19. The likelihood of complaints about noise from industrial development can be assessed, where the Standard is appropriate, using guidance in BS 4142: 1990. Tonal or impulsive characteristics of the noise are likely to increase the scope for complaints and this is taken into account by the "rating level" defined in BS 4142. This "rating level" should be used when stipulating the level of noise that can be permitted. The likelihood of complaints is indicated by the difference between the noise from the new development (expressed in terms of the rating level) and the existing background noise. The Standard states that: "A difference of around 10 dB or higher indicates that complaints are likely. A difference of around 5 dB is of marginal significance." Since background noise levels vary throughout a 24 hour period it will usually be necessary to assess the acceptability of noise levels for separate periods (eg day and night) chosen to suit the hours of operation of the proposed development. Similar considerations apply to developments that will emit significant noise at the weekend as well as during the week. In addition, general guidance on acceptable noise levels within buildings can be found in BS 8233: 1987, and guidance on the control of noise from surface mineral workings can be found in MPG 11.

20. Commercial developments such as fast food restaurants, discos, night clubs and public houses pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. Local planning authorities will wish to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity. The disturbance that can be caused by traffic and associated car parking should not be underestimated.

Noise from construction sites

21. Detailed guidance on assessing noise from construction sites can be found in BS 5228, parts 1-4. In particular, Part 1: 1984, "Code of practice for basic information and procedures for noise control" will be useful because as well as giving general advice it describes a method for predicting noise from construction sites.

Noise from recreational and sporting activities

22. For these activities (which include open air pop concerts), the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of the participants against nuisance to other people. Partially open buildings such as stadia may not be in frequent use. Depending on local circumstances and public opinion, local planning authorities may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours. A number of sports activities are the subject of Codes of Practice, and further details of these can be found in annex 7. Some noisy activities enjoy permitted development rights granted by Part 4 of Schedule 2 to the Town and Country Planning General Development Order 1988, and so may not require specific planning permission provided that they only occur on a temporary basis. However, this permission may be withdrawn by making a direction under Article 4 of the Order. Further details are contained in annex 7. Additional advice on sport and noise can be found in PPG17 "Sport and Recreation".

Noise from landfill waste disposal sites

23. Conditions attached to waste disposal licences generally set limits on the amount of waste, frequency of deliveries and hours of operation, and prescribe screening requirements. These will have indirect effects on the amount of noise generated, but site licence conditions can also relate specifically to noise control in the interests of protecting local amenity. This will be particularly relevant when dealing with sites where the operator is working with the benefit of an Established Use Certificate (as defined in section 36(2) of the Environmental Protection Act 1990) or a planning permission not subject to a noise condition. Local planning authorities and waste regulation authorities should consult closely at an early stage when considering the need for specific noise controls to be imposed by appropriate conditions in any planning permission or in the subsequent site licence.

24. The main sources of noise will be from vehicular movement, tipping operations, and site plant. Appropriate planning or licensing conditions might therefore relate to hours of working; the number and/or capacity of vehicles using the site and their points of ingress and egress; and the provision of acoustic screening. Useful

information on predicting the noise will be found in BS 5228: Part 1: 1984. In addition, general guidance can be found in paragraph 9 of MPG 11.

Appendix 2: Car Parking Standards

Recommended Parking Standards

1.0 USE CLASSES

1.0.1 Wokingham parking standards are arranged by the Use Class for the site. The standards for each of the use classes shown in Table 1.1 below are detailed in the following sections of this Appendix.

Table 1.1: Use Classes

Use Class	Description	Notes and examples:	Section
A1	Shops	Split between food and non-food	1.1
A1	Warehouse's to including only those selling bulk goods: DIY retail, garden centres, electrical appliance retail and furniture retail.		
A2	Financial and Professional Services	Banks, Building Societies, Estate Agents, Employment Agents	1.2
A3	Restaurants and Cafes	On site consumption	1.3
A4	Drinking Establishments	Primarily Pubs and Bars	1.4
A5	Hot Food Takeaways	Offsite consumption	1.5
B1	Business	Such as offices	1.6
B2	General Industrial		1.7
B8	Storage and Distribution	Warehousing	1.8
C1	Hotels		1.9
C2	Residential Institutions	Nursing Homes, Boarding Schools, Residential Colleges	1.10 & 1.11
C3	Dwellings	Private Homes	1.12
D1	Non-residential Institutions	Training centres	1.14
D2	Assembly and Leisure	Split into: Leisure centres and gyms, theatres and Cinemas and other leisure uses	1.15
Sui Generis	Other developments not covered above		

1.0.2 The tables given in the following sections set out the suggested parking standards for new developments within Wokingham. These standards are based on the evidence and research presented in the Parking Standards Study Report 2011.

1.0.3 In the columns for cycle parking the abbreviations 'LT' which stands for Long Term and 'ST' which stands for short term are used. Short term facilities provide temporary storage for up to an hour or two while an appointment is undertaken, such as an errand or short term activity, including shopping, lunch or a visit to the post office, for

example. Long term parking needs to be more secure and covered; this includes storage at home, at work or at school.

1.0.4 Guidance on the required number of “Blue Badge” parking bays should reflect the size of the car park, as follows shown in Table 1.2 below.

Table 1.2: Recommended Blue Badge Provision.

Size of Car Park	Recommended Provision	Number of “Blue Badge” Bays
Less than 10 bays	As required, to be confirmed by council officers	
10 – 50 bays	2 bays + 3%	2 - 4 bays
51 – 200 bays	3 bays + 3%	5 – 9 bays
201 – 500 bays	4 bays + 3%	10 – 19 bays
501 - 1,000 bays	5 bays + 3%	20 – 35 bays
Over 1,001 bays	6 bays + 3%	36 bays +

1.1 CLASS A1: SHOPS

1.1.1 It is recommended that this is split in sub-categories. Food stores, retail warehouses and garden centres and other non-food stores.

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
A1 Food	1 space per 20m ²	1 space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2
A1 bulk goods Warehouses	1 space per 20m ²	1 space per 250m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
A1 Non-Food	Less than 1000m ² = 1 space per 20m ² More than 1000m ² = 1 space per 14m ²	1 short term space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	

1.2 CLASS A2: FINANCIAL AND PROFESSIONAL SERVICES

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
A2	Less than 1000m ² = 1 space per 20m ² More than 1000m ² = 1 space per 14m ²	1 space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.3 CLASS A3: RESTAURANTS AND CAFES

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
A3	1 space per 5m ²	1 space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.4 CLASS A4: DRINKING ESTABLISHMENTS

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
A4	1 space per 3m ²	1 space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.5 CLASS A5: HOT FOOD TAKEAWAYS

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
A5	1 space per 3m ²	1 space per 125m ² (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.6 CLASS B1: BUSINESS

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
B1	Less than 2500m ² = 1 space per 25m ² More than 2500m ² = 1 space per 30m ²	1 LT space per 150m ²	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.7 CLASS B2: GENERAL INDUSTRIAL

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
B2	up to 250m ² = 1 space per 25m ² above 250m ² = 1 space per additional 50m ²	1 LT space per 200m ²	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.8 CLASS B8: STORAGE AND DISTRIBUTION

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
B8	up to 250m ² = 1 space per 25m ² above 250m ² = 1 space per additional 200m ²	1 LT space per 200m ²	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2

1.9 CLASS C1: HOTELS

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
C1	1 per room for customers, 1 per residential staff unit and 1 per 3 non – residential staff	1 LT space per 10 bedrooms & 1 space LT per 5 staff	1 space per 40 car parking spaces	As per Table 1.2

Notes:

1. If a bar open to non-guests is included reference should be made to the class A4 with a reduction of 25% where the main purpose is a hotel.
2. If a restaurant open to non-guests is included reference should be made to the class A3 with a reduction of 25% where the main purpose is a hotel.
3. If halls or conference facilities are included reference should be made to Class D2.
4. The ratio of staff to bedrooms could be expected to vary depending on the type and style of hotel. As such the developer is required to have early discussions with the planning and highway authority on the anticipated staffing levels.

1.10 CLASS C2: RESIDENTIAL INSTITUTIONS

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
C2 Hospitals	Considered on individual merits	1 LT space per 5 staff and 10 ST space per 10 staff for visitors	1 space per 40 car parking spaces	As per Table 1.2
C2 Residential Care homes (does not include independent units)	1 per full time equivalent staff member + 1 visitor space per 3 residents.	1 LT space per 5 members of staff	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
C2 Residential Primary or Secondary Education	1 per full time equivalent staff member	1 LT space per 5 staff	1 space per 40 car parking spaces	
C2 Student Halls for Further or Higher Education	1 per 2 members of full time staff and 1 per 6 students	1 LT space per 2 students and 1 LT space per 5 staff	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	

Notes:

1. Staffing levels could be expected to vary depending on the type of residential institution. As such the developer is required to have early discussions with the planning and highway authority on the anticipated staffing or student levels.

1.11 CLASS C2A: SECURE RESIDENTIAL INSTITUTION

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
C2A	1 space per full time staff, Visitor – individual merit	1 space per 5 full time staff, Visitor – individual merit	1 space, +1 per 20 car spaces (for 1st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	As per Table 1.2

For C2A class developments each proposal will to be assessed on its own merits provided a restraint-based approach is demonstrated.

1.12 CLASS C3: DWELLING HOUSES

1.12.1 Standards for residential dwellings form a large part of parking within the Borough. More basic methods of parking allocation have not previously been successful in providing efficient and effective provision for parking at residents homes. In particular, the way parking is provided has a significant effect on how much parking is required. The allocation changes based on accessibility and the character of the area, this has been split into 3 categories: Urban, Town and Fringe and Village. A map showing the classification of each ward is given at the end of the Appendix. The allocations are based on real empirical data of car ownership in Wokingham, more information on how these allocations were formulated can be found in the technical note at the end of Appendix B of the Parking Standards Study Report 2011.

Flats

1.12.2 The table below provides allocations for flats in new developments where the type of use of dwellings will not be known until they are built or they are designated as privately owned homes. The following information on residential parking provision provides a flexible, more formulaic, approach showing how the number of spaces varies depending on if these are allocated to a specific dwelling or unallocated for use by multiple dwellings.

Table C3 -1: Flats Owned unallocated parking demand

		Unallocated demand								
Allocated		0	1	2	0	1	2	0	1	2
No of Habitable Rooms	No of Bedrooms	Urban			Town and Fringe			Village		
		1	studio	0.7	0.0		0.7*	0.0*		0.7*
2	1	1.0	0.2	0.0	1.0*	0.2*	0.0*	0.3	0.0	0.0
3	1-2	0.9	0.2	0.0	0.9*	0.2*	0.0*	0.6	0.1	0.0
4	2	1.0	0.2	0.0	1.0*	0.2*	0.0*	1.1	0.3	0.0
5 or more	2-3	1.2	0.4	0.1	1.2*	0.4*	0.1*	1.5	0.5	0.0

1.12.3 The table below provides allocations for flats which will be rented or shared this includes community housing.

Table C3 -2: Flats rented/ shared unallocated parking demand

		Unallocated demand								
Allocated		0	1	2	0	1	2	0	1	2
No of Habitable Rooms	No of Bedrooms	Urban			Town and Fringe			Village		
		1	studio	0.5	0.0		0.5*	0.0*		0.5*
2	1	0.5	0.1	0.0	0.5*	0.1*	0.0*	0.6	0.1	0.0
3	1-2	0.7	0.1	0.0	0.7	0.2	0.0	0.9	0.2	0.0
4	2	1.1	0.3	0.0	1.0*	0.3*	0.0*	1.0	0.3	0.1
5 or more	2-3	1.1	0.3	0.0	1.0*	0.2*	0.0*	1.0*	0.2*	0.0*

Houses

1.12.4 The table below provides allocations for houses in new developments where the type of use of dwellings will not be known until they are built or they are designated as privately owned homes. The following information on residential parking provision provides a flexible, more formulaic, approach showing how the number of spaces varies depending on if these are allocated to a specific dwelling or unallocated for use by multiple dwellings.

Table C3 -3: Houses owned unallocated parking demand

		Unallocated demand								
Allocated		0	1	2	0	1	2	0	1	2
No of Habitable Rooms	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	1.1	0.3		1.1	0.2		1.2	0.4	
4	2	1.2	0.4	0.0	1.2	0.4	0.0	1.3	0.4	0.1
5	2-3	1.4	0.5	0.1	1.6	0.6	0.1	1.5	0.6	0.1
6	3	1.6	0.7	0.1	1.7	0.8	0.1	1.7	0.8	0.2
7	3-4	1.8	0.9	0.2	2.0	1.0	0.2	2.0	1.0	0.2
8 or more	4	2.1	1.1	0.3	2.2	1.2	0.3	2.2	1.3	0.4

1.12.5 The table below provides allocations for houses which will be rented or shared this includes community housing and conversions to homes of multiple occupancy.

Table C3 -4: Houses rented/ shared unallocated parking demand

		Unallocated demand								
Allocated		0	1	2	0	1	2	0	1	2
No of Habitable Rooms	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	0.9	0.2		1.1	0.3		0.9	0.2	
4	2	1.1	0.3	0.0	1.2	0.4	0.1	1.0	0.3	0.0
5	2-3	1.2	0.4	0.1	1.4	0.5	0.1	1.4	0.2	0.1
6	3	1.3	0.5	0.1	1.4	0.6	0.1	1.3*	0.5*	0.1*
7	3-4	1.6	0.7	0.2	1.7	0.8	0.2	1.6*	0.7*	0.2*
8 or more	4	2.0	1.0	0.4	1.7	0.8	0.2	2.0*	1.0*	0.3*

Note:

* Allocated parking demand figures based on Wokingham wide area rather than Lower Layer Super Output Area (LLSOA) level due to small sample size.

Habitable rooms to bedrooms

1.12.6 The conversion factor in Table 1.3 below is based on actual observed survey data collected for the Dorset Parking Study and was used to convert habitable rooms to number of bedrooms. There is no clear cut conversion from 3, 5, or 7 habitable room properties to number of bedroom and therefore this is at the planning offices discretion, and would require definition from the developer and plot design details. Further details regarding the conversation factor can be found in the Parking Standards Study Report 2011.

Table 1.3: Habitable rooms to bedrooms

Number of Habitable Rooms	Number of Bedrooms
2 or less	1
4	2
6	3
8 or more	4

1.13 RESIDENTIAL DWELLING ALLOCATED/UNALLOCATED PARKING EXAMPLE

1.13.1 The methodology is best illustrated through an example. The example takes a housing development based in Winnersh, which from Figure 3 at the end of the Appendix is located in an urban area. The development is made up of the following dwelling types:

- 12 No. 1 bedroom houses (3 habitable rooms, 6 with 1 allocated space, 6 with no allocated space)
- 10 No. 2 bedroom houses (4 habitable rooms, 5 with 1 allocated space, 5 with no allocated space)
- No. 3 bedroom houses (6 habitable rooms, all with 1 allocated space)
- No. 4 bedroom houses (7 habitable rooms, 2 allocated space)

1.13.2 The developer needs to determine an initial level of parking provision they want to provide in the development. The developer then needs to calculate the level of unallocated demand for each dwelling type using the tables above.

1.13.3 The table below shows the unallocated demand for owned houses. For an owned house with one allocated space and 3 or less habitable rooms in an 'urban' area, would have a need for an additional 0.3 unallocated parking provision.

Copy of Table C3 -3 for demonstration purposes

No of Habitable Rooms	Allocated No of Bedrooms	Unallocated demand								
		0	1	2	0	1	2	0	1	2
		Urban			Town and Fringe			Village		
3 or less	1-2	1.1	0.3		1.1	0.2		1.2	0.4	
4	2	1.2	0.4	0.0	1.2	0.3	0.0	1.3	0.4	0.1
5	2-3	1.4	0.5	0.1	1.6	0.6	0.1	1.5	0.6	0.1
6	3	1.6	0.7	0.1	1.7	0.8	0.1	1.7	0.7	0.2
7	3-4	1.8	0.9	0.2	2.0	1.0	0.2	1.9	1.0	0.2
8 or more	4	2.1	1.1	0.3	2.2	1.2	0.3	2.2	1.3	0.4

1.13.4 Applying the parking demand to each dwelling type and size the unallocated parking demand can be calculated for the whole development as shown in Table 1.4 below.

Table 1.4: Calculated unallocated parking example

Dwelling Type	Allocated parking spaces	Number of dwellings	Total Allocated Spaces	Unallocated parking provision	Total allocated
House					
1 bedroom	0 spaces	6	0	$6 \times 1.1 = 6.6$	7
1 bedroom	1 space	6	6	$6 \times 0.3 = 1.8$	2
2 bedroom	0 spaces	5	0	$5 \times 1.2 = 6$	6
2 bedroom	1 space	5	5	$5 \times 0.4 = 2$	2
3 bedroom	1 space	4	4	$4 \times 0.7 = 2.8$	3
4 bedroom	2 spaces	5	10	$5 \times 0.2 = 1.0$	1
Total		31	25		21

1.13.5 If the developer was providing 25 allocated spaces on the development site, there would be a demand for an additional 21 unallocated spaces.

1.13.6 It should be noted that for simplicity this example ignored the effect of garages counted as allocated spaces. More information on this can be found in paragraphs 3.2.13 to 3.2.17. It is advocated that a garage of sufficient size is only counted as 0.5 of a space allocated, requiring an additional 0.5 unallocated space to be provided. In this example if all (nine) three and four bedroom units had a garage counted as an allocated space an additional 4.5 unallocated spaces would be required. This would result in 26 unallocated spaces being required.

VISITOR PARKING

1.13.7 Developers should also include for visitor parking, which is calculated for all dwellings that have 1 or more allocated space on the basis of 0.2 per dwelling. In the above example this would equate to an additional 4 (0.2×20) unallocated spaces on the development.

1.13.8 Taking into consideration visitor parking and garages the above development would need to provide ($21+5+4$) 30 unallocated spaces in total, in addition to 25 allocated spaces, a total of 55 spaces off-street (or on-street is designed to accommodate this without impacting access and turning).

1.13.9 In some instances on-street parking levels, parking restrictions and other local factors specific to a development site, may mean that both/ either Highways Development Control Engineers and Planning Officers request a deviation from the guidance. The methodology above will provide evidence to the Developer and the Planning and Highway Authorities helping them to decide upon the best parking solution to be applied to a new development.

Provision for other types of parking

User Class	Car Parking Allocation	Cycle Parking Allocation	Powered Two Wheeler (PTW) Parking	Disabled Parking
C3 – Flats 1 or 2 habitable rooms	See advice regarding levels of allocated and unallocated parking above	1 per dwelling	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
C3 – Flats 3 habitable rooms		1 per dwelling		
C3 – Flats 4 or more habitable rooms		2 per dwelling		
C3 – Houses 1 or 2 habitable rooms	See advice regarding levels of allocated and unallocated parking above	1 per dwelling		
C3 – Houses 3 habitable rooms		1 per dwelling		
C3 – Houses 4 or 5 habitable rooms		2 per dwelling		
C3 – Houses 6 habitable rooms		3 per dwelling		

1.14 CLASS D1: NON-RESIDENTIAL INSTITUTIONS

1.14.1 It is recommended that this is split into sub-categories:

- Hospitals;
- Health Centres and Libraries;
- Nursery's and Crèche;
- Primary Schools; and
- Secondary Schools, Colleges and Universities.

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
D1 Health Centres	1 per full time staff and 3 per consulting room	1 LT space per 5 staff and 1 ST space per 5 staff for visitors	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	As per Table 1.2
D1 Libraries	1 per 30 m ³	1 LT space per 5 staff and 1 ST space per 5 staff for visitors		
D1 Nursery's and Crèche	1 per full time staff	1 LT space per 5 staff		
D1 Primary Schools	1 per full time staff	1 LT space per 3 pupils and 1 LT space per 5 staff		
D1 Secondary Schools, Colleges	1 per full time staff + 1 per 5 post 17 year old students	1 LT space per 3 students and 1 LT space per 5 staff		

1.15 CLASS D2: ASSEMBLY AND LEISURE

1.15.1 It is recommended that this is split in sub-categories:

- Leisure centres and gyms;
- Theatres and Cinemas; and
- Other.

User Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
D2 Leisure centres and gyms	1 per 10m ² of public space	1 ST space per 10 per period visitors & 1 LT space per 5 staff	1 space per 40 car parking spaces	As per Table 1.2
D2 Outdoor pitches	20 spaces per pitch + 1 per 10 spectator seats	1 space per pitch plus 10 spaces	1 space per 40 car parking spaces	
D2 Bowling alleys	4 per lane	0.5 per lane	1 space per 40 car parking spaces	
D2 Theatres and Cinemas	1 per 5 seats	1 ST space per 10 per 25 seats & 1 LT space per 5 staff	1 space per 40 car parking spaces	
D2 Other	1 per 20 m ² of public space	1 ST space per 15 per period visitors & 1 LT space per 5 staff	1 space per 40 car parking spaces	

Appendix 3: Strategic Transport Network and Road Infrastructure - Safeguarded Land and Protected Road/Railway Lines

Where a scheme identified in policies CP10 – Improvements to the Core Strategy, CP18-21 – Strategic Development Locations and Appendix 7 (which relates to the SDLs) of the [Core Strategy](#) and also in the [Strategic Development Location SPDs](#) is sufficiently advanced, the area for safeguarding and protecting the alignment of the improvement to the Strategic Transport Network is shown on the Policies Map as referred to in Policy SAL09: Transport site allocations. These are:

- i. Measures to improve cross Thames travel which may include a bridge (policy CP10 (1))
- ii. Reading Road to Wellington road link, Wokingham (CP10(2))
- iii. Winnersh relief road (CP10(8))
- iv. High quality express bus services or mass rapid transit along the A4 and A329 corridors (CP10(10)). This project is dependent on Reading Borough Council's 'Cross-town Link'³.
- v. Crossrail² (CP10(16)).
- vi. Improvements listed in policies CP18 – 21 (CP10(17) (part): CP18 & CP19 Improvements to highway capacity along the A327 / proposed Eversley Bypass, CP19 Improvements to highway capacity along the A33 and CP21 South Wokingham Relief Road) and policy CP20 Improvements to transport capacity along the A321 and A329 including the provision of a new route from the A329 to the vicinity of the Coppid Beech roundabout, which could be in the form of a northern relief road
- vii. Proposed Peach Street Service Road (CP14)

Less developed schemes that need to be protected are listed. These are:

- i. Improvements to the railway bridges on the A321 Finchampstead Road, Wokingham (CP10(3))
- ii. Relocate and re-build Wokingham station as a public transport interchange, including provision of access by foot, cycle and public transport (CP10(4))

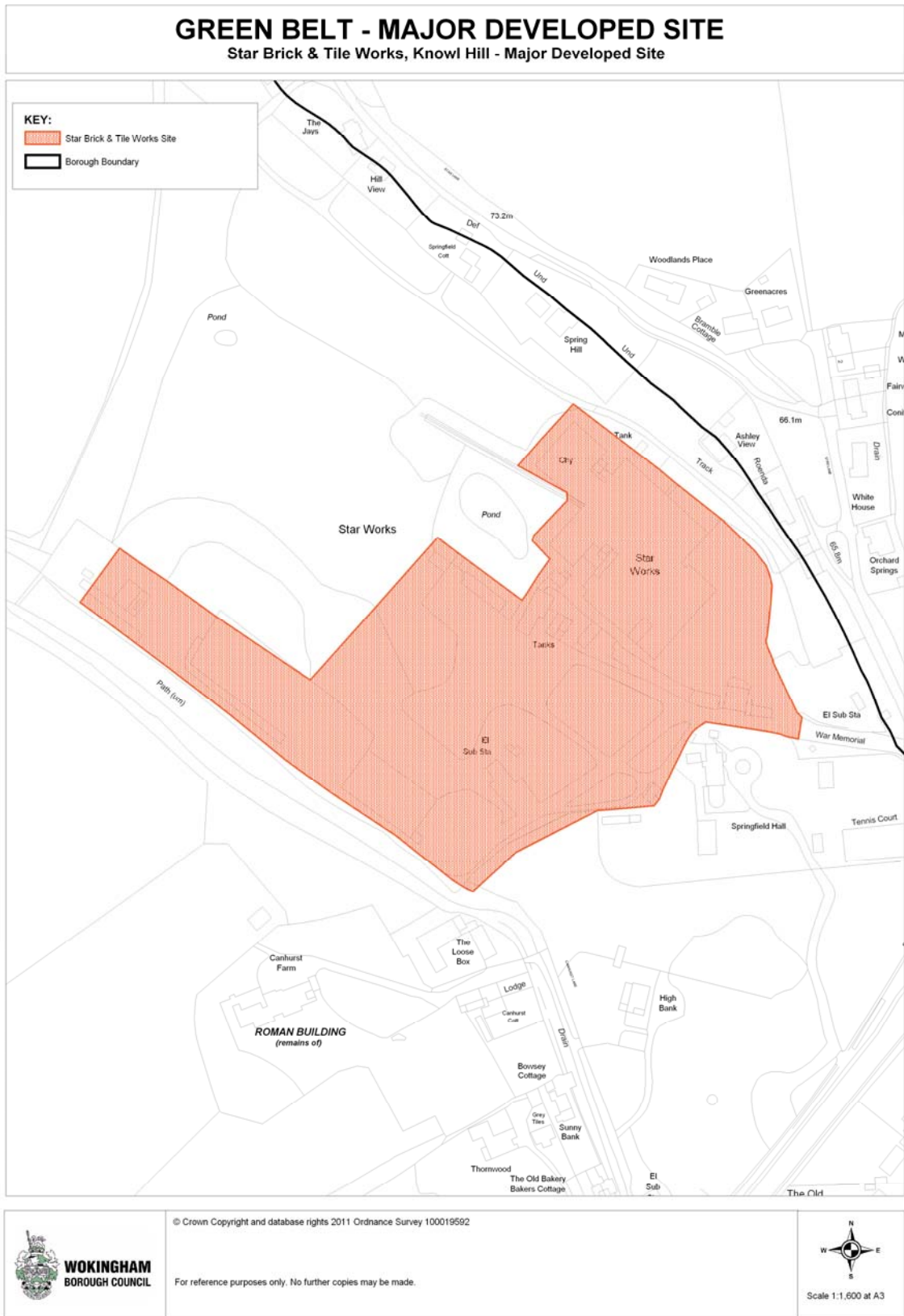
³ (On 6 February 2008 Transport Minister, Tom Harris MP, issued a written Ministerial Statement confirmed that it was decided to safeguard the additional land between Maidenhead to Reading to give flexibility to extend Crossrail in the future should there be a business case to do so. Wokingham Borough Council's Core Strategy Policy CP10(10) was adopted January 2010. It proposes a high quality express bus service or mass rapid transit along the A4 and A329 corridors. It is dependent on Reading Borough Council's 'Cross town Link' proposal. Cross Town Link is a road proposal intended to run alongside and across the existing Reading to Paddington rail line. It is in part proposed within the Crossrail safeguarded area but has not yet been initiated. CP10(10) was carried forward from the Wokingham District Local Plan, Policy WT10 (March 2004). As such, while Core Strategy CP10(10) was adopted after the Crossrail safeguarding order, the inception of the Cross town link proposal on which CP10(10) relies dates precedes the Crossrail safeguarding order.)

- iii. Provide a Park & Ride near the Coppid Beech roundabout on the A329 in Wokingham (CP10(5))
- iv. Improvements to M4 Junction 11 and A33 Mere oak roundabout, Three Mile Cross (CP10(6)). This project has largely been completed.
- v. Twyford Eastern relief road (CP10(9))
- vi. High quality express bus services or mass rapid transit between Reading and Woodley town centres (CP10(11)).
- vii. High quality express bus services between Green Park and Twyford stations via the Park & Rides in the vicinity of M4, J11 and Loddon Bridge and Winnersh Triangle railway station (CP10(12))
- viii. Reading station improvements (CP10(13))
- ix. Great Western mainline improvements (CP10(14))
- x. Measures to maintain the operation of the network during times of flooding (CP10(18))
- xi. Improvements to the quality and frequency of public transport services along any part of the network (CP10(19))
- xii. Improvements to increase the use of bicycles, including cycle paths (CP10(20))
- xiii. Enhancements to footpath and cycle networks to improve access to services and facilities (CP10(21))
- xiv. Improvements to M4 Junction 10 (CP10(22)).

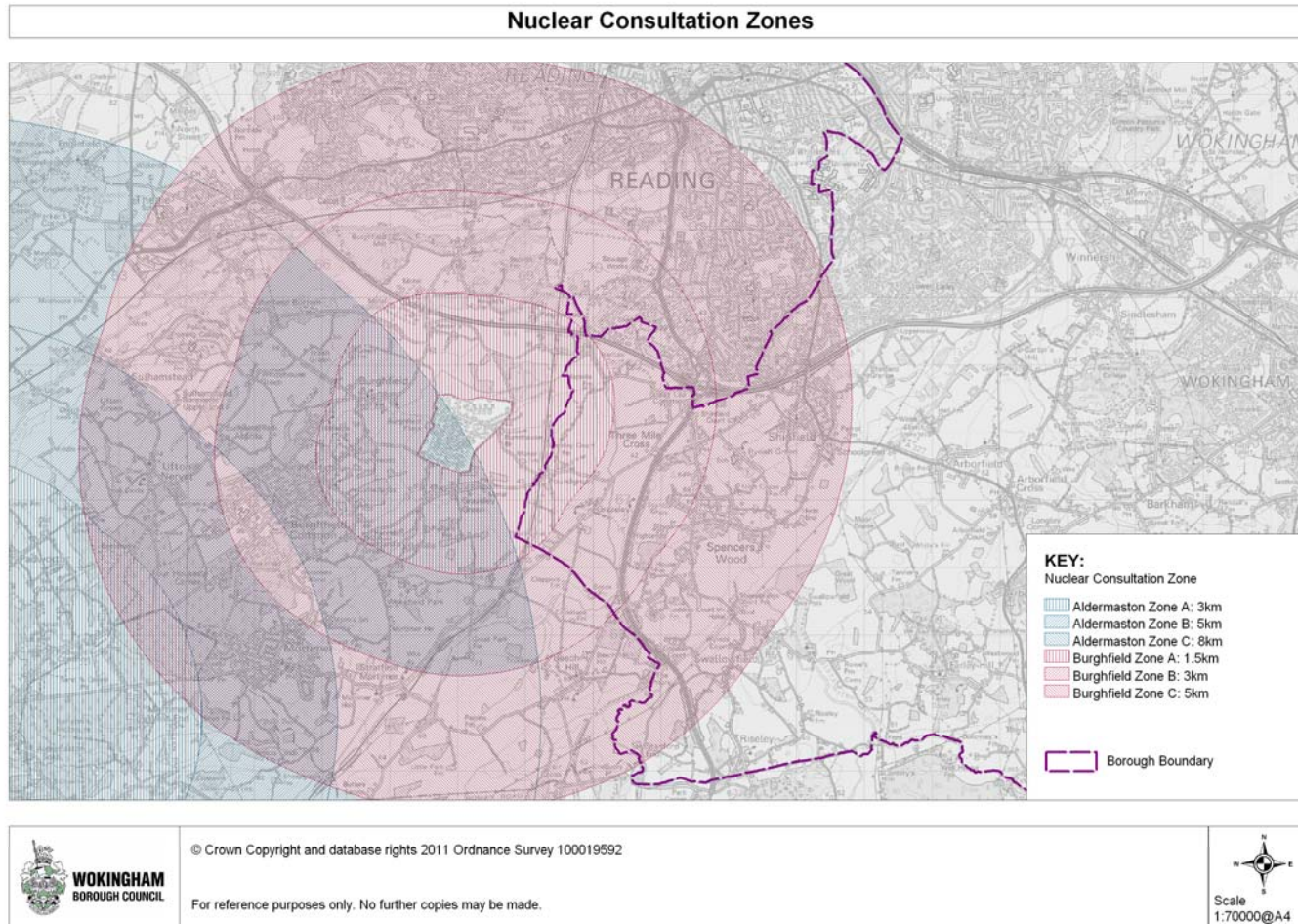
The Council's understanding is that the Western access by rail to Heathrow airport including Airtrack (CP10(15)) is not being proceeded with. The Airtrack proposal is currently on hold due to a lack of funding.

Figure 24 of the LTP3 indicates strategic transport projects in the Borough which reflects those identified in policy CP10 of the Core Strategy and listed above.

Appendix 4: Defined Development Envelope for the Star Brick and Tile Works Major Existing Developed Site in the Green Belt



Appendix 5: Atomic Weapon Establishment Zones



Appendix 6: Primary and Secondary Shopping Frontages

Primary Shopping Frontages

Centre	Street and Building Number (inclusive)
Lower Earley	Asda Mall The Square (2 – 5)
Shinfield Road	N/A
Twyford⁴	High Street (1 – 25, 2 -10) London Road (1 – 41 & Waitrose, 2 – 26) Wargrave Road (1 - 7, 2 – 10) Church Street (1)
Winnersh	Sainsbury's
Wokingham	Bush Walk Broad Street (2-8) Market Place Denmark Street (1 – 53, 2A, 2 – 52.) Peach Street (1 – 47, 2 – 72) The Plaza (4) Rose Street (1 – 5) Old Row Court & Waitrose, Rectory Road The Arcade
Woodley	Crockhamwell Road (108 -198, 53 -157) Library Parade, (including Lidl, southern side)
Text will have primacy over maps in all cases.	

Secondary Shopping Frontages

Centre	Street and Building Number (inclusive)
Lower Earley	Chalfont Court Surgery Trinity Church Youth & Community Centre Loddon Valley Leisure Centre The Square
Shinfield Road	N/A
Twyford	Church Street (3 - 21, 2 - 6) Wargrave Road (Picton House, 9 – 11, 12, including Bell Court) High Street (12 - 32, 31 - 41)
Winnersh	Reading Road (398 – 426, 427 – 439 plus The Pheasant, Sandford Court and Windsor House)

	King Street Lane (2 – 10) Bonham Court, Robinhood Lane
Wokingham	Broad Street (10 – 42, 5 - 41) Denmark Street (Alexandra Court) Peach Street (49 - 67, 74 – 78, Offices & The Ship) Shute End (2 – 8, 1 – 7a) The Plaza (1-3)
Woodley	Headley Road (1 – 7, Oakwood Centre, 6 to, but not including, 16)
Text will have primacy over maps in all cases.	

Appendix 7: Local Nature Reserves

Local Nature Reserves
Longmoor Bog
Heathlake
Lavell's lake
Highwood
Aldermoors
Maiden Erlegh Lake and Woods
Ali's pond
Holt Copse & Joel Park
Swallowfield Meadow
Pearmans Copse

Appendix 8: Local Geological Sites

Local Geological Sites
Wargrave Chalk Pit
Remenham Church Lane Quarry
The Coombes
Barkham Iron-Rich Streams
Longwater Road Gravel Pit

Appendix 9: Scheduled Ancient Monument

Scheduled Ancient Monument
Charvil Lane
Model Farm Cottages
Broadmoor Lane
Beaumy's Castle
Sheepbridge Court
Moat House
Warren Lane
Infirmery Stables
Botany Bay Copse
Bear Place
St Bartholomews Church
Kenny's Farm
Church Farm
Milestone Avenue
St.Patricks Avenue /Park View Drive N.
Wheatlands Farm

The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (listed buildings; Schedule Ancient Monuments; Historic Parks and Gardens). The List can be accessed from the English heritage website at www.english-heritage.org.uk/list.

Appendix 10: Details of how plans and projects within Wokingham Borough avoid impacts upon Thames Basin Heaths SPA approved

In addition to the planning permissions (detailed within the accompanying Habitats Regulations Assessment and summarised below) which rely upon Rooks Nest Woods Suitable Accessible Natural Greenspace (SANG) as part of their SPA solution, through the MDD DPD the Council has indicated that each site within policies SAL01 to SAL03 will initially be relying upon the following as part of their solution (in addition to contributions towards Strategic Access Management and Monitoring (SAMM)). The table below provides further information demonstrating how the SANG element of the avoidance solution addresses the impact.

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy ⁵	No. of homes	SPA zone	Min SANG required (ha) ⁶	Comment on SANG
a) Rooks Nest Woods, Barkham Ride, Barkham	18.3	Sites with permission SAL02 – WK160 (Folly Court, Blagrove Lane, Wokingham) SAL02 – WK175 (Norton Road) SAL02 – WK179 (Elms Field/The Paddocks, Elms Rd, Wokingham)	34 7 190	5 + 7km 7km 5km 7km	2.227447 0.176256 0.1344 0.98496	This SANG opened on 8 Mar 2011 following the approval of planning permission for the scheme (F/2009/1388) on 24 Aug 2009.
<i>Sub-total for Rooks Nest Wood</i>	18.3				3.523063	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.
b) Land south-west of junction of Old Wokingham Road and Nine Mile Ride, Crowthorne	5.12	SAL01 – WW104 (Land at junction of Hatch Ride/Old Wokingham Rd, Crowthorne)	100	5km	1.92	
<i>Sub-total for Crowthorne</i>	5.12				1.92	The information indicates that there is very likely to be sufficient SANG

⁵ Policies prefixed 'CP' are within the Core Strategy with those prefixed 'SAL' are within the MDD DPD

⁶ Based upon formula approach in the supporting text (paragraph 4.49) to policy CP8 – Thames Basin Heaths Special Protection Area, of the Core Strategy.

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy ⁵	No. of homes	SPA zone	Min SANG required (ha) ⁶	Comment on SANG
						available to meet the minimum avoidance requirements associated with the development proposed for this site.
c) Land surrounding West Court, The Devil's Highway, Arborfield Garrison	70.71	CP18 – Arborfield Garrison Strategic Development Location (SDL)	3,500	5km	67.2	
<i>Sub-Total for Arborfield Garrison SDL</i>	<i>70.71</i>				67.2	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for this site.
d) Land west of May's Farm, Hyde End Road, Three Mile Cross	7.81	CP19 – South of M4 SDL	1,381 849	5km 7km	26.5152 3.525048	
e) Land east of May's Farm, Hyde End Road, Three Mile Cross	11.94	SAL02 – SH174 (Land at The Manor, Brookers Hill, Shinfield)	100	7km	4.152	
f) Land north-west of Nullis Farm, Ryeish Lane, Spencers Wood	8.96 (7.18 after discounting existing use)					Part of this site is covered by public access (Clares Green Field (off Croft Rd). The visitor survey commissioned by the Council (June 2011) indicates that of the 7.1 ha site, due to existing visitor usage, there is 5.36ha of capacity available which can be delivered as a SANG. The available capacity has been increased through the eastwards extension of the SANG.
g) Land south and east of Tanner's Copse,	19.31					

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy⁵	No. of homes	SPA zone	Min SANG required (ha)⁶	Comment on SANG
Hyde End Lane, Shinfield						
<i>Sub-total for South of M4 SDL</i>	<i>46.24 (after discounting for existing use)</i>				34.18768	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.
h) Land north of Bell Farm, Bell Foundry Lane, Wokingham	21.58	CP20 – North Wokingham SDL	30 1,320	5km 7km	0.576 6.84288	
i) Land at Keephatch Woods, Binfield Road, Wokingham	8.75 (0 after discounting for existing use & committed plans)					
<i>Sub-total for North Wokingham SDL</i>	<i>21.58</i>				7.41888	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.
j) Land west of St. Anne's Manor Hotel, London Road, Wokingham	11.16	CP21 – South Wokingham SDL	2,500	5km	48	
k) Land north of Waterloo Road (near Lock's Farm), Wokingham	15.04					
l) Land south of	8.21					

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy⁵	No. of homes	SPA zone	Min SANG required (ha)⁶	Comment on SANG
Waterloo Road (near Lock's Farm), Wokingham						
m) Land opposite Holme Green, Heathlands Rd, Wokingham	2.13					
n) Land east of Lucas Hospital, Chapel Green, Wokingham.	6.21					
o) Land west of Lucas Hospital, Chapel Green, Wokingham	5.39					
<i>Sub-total for South Wokingham SDL</i>	<i>48.14</i>				48	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.

Appendix 11: Details of how MDD DPD replaces saved policies of the Wokingham District Local Plan

The table below fulfils the requirements of Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 by identifying how the policies of the MDD DPD supersede the remaining policies of the Wokingham District Local Plan

Wokingham District Local Plan policy to be replaced		Where replaced in MDD DPD (Policy Ref and Name)
Ref	Name	
WCC3	The Central Berkshire Forest	CC03 Green Infrastructure, Trees and Landscaping
WLL2	Areas of Special Landscape Importance	TB21 Landscape Character
WLL3	The Thames Valley	TB21 Landscape Character
WLL4	Landscape and New Development	CC03 Green Infrastructure, Trees and Landscaping
WLL5	Sites of Urban Landscape Value	TB22 Sites of Urban Landscape Value
WNC3	New Nature Reserves	TB23 Biodiversity and Development
WNC5	Protection and Management of Wildlife Heritage Sites	TB23 Biodiversity and Development
WNC7	The Protection, Enhancement or Creation of Wildlife Corridors	TB23 Biodiversity and Development
WNC8	Creating New Habitats through development	TB23 Biodiversity and Development
WGB2	Development adjoining the Green Belt	TB02 Development adjoining the Green Belt
WGB6	Recognised Major Existing Developed Site in the Metropolitan Green Belt	TB03 Major Existing Development Site in the Green Belt (Star Brick and Tile Works)
WBE2	Public Art	TB15 Major Town, and Small Town/District Centre development
WBE3	Accessibility	CC03 Green Infrastructure, Trees and Landscaping
WBE4	Landscape and Planting	CC03 Green Infrastructure, Trees and Landscaping
WBE5	Trees and New Development	CC03 Green Infrastructure, Trees and Landscaping

WBE6	Green Routes	CC03 Green Infrastructure, Trees and Landscaping
WBE7	Shopfront Design	TB15 Major Town, and Small Town/ District Centre development and TB17 Local Centres and Neighbourhood and Village Shops
WBE9	Traditional Shopfronts in Conservation Areas	TB24 Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
WHE3	Development in Areas of Special Character	TB26 Buildings of Traditional Local Character and Areas of Special Character
WHE4	Historic Parks and Gardens Conservation, Restoration, and New Development	TB24 Heritage Assets (Listed Buildings, Historic parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
WHE9	Buildings of Traditional Local Character	TB26 Buildings of Traditional Local Character and Areas of Special Character
WHE10	Development Affecting Archaeological Sites	TB25 Archaeology
WHE12	Development affecting sites of archaeological potential	TB25 Archaeology
WH3	Housing Development – Identified sites	SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)
WH4	Housing Development – Reserve sites	SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)
WH5	Housing Development – Long term reserve sites	SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)
WH6	Existing Residential Uses	TB05 Housing Mix
WH8	Conversion/Sub-division of Housing, including bedsits/multi-occupation	TB05 Housing Mix
WH9	Vacant floorspace above shops	TB15 Major Town, and Small Town/ District Centre development
WH10	Variety of housing	TB05 Housing mix

WH13	Caravans and Mobile Homes	TB05 Housing mix
WH15	Residential care homes and nursing homes	TB09 Residential accommodation for vulnerable groups.
WH16	Hostels	TB05 Housing mix
WH17	Gypsy Sites (Permanent and Transit)	TB10 Traveller Sites
WEM1	Identified Sites for Business and Industrial Use	SAL07 Sites within Development Limits allocated for employment/commercial development
WEM3	Employment Development at Green Park	TB11 Core Employment Areas and Defined Bad Neighbour Uses
WEM4	Land north of St Mary's Church, Shinfield, also known as The Manor	SAL02 Allocated housing development sites
WEM5	Criteria for Employment Generating Development within settlements on unidentified sites	TB18 Garden Centres and other small rural units outside Development Limits
WEM6	Whiteknights, University of Reading	TB14 Whiteknights Campus
WEM7	University related research developments at Whiteknights	TB14 Whiteknights Campus
WEM9	Identified Local Need – "Bad Neighbour" development on Identified Sites	TB11 Core Employment Areas and Defined Bad Neighbour Uses
WEM10	Identified Local Need – "Bad Neighbour" development outside identified areas	TB11 Core Employment Areas and Defined Bad Neighbour Uses
WEM11	Identified Local Need – General Industrial, Storage and Distributions Areas	TB11 Core Employment Areas and Defined Bad Neighbour Uses
WSH4	Provision for Convenience Shopping in New Housing Development	TB17 Local Centres And Neighbourhood And Village Shops
WSH5	Retention of Essential Retail Character of Shopping Areas	TB15 Major Town, and Small Town/ District Centre development
WSH6	Non-retail Uses in Primary	TB15 Major Town, and Small Town/

	Frontages	District Centre development
WSH7	Non-retail Uses in Secondary Frontages	TB15 Major Town, and Small Town/ District Centre development
WSH8	Reinstatement of shopping in Broad Street and Rose Street, Wokingham	TB15 Major Town, and Small Town/ District Centre development
WSH9	Neighbourhood and Village Shops	TB17 Local Centres And Neighbourhood And Village Shops
WSH10	Alternative Uses to support Neighbourhood and Village Shops	TB17 Local Centres And Neighbourhood And Village Shops
WSH11	Petrol Filling Stations in Built-up Areas	Policy TB16 Development for Town Centre Uses
WSH12	Retail Sales from Petrol Filling Stations	Policy TB16 Development for Town Centre Uses
WSH13	Wargrave High Street	TB17 Local Centres And Neighbourhood And Village Shops
WSH14	Earley District Centre	SAL08 Allocated Mixed Use Sites
WSH16	Sites for Business Use in Wokingham town centre	SAL08 Allocated Mixed Use Sites
WSH17	Redevelopment of Wokingham Cricket Club	SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)
WSH18	Redevelopment of Phoenix Plaza and adjoining land, Wellington Road, Wokingham	SAL08 Allocated Mixed Use Sites
WSH21	Broad Street/Market Place, Wokingham	SAL08 Allocated Mixed Use Sites
WSH22	Service Road Provision, Wokingham	CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
WSH23	New Wokingham Station and Mixed Use Area (WKE6)	SAL08 Allocated Mixed Use Sites and SAL09 Transport site allocations
WR4	Increasing Existing Open Space Provision	SAL04 New Public Open Space Associated With Development Within And Adjoining The Borough

WR7	Provision of Public Open Space in New Residential Development	TB08 Open Space, Sport And Recreational Facilities Standards For Residential Development
WR14	Country Park at Whistley Mill	SAL06 Allocated Country Parks
WR15	Country Park in the Blackwater Valley	SAL06 Allocated Country Parks
WR16	Blackwater Valley – Car Park	SAL06 Allocated Country Parks
WR17	Loddon/Blackwater Riverside Footpath	CC03 Green Infrastructure, Trees and Landscaping
WR19	Recreational use of The Thames	CC03 Green Infrastructure, Trees and Landscaping
WR20	Provision of Transient Mooring Facilities	CC03 Green Infrastructure, Trees and Landscaping
WT10	Public Transport Provision and Improvement	SA09 Transport site allocations
WIC5	Community Halls within Residential Development	TB08 Open Space, sport and recreational facilities standards for residential development
WIC8	Provision of School Facilities with New Residential Development	SAL02 Allocated housing development sites
WIC9	Primary School Provision, south-west Winnersh	SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)

Appendix 12: Additional guidance associated with development of sites allocated in policies SAL01-SAL03

This appendix includes guidance and advice for the development of all allocated housing sites in Policies SAL01 to SAL03. Whilst this appendix includes specific requirements associated with each site, any application for development will also need to ensure it accords with all relevant policies of the Development Plan including matters such as vehicular parking provision, provision of open space, landscaping, addressing impact on biodiversity and mix of dwellings. The list below for each site is not exhaustive and therefore applicants are advised to undertake pre-application discussions with the authority to identify which additional issues could also affect development on the site.

Sites allocated within Local Plan (policy SAL01)

Land at Hatch Farm Dairies (off King Street Lane), Winnersh (site WI122):

- a) Delivery of around 431 dwellings;
- b) Provision of a flood risk assessment;
- c) Provision of a drainage strategy;
- d) Provision of at least 35% affordable dwellings in line with CP5;
- e) Delivery of land allocated in policy SAL04 (was WR4) as a contribution towards the site's requirements for open space under Policy CP4;
- f) Provision of a site of at least 2ha together with the erection of a one form entry primary school (with space for enlargement to a two form entry);
- g) Construction of the section of the Winnersh Relief Road (Policy CP10(8)) from Lower Earley Way to King Street Lane with the junction at the latter suitable to allow early completion of complete route to Reading Rd; and
- h) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at Sandford Farm, Perimeter Road, Woodley (site WD116):

- a) Delivery of around 468 dwellings
- b) Inclusion of around 150 units of Continuing Care Community facility (Use Class C2)
- c) Provision of a flood risk assessment;
- d) Provision of a drainage strategy;
- e) Provision of at least 35% affordable dwellings in line with CP5;
- f) Delivery land allocated in policy SAL04 (was WR4) as a contribution towards the site's requirements for open space under Policy CP4;
- g) Delivery of an appropriate solution for addressing contamination on the site;

- h) Investigation of delivery of bus service around edge of Reading in line with CP10(12); and
- i) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at junction of Hatch Ride and Old Wokingham Road, Pinewood (Crowthorne) (site WW104):

- a) Delivery of around 100 dwellings;
- b) Provision of at least 40% affordable dwellings in line with CP5;
- c) Deliver appropriate avoidance measures (as detailed in policy SAL05) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8.
- d) Provide a landscape buffer of at least 40m between any residential development on this site and Old Wokingham Rd;
- e) Provision of sheltered housing accommodation;
- f) Provide a Transport Assessment which details how access to the site has been determined taking account of any proposals for the Crowthorne Business Estate/TRL site in Bracknell Forest Borough (proposal SA5 in Bracknell Forest Council's "Draft Submission Site Allocations DPD" (Nov 2011)); and
- g) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Sites for allocation within MDD DPD (SAL02)

Sites within major development locations

Land at the University of Reading's – Bulmershe Campus, Woodlands Avenue, Woodley (site WD115):

- a) Delivery of around 270 dwellings;
- b) Provision of at least 30% affordable dwellings in line with CP5;
- c) Protection of the retained walls of former Bulmershe Court;
- d) Provides at least a 15m buffer around the Local Wildlife Site;
- e) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- f) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land west of Hurst Road, Twyford (site TW103):

- a) Delivery of around 20 dwellings;
- b) Provision of a flood risk assessment;

- c) Provision of a drainage strategy;
- d) Provision of at least 35% affordable dwellings in line with CP5; and
- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land rear of 40 Arbor Lane, Winnersh (site WI114):

- a) Delivery of around 30 dwellings;
- b) Provision of a flood risk assessment;
- c) Provision of a drainage strategy;
- d) Provision of at least 35% affordable dwellings in line with CP5;
- e) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- f) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Folly Court, Blagrove Lane, Wokingham (site WK160):

- a) Delivery of around 34 dwellings;
- b) Provision of at least 35% affordable dwellings in line with CP5;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8;
- d) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Smith Walk, Fernlea Drive, Woosehill, Wokingham (WK175):

- a) Delivery of around 18 dwellings;
- b) Provision of at least 35% affordable dwellings in line with CP5; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area
- d) Regard to be had to Rights of Way

Land off Norton Road, Wokingham (WK176):

- a) Delivery of around 7 dwellings;
- b) Provision of at least 20% affordable dwellings in line with CP5;

- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at Elms Field/The Paddocks car park, Elms Road, Wokingham (site WK179):

- a) Delivery of around 190 dwellings;
- b) Provision of at least 35% affordable dwellings in line with CP5;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Mohawk Way, Woodley (site WD108):

- a) Delivery of around 20 dwellings;
- b) Provision of at least 35% affordable dwellings in line with CP5; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at junction of Headley Rd East and Spitfire Way, Woodley (site WD109):

- a) Delivery of around 79 dwellings;
- b) Provision of at least 30% affordable dwellings in line with CP5;
- c) Deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Viscount Way, Woodley (site WD110):

- a) Delivery of around 57 dwellings;
- b) Provision of at least 30% affordable dwellings in line with CP5;
- c) Deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area; and

- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Sites within Modest Development Locations:

Land at 146 London Road, Ruscombe (site RU103):

- a) Delivery of around 15 dwellings;
- b) Provision of at least 40% affordable dwellings in line with CP5; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at The Manor, Brookers Hill, Shinfield (site SH174):

- a) Delivery of around 100 dwellings;
- b) Provision of at least 40% affordable dwellings in line with CP5;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Reserve housing allocations (SAL03)

Reserve site in modest development locations

Land to rear of 216b-242a Nine Mile Ride, Finchampstead North for the delivery of around 40 dwellings (site FI140);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 70 dwellings;
- c) Provision of at least 40% affordable dwellings in line with CP5;
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area;
- e) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- f) Any removal of landscaping along the southern boundary of the site must be clearly justified having regard to its important role in contributing to the character of the area.

Reserve sites in limited development locations

Land rear of 328-348 Barkham Road, Barkham Hill (site WK122);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 25 dwellings;
- c) Provision of at least 40% affordable dwellings in line with CP5; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land north of The Shires (off Sandy Lane), Barkham (site WK151);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 5 dwellings;
- c) Provision of at least 40% affordable dwellings in line with CP5; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Valley Nurseries, Broadwater Lane, Hurst (site SA104);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 16 dwellings;
- c) Provision of at least 40% affordable dwellings in line with CP5; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land off Wheatsheaf Close, Sindlesham for the delivery of around 24 dwellings (site WI111);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 24 dwellings,
- c) Provision of at least 40% affordable dwellings in line with CP5; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Sonning Farm (off Glebe Gardens), Sonning for the delivery of around 25 dwellings (site ref SO101); and

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 25 dwellings;
- c) Provision of at least 40% affordable dwellings in line with CP5;
- d) Respects the character and historic interest of the adjoining Sonning Conservation Area; and
- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Appendix 13: Revised summary of housing land supply by Core Strategy Policy CP17 phasing period

Supply Source	2006-11	2011-16	2016-21	2021-26	2006-26
Completions (1/4/06-31/3/12)	2,320	273	0	0	2,593
Hard Commitments (10+ dwellings)	0	740	19	0	759
WDLP sites (SAL01)	0	580	419	0	999
Soft Commitments (10+ dwellings)	0	0	0	0	0
Hard commitments (< 10 dwellings)	0	286	0	0	286
Sites allocated in Major locations (SAL02)	0	585	140	0	725
Sites allocated in Modest locations (SAL02)	0	85	30	0	115
Sites allocated in Limited locations (SAL02)	0	0	0	0	0
Arborfield Garrison SDL	0	720	1,750	650	3,120
South of the M4 SDL	0	672	1,500	330	2,502
South Wokingham SDL	0	500	1,145	845	2,490
North Wokingham SDL	0	343	940	90	1,373
<i>Less Flexibility</i>	<i>0</i>	<i>-424</i>	<i>-566</i>	<i>-247</i>	<i>-1,237</i>
TOTAL:	2,320	4,090	5,097	2,219	13,725
Requirement	3,000	3,500	3,615	3,115	13,230
<i>Difference</i>	<i>-680</i>	<i>590</i>	<i>1482</i>	<i>-897</i>	<i>495</i>

See notes in Appendix 14 for explanation of these different supply sources

Appendix 14: Update of Appendix 6 in Core Strategy concerning expected housing land supply to 2026

Explanations of each supply source is at the end of the table

Table A14.1 – Detailed information on housing delivery by source from 2006-26

	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2006 - 2026
Completions	1,018	488	368	226	220	273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,593
Hard Commitments	0	0	0	0	0	0	309	209	169	53	19	0	0	0	0	0	0	0	0	0	759
WDLP sites (Policy SAL01)	0	0	0	0	0	0	0	100	240	240	220	181	18	0	0	0	0	0	0	0	999
Identified small sites	0	0	0	0	0	0	111	111	64	0	0	0	0	0	0	0	0	0	0	0	286
Other identified small sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites identified in major locations (SAL02)	0	0	0	0	0	0	0	0	238	347	120	20	0	0	0	0	0	0	0	0	725
Sites identified in modest locations (SAL02)	0	0	0	0	0	0	0	0	45	40	30	0	0	0	0	0	0	0	0	0	115
Sites identified in limited locations (SAL02)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S Wokingham SDL (CP21)	0	0	0	0	0	0	0	100	200	200	200	225	240	240	240	240	240	240	125	0	2,490
N Wokingham SDL (CP20)	0	0	0	0	0	0	23	0	120	200	200	200	200	160	180	65	25	0	0	0	1,373
S of M4 SDL (CP19)	0	0	0	0	0	0	50	150	200	272	300	300	300	300	300	230	100	0	0	0	2,502
Arborfield Garrison SDL (CP18)	0	0	0	0	0	0	0	0	150	300	270	300	300	300	300	300	250	250	200	200	3,120
Sub-total	1,018	488	368	226	220	273	493	670	1,426	1,652	1,359	1,226	1,058	1,000	1,020	835	615	490	325	200	14,962
Less flexibility	0	0	0	0	0	0	-49	-67	-143	-165	-136	-123	-106	-100	-102	-84	-62	-49	-33	-20	-1,237
Total	1,018	488	368	226	220	273	444	603	1,283	1,487	1,223	1,103	952	900	918	752	554	441	293	180	13,725
Core Strategy	600	600	600	600	600	700	700	700	700	700	723	723	723	723	723	623	623	623	623	623	13,230
Difference	418	-112	-232	-374	-380	-427	-256	-97	583	787	500	380	229	177	195	129	-70	-182	-331	-443	495
Cumulative	418	306	74	-300	-680	-1,107	-1,363	-1,460	-877	-90	410	790	1,020	1,197	1,392	1,520	1,451	1,269	938	495	495

Notes on table:

Hard commitments are sites with a planning permission (at 1/4/12) for at least 10 dwellings (excluding sites allocated in either the Core Strategy or the MDD DPD).

Wokingham District Local Plan (WDLP) sites are those listed in policy SAL01 of the MDD DPD.

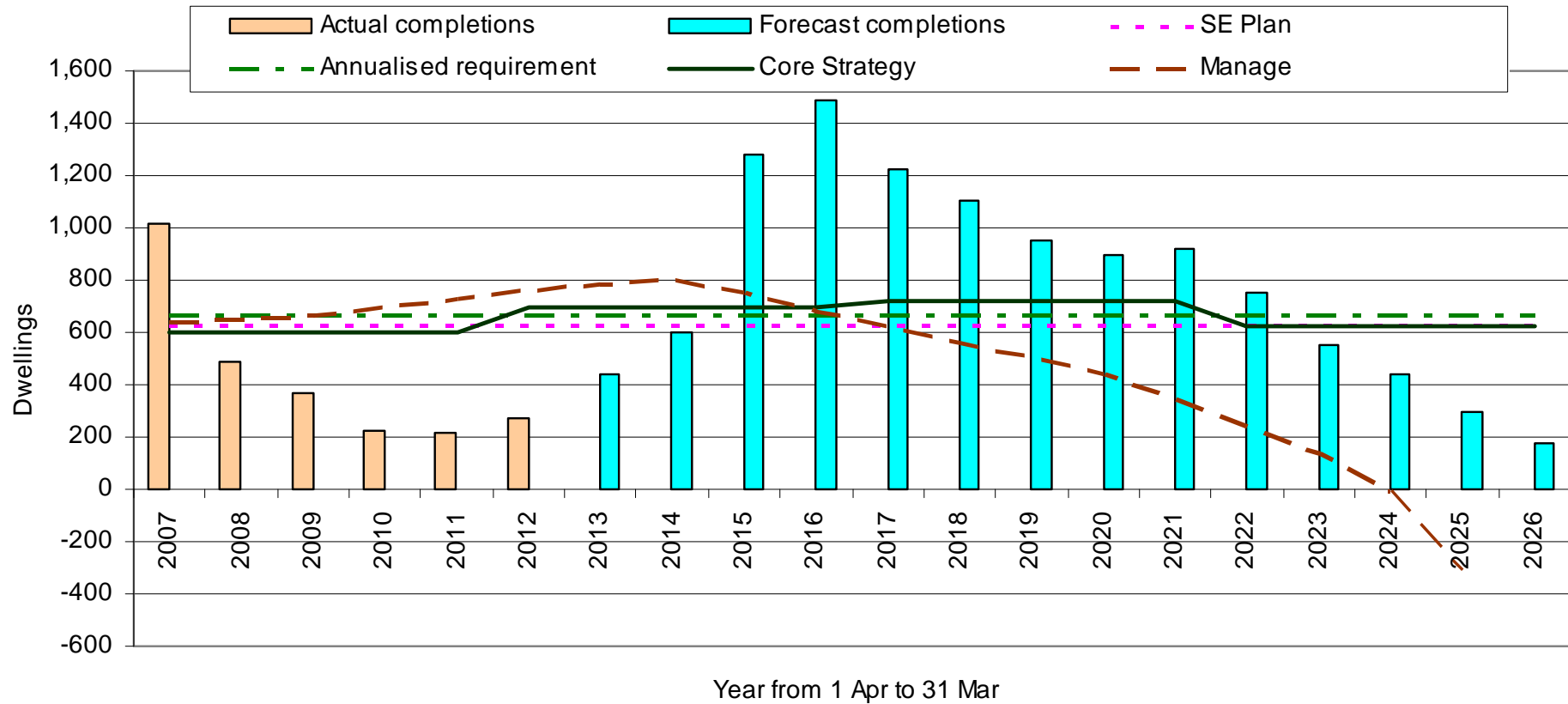
Soft commitments are sites with a resolution to grant planning permission (at 1/4/12) for at least 10 dwellings (excluding sites allocated in either the Core Strategy or the MDD DPD)

Identified small sites are those that have a planning permission (at 1/4/12) for up to 9 dwellings. The stock of permissions is then built out at the historic rate achieved 1998-2012.

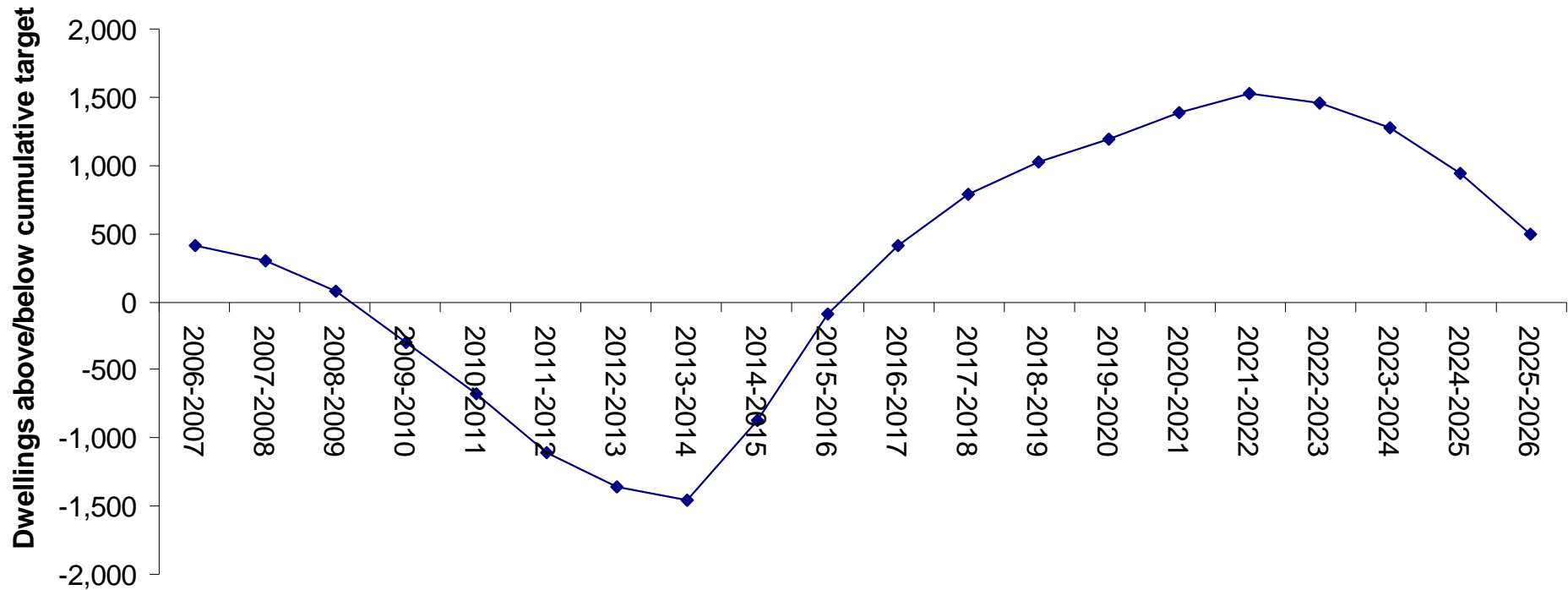
Sites in major, modest and limited development locations are those allocated in MDD DPD policy SAL02.

Flexibility is applied by the Council and equates to 10% of all the sources of housing land supply excluding completions.

Housing trajectory for Wokingham Borough 2006-26

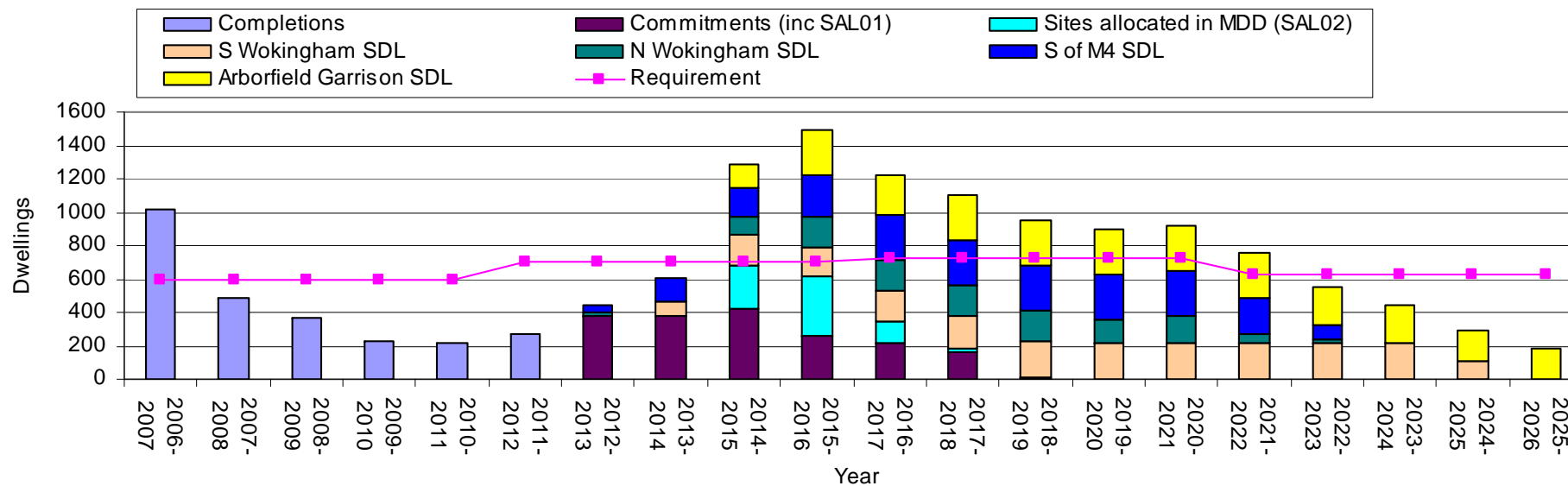


Comparison of annual progress against phased housing requirements



The above chart indicates that during the period from 2009/10 until 2015/16, the authority will be below the cumulative targets for each year of the Core Strategy.

Sources of housing land supply



Notes: Commitments include hard/soft commitments, those WDLF sites re-confirmed in MDD DPD policy SAL01 and the identified small sites with planning permission

Table A14.2 - Data to inform housing trajectory

Yr end	SE Plan	Core Strategy	Completions	Forecast comps	Manage
31/3/2007	623	600	1,018		642.7
31/3/2008	623	600	488		651.3
31/3/2009	623	600	368		668.0
31/3/2010	623	600	226		695.6
31/3/2011	623	600	220		727.3
31/3/2012	623	700	273		759.8
31/3/2013	623	700		444	784.1
31/3/2014	623	700		603	799.2
31/3/2015	623	700		1,283	755.2
31/3/2016	623	700		1,487	682.0
31/3/2017	623	723		1,223	621.9
31/3/2018	623	723		1,103	561.7
31/3/2019	623	723		952	505.9
31/3/2020	623	723		900	440.2
31/3/2021	623	723		918	344.7
31/3/2022	623	623		752	243.0
31/3/2023	623	623		554	139.5
31/3/2024	623	623		441	-11.3
31/3/2025	623	623		293	-315.1
31/3/2026	623	623		180	

Table A14.3 - Information on forecasted 5 yr supply of housing land 2006-21 through implementation of MDD DPD

5 yrs from	5 yr requirement		Available supply in next 5 yrs		
	Annual ⁷	Total	Total ⁸	% of 5 yr requirement	Yrs supply
1/4/2006	600.0	3,000	2,320	77.3%	3.9
1/4/2007	536.4	2,682	1,575	58.7%	2.9
1/4/2008	578.8	2,894	1,580	54.6%	2.7
1/4/2009	645.2	3,226	1,882	58.3%	2.9
1/4/2010	740.0	3,700	3,082	83.3%	4.2
1/4/2011	836.0	4,180	4,514	108.0%	5.4
1/4/2012	926.0	4,630	5,600	121.0%	6.0
1/4/2013	981.9	4,909	6,333	129.0%	6.5
1/4/2014	1,005.9	5,029	6,721	133.6%	6.7
1/4/2015	893.8	4,469	6,295	140.9%	7.0
1/4/2016	741.0	3,705	5,663	152.8%	7.6
1/4/2017	621.0	3,105	5,139	165.5%	8.3
1/4/2018	524.9	2,625	4,528	172.5%	8.6
1/4/2019	459.1	2,295	3,960	172.5%	8.6
1/4/2020	403.7	2,018	3,285	162.8%	8.1
1/4/2021	344.7	1,723	2,465	143.0%	7.2

Note: Assessments of 5 year supply after 1/4/22 are not available. This is because annual housing targets after 1/4/26 will be set in a future Development Plan Document

⁷ Calculated based on requirements in Core Strategy Policy CP17 from 1 April 2006 until 5 years after this date, less completions (inc forecast post 1/4/12) since 1 April 2006 as indicated in total row of table A14.1

⁸ Calculated from actual/expected completions for subsequent five years based on sub-total row in table A14.1

Glossary

Activity Halls	Sport England's Active Places Power defines activity halls as 'multi-sports (facilities) where activities take place, (they do) not qualify as a (sports) hall and (are) not a purpose built studio'. They are typically on a site where there is a sports hall. Conversely, they could be on a site where there is no other sports hall. An activity hall is not necessarily marked for sports but must be at least 10m x 18m. This assessment of activity halls, therefore, includes halls that could be used for sport and which are less than three badminton courts in size. In general these are the community buildings that are occasionally used for other related uses.
Affordable Housing Supplementary Planning Document Supplementary Planning Document (SPD)	In the context of Core Strategy policies CP5 Housing mix, density and affordability, CP15 Employment Development and CP16 Science Park, it provides further guidance on the Council's approach to securing affordable housing through the planning process. The SPD was adopted on 2 June 2011.
Agricultural Land Classification	A classification of farmland quality by the Department for Environment, Food & Rural Affairs used to inform decisions about the future use of the land. Land is classified into five categories according to versatility and suitability for growing crops. (See also Best and most versatile agricultural land).
Air Quality Management Areas (AQMA)	Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. There is a requirement to draw up an action plan for each AQMA.
Allocated site	A parcel of land which is identified for a particular use within a Development Plan Document (DPD).
Annual Monitoring Report (AMR)	See 'Monitoring Report'.
Appropriate Assessment	This is required when a plan or project is likely to result in a significant effect upon a Natura 2000 site when considered in combination with other similar proposals. The Appropriate Assessment indicates how these likely significant effects will be avoided.
Atomic Weapons Establishment (AWE)	Atomic Weapons Establishment, There are two licensed nuclear installations located in West Berkshire which are the Atomic Weapons Establishment sites in Aldermaston (AWE A) and in Burghfield (AWE B).
Audit Report	The State of the District Audit Report published in December 2005.
Best and most versatile agricultural land	Land in grades 1, 2, and 3a of the Agricultural Land Classification, as defined in the National Planning Policy Framework (NPPF). (See also Agricultural Land Classification).
Biodiversity	Or Biological Diversity is a term given to the variety of life on Earth, and the natural patterns it forms.
Biodiversity	Areas where biodiversity improvements are likely to

Opportunity Areas (BOA)	have the most beneficial results at a strategic scale.
BREEAM (Building Research Establishment Environmental Assessment Method)	A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail, etc.).
Code for Sustainable Homes (CfSH)	The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. It measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. There are different levels. CfSH Level 4 requires a mandatory minimum percentage of energy efficiency – 44% better than Part L1A of the 2006 Building Regulations. It also requires a mandatory maximum standard in indoor water consumption of 105 litres per person per day.
Combined Heat and Power (CHP)	The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
Community Facilities	Community facilities include development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls and religious buildings. It also includes burial sites.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their areas. CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need – for example, new or safer road schemes, park improvements, or a new health centre. The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development. The Community Infrastructure Levy will replace planning obligations as the mechanism for funding the delivery of most forms of infrastructure from April 2014.
Comparison retail	Retailing related to clothing and footwear; household textiles and furnishings; furniture and floor coverings; household appliances; audio visual equipment; hardware, DIY goods, decorating supplies; chemist and medical goods, cosmetics and beauty products; books; jewellery, watches; china, glassware and kitchen utensils; recreational, personal and luxury goods.
Completions	This term is used to describe where housing is completed. The housing unit does not necessarily have to be occupied.
Convenience retail	Retailing related to food, alcoholic drink, tobacco products, newspapers, and periodicals, non-durable household goods.
Core Employment Area	These tend to be the largest employment areas in the

(CEA)	Borough and are where development for business, industry, or warehousing will generally be permitted and where, the expansion or intensification of existing employment uses is acceptable.
Core Strategy	A Development Plan Document (DPD) setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. The Wokingham Borough Core Strategy was adopted on 29 th January 2010. (See also DPDs)
Cross Cutting	Cross Cutting (prefixed with a 'CC') policies cover the more detailed generic policies that will apply to most types of development
Curtilage	The General Permitted Development Order, Schedule 2, Part 1 3B-2055 defines domestic curtilage as usually a garden, but can include parking areas, access roads, vegetable plots, children's play equipment, and stables (where the horses are kept for pleasure rather than agricultural use). The domestic curtilage is not necessarily marked off or enclosed, but it must be clearly attached to the house or serve the house in some useful and intimate way.
Decentralised energy (DE)	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies. Decentralised energy (DE) systems generate power at or near the point of use.
Demand Management	The application of strategies, policies and other measures to reduce or redistribute travel demand and improve the use of sustainable travel options instead of car-based travel.
Department for Culture, Media and Sport (DCMS)	DCMS works to make sure the communications, creative, media, cultural, tourism, sport and leisure economies have the framework to grow and have real impact on people's lives. Responsibilities also include listing of historic buildings, scheduling of ancient monuments, export licensing of cultural goods.
Design and Access Statement	A Design and Access Statement is required for many types of planning application – full, outline, and listed building application. It should clearly identify a number of issues including the philosophy and approach to inclusive design and the key issues of the particular scheme.
Detailed Emergency Planning Zone (DEPZ)	An area within either 3km of Atomic Weapons Establishment (AWE) Aldermaston or 1.5km of AWE Burghfield where issues of emergency preparedness are considered.
Development Limits	Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.

<p>Development Plan</p>	<p>A document setting out the policies and proposals for the development and use of land and buildings in the authority's area. It is defined in section 38 of the Planning and Compulsory Purchase Act 2004. The documents that make up the Development Plan are shown in Figure 1 of the MDD DPD.</p> <p>The Managing Development Delivery Development Plan Document (Local Plan) is one of the Development Plan documents prepared by Wokingham Borough Council that make up the Development Plan for the Borough. The other Development Plan document produced by the Council is the Core Strategy, adopted on 29 January 2010, which sets out the strategic planning policy to guide development in the Borough to 2026.</p> <p>Under the Localism Act 2011, there is the ability for Parish and Town Councils to produce Neighbourhood Development Plans, which would also form part of the Development Plan.</p> <p>Regional strategies remain part of the Development Plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken. The South East Plan is the Regional Strategy for the Borough.</p>
<p>Development Plan Documents (DPD)</p>	<p>DPDs are prepared by local planning authorities and outline the key development goals of the Development Plan.</p> <p>The first DPD prepared by Wokingham Borough Council is the Core Strategy. The Managing Development Delivery document is also a DPD. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany DPDs.</p> <p>All DPDs must be subject to rigorous procedures of community involvement, consultation, and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.</p> <p>Together, the Core Strategy and the Managing Development Delivery Development Plan Document are also known as the Local Plan.</p>
<p>Dwelling</p>	<p>A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette, or converted farm building.</p>

Economic Development Strategy	Sets out a joint vision, priority themes, and activities that seek to improve the economic well-being and quality of life for residents in Wokingham over the next 3 years (for the period 2010-2013). It was adopted by Wokingham Borough Council on 25 th March 2010.
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Empirical data	Based on observation or experience rather than theory
Flexibility	Flexibility is applied by the Council and equates to 10% of all the sources of housing land supply excluding completions.
Flood Risk Assessments (FRAs)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Freight Transport Association (FTA)	Trade association that represents the transport interests of companies moving goods by roads, rail, sea, and air.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	<p>A designation for land around certain towns and built-up areas, which aims to keep the land permanently open or largely undeveloped. The purposes of the green belt are to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land <p>In Wokingham Borough, the Green Belt comprises land north and east of Twyford but excluding Wargrave, and includes land in the parish of St. Nicholas Hurst east of the 'The Straight Mile' and north of Carter's Hill.</p>
Greenfield	Land that is not previously developed.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Green Routes	Roads into settlements that are lined with trees and other vegetation which make a significant contribution to character and environment of the area and contribute to the Borough's network of wildlife corridor.
Green Route Enhancement Areas	These are stretches of road that have the potential to be green routes, particularly sections running between existing green routes.

Habitats Regulations Appraisal	An appraisal of plans or projects that affect Natura 2000 sites of which the Appropriate Assessment forms part. The appraisal is required in response to the Habitats Directive (Directive 92/43/EEC) on the conservation of natural habitats and wild fauna and flora.
Heritage Asset	<p>A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p> <p>The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (Listed Buildings; Scheduled Ancient Monuments, and nationally important Historic Parks and Gardens). The list can be accessed from the English Heritage website at www.english-heritage.org.uk/list</p> <p>For listed buildings and Registered Parks and Gardens, the List is the statutory record. For scheduled monuments the statutory record is kept by the Department for Culture, Media and Sport (DCMS) and the record that appears on the National Heritage List is a copy of this.</p>
Houses in Multiple Occupancy (HMOs)	Residential property where common areas such as bathrooms and kitchens are shared by more than one household. HMOs consist of a variety of property types such as bedsits, shared houses, and purpose-built HMOs.
Inclusive Communities	Communities that promote integration and aim to tackle the exclusion of marginalised groups. This is primarily achieved through suitable housing provision, the co-ordination of appropriate services and addressing the requirements of the population.
Infrastructure	Permanent resources service society's needs including: roads, sewers, schools, hospitals, railways, and communications - see also the supporting text (paragraph 4.27) to policy CP4 – Infrastructure Requirements of the Core Strategy.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan includes details of the infrastructure needed to support the delivery of the local plan.
Landscape Character Assessment	Formally describes and classifies different landscapes. It also outlines how landscapes should be conserved and managed.
Lifetime Homes	What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being.
Limited Development	Limited development locations are those containing a

Location	basic range of services and facilities and are physically and socially cohesive. Within the development limits of these settlements, limited development would be acceptable. This includes affordable housing to meet identified local needs. Limited Development Locations are listed in Core Strategy policy CP9 - Scale and location of development proposals.
Local Areas of/for Play (LAP)	An area of at least 100m ² with up to three activities, with a minimum 5m buffer zone.
Local Development Documents (LDD)	These include DPDs (which form part of the statutory Development Plan) and Supplementary Planning Documents or SPDs (which do not form part of the statutory Development Plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.
Localism Act	Devolves more planning powers to councils and local communities, including the introduction of neighbourhood planning and other measures.
Locally Equipped Area of/for Play (LEAP)	An area of at least 400m ² with at least five activities, with minimum 20m buffer zones (NB minimum of 30m buffer zones for teenage equipment).
Local Nature Reserves (LNR)	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the planning regulations would be considered to be Development Plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Transport Plan (LTP)	An integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
Local Wildlife Sites (LWS)	Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation.
Lower Layer Super Output Area (LLSOA)	A geographic area defined for the collection and publication of small area statistics.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including

	theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development Location	Major development locations are those with the greatest range of facilities and services which allow residents the greatest choice in modes to access them. It is within the development limits of these settlements where major development (including urban extensions within these limits) would be acceptable. They are listed in Core Strategy policy CP9 - Scale and location of development proposals.
Market Housing	Housing supply where the type, design, and prices are set in the open market.
MDD DPD	The Managing Development Delivery Development Plan Document. This is both a Development Plan Document and a Local Plan.
Modest Development Location	Modest development locations are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas, e.g. Bracknell, Crowthorne, and Reading. It is within the development limits of these settlements where modest development would be acceptable. They are listed in Core Strategy policy CP9 - Scale and location of development proposals.
Monitoring Report	A report prepared at least annually by the Local Authority which assesses progress with and the effectiveness of planning policy. Previously referred to as Annual Monitoring Report (AMR).
National Heritage List for England (NHLE)	The official database which provides access to up to date information on all nationally designated heritage assets.
National Planning Policy Framework (NPPF)	National Planning Policy Framework, which has replaced Planning Policy Statements (PPS) and Planning Policy Guidance Notes, with the exception of PPS10: Planning for Sustainable Waste Management.
National trail	Long distance routes for walking, cycling, and horse riding.
Neighbourhood Equipped Area for Play (NEAP)	An area of at least 1000m ² with at least eight activities, with a minimum 30m buffer zone.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Noise Abatement Society (NAS)	The objective of the Noise Abatement Society is to raise awareness of, and find solutions to, noise pollution and pollutants related to solving noise issues, for example light disturbance and air pollution.
Office for Nuclear Regulation (ONR)	Seeks to secure the protection of people and society from the hazards of the nuclear industry, by ensuring compliance with relevant legislation and by influencing the nuclear industry to create an excellent health, safety, and security culture.
Older people's range of housing	<u>Private Retirement Housing</u> Generally planning use class C3 (see 'use class').

	<p>Housing developments of a similar type to sheltered housing, but built for sale, usually on a leasehold basis. Generally considered Category 1 sheltered housing, purpose built and designed for older people, with an alarm system but likely to have very little other support facilities.</p> <p>There is now a growing private rental market in retirement housing. In the main, a private retirement housing rental means an individual property available for renting in an otherwise owner-occupied development.</p> <p><u>Sheltered Housing</u> Generally planning use class C3 (see 'use class'). Sheltered housing (also known as retirement housing) is a group of flats or bungalows where all residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Can be Category 1 sheltered housing where there is unlikely to be support facilities or Category 2 where usually there are some common facilities that all residents can use - such as a residents' lounge, a guest suite, a garden and often a laundry.</p> <p>Category 2 schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Properties are usually also linked to a careline service (also called emergency alarm or community alarm service) so that residents can call help if needed.</p> <p>There are many different types of scheme, either to rent or to buy. They usually contain between 15 and 40 properties ranging in size from studios to 2 bedrooms. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some are designed to accommodate wheelchair users.</p> <p><u>Enhanced Sheltered Housing</u> Generally planning use class C3 (see 'use class'). Sheltered housing where personal care and support services are available, but not 24/7. The care services are likely to be registered with the Care Quality Commission for 'Domiciliary Care Services'.</p> <p><u>Extra Care Housing</u> May be either planning use class C3 or C2 (see 'use class'). Extra care housing offers self-contained apartments, each one with a bedroom, a living room, bathroom and kitchen either for rent or to purchase. A care team is onsite 24 hours a day and personal care</p>
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	<p>and support for individuals is tailored to each persons assessed needs. The care service will be registered with the Care Quality Commission for 'Extra Care Housing Services'.</p> <p>Extra care housing offers a community with facilities for people to socialise and pursue their hobbies and interests together with catering facilities on site providing meals to purchase. Extra care housing gives people control over their income, care and support and assistance in emergencies.</p> <p><u>Assisted Living</u> May be either planning use class C3 or C2 (see 'use class'). A name initially introduced from the United States to describe a form of 'housing with care' designed for older people, and now adopted by a number of housing developers for both the private and rental markets. There is no single definition. The 'Extra care housing' definition will apply to most Assisted living developments, but some also have features of 'Close care housing', that is, access to the services of a nearby care home.</p> <p><u>Dementia Extra Care Housing</u> May be either planning use class C3 or C2 (see 'use class'). Dementia extra care housing is designed specifically for people with dementia and caters for a wide range of needs and individual circumstances. Each individual has a self contained apartment together with access to communal facilities such as lounges, kitchens and activity rooms. 24 hour care and support is available onsite, tailored to individual needs. The care service will be registered with the Care Quality Commission for 'Extra Care Housing Services'.</p> <p>Residents are encouraged to maintain as much independence as possible.</p> <p><u>Close Care/Continuing Care Housing</u> Generally planning use class C2 although elements maybe C3 (see 'use class'). Close Care or Continuing Care schemes are a relatively new concept and consist of independent flats or bungalows built on the same site as a care home. This scheme may have several services registered with the Care Quality Commission, if there is a care home on site, this is likely to be registered as a 'Care Home', separately from services provided to other accommodation on site, which may be registered for 'Domiciliary Care Services'. Residents often have some services (such as cleaning) included in their service charge and other services can be purchased from the care home.</p> <p>Close/Continuing care schemes can either be rented or</p>
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	<p>purchased. Purchasers may receive a guarantee that the management will buy back the property if they enter the care home.</p> <p><u>Care Homes</u> Will be planning use class C2 (see 'use class'). Formerly known as residential care, a care home is a residential setting where a number of older people live, usually in single rooms, on a full board basis and have access to on-site care services. This type of home will be required to be registered with the Care Quality Commission as a 'Care Home'.</p> <p>A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication. Some care homes are registered to meet a specific care need, for example dementia or terminal illness.</p> <p><u>Care Home with Nursing</u> Will be planning use class C2 (see 'use class'). The term nursing home has been replaced by care home with nursing. This type of home will be required to be registered with the Care Quality Commission as a 'Care Home with Nursing'. A home registered for nursing will provide personal care (help with washing, dressing and giving medication), and will also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks, the exact number of nursing staff to residents will depend on the number of occupants of the home. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse. Accommodation is provided, usually in single rooms, on a full board basis.</p> <p>Some homes, registered either for personal care or nursing care, can be registered for a specific care need, for example dementia or terminal illness. Dual registered homes no longer exist, but homes registered for nursing care may accept people who just have personal care needs but who may need nursing care in the future.</p>
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Planning Advice Note	An informal document produced by Wokingham Borough Council providing additional guidance on an issue. These may be produced to provide additional guidance whilst the authority prepares Supplementary Planning Documents (SPDs) or commissions further research to resolve any issues.
Planning	A legally enforceable obligation entered into under

Obligations	section 106 of the Town and Country Planning Act 1990 (as amended) to mitigate the impacts of a development proposal.
Planning Policy Guidance (PPG)	Government national land use & planning policies which were being replaced by Planning Policy Statements. Were then replaced by the National Planning Policy Framework.
Planning Policy Statement (PPS)	Government national land use & planning policies which were replacing Planning Policy Guidance notes. Were then replaced by the National Planning Policy Framework.
Policies (Proposals) Map	This shows the location of proposals and designations in the Core Strategy and the Managing Development Delivery Development Plan Document on an Ordnance Survey base map.
Powered Two Wheeler (PTW)	These are two wheeled vehicles such as motorcycles and scooters
Proposed submission document (sometimes called the pre-submission version)	A version of a Development Plan Document for Council Members, prepared prior to submission of the submission draft to the Secretary of State for examination. (Also see 'submission draft').
Primary shopping area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary shopping frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing, and household goods.
Regional Strategy	The South East Plan is the Regional Strategy for the Borough. Regional strategies remain part of the Development Plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Reserve site allocation, reserve housing site	Sites allocated for development post after the plan period (1 April 2026). However, in line with paragraph 4.82 of the Core Strategy they could be developed before this in order to maintain a supply against broad requirements of Core Strategy policy CP17 – Housing Delivery.
Retail Centre	The centres defined in Table 2 of the MDD DPD. For the purposes of the Core Strategy and MDD DPD, 'retail centre' is equivalent to 'town centre' as defined in the National Planning Policy Framework in relation to the

	development of retail and main town centre uses.
Rights of Way Improvement Plan (ROWIP)	A Rights Of Way Improvement Plan (ROWIP) 2009 seeks to improve public rights of way and other non-motorised routes to support of the needs of all types of users. Adopted 18 th December 2009.
Rural exception housing, rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Saved Policies	Policies within Local Plans that were saved for a time until their replacement by policies in Development Plan Documents. In the case of Wokingham they are being replaced by the Core Strategy and MDD, once adopted (adopted by resolution of the Borough Council following a decision that the document is 'sound' by a Planning Inspector after Examination in Public.)
Science and Innovation Park	A science and innovation park is essentially a cluster of knowledge-based businesses, where support and advice are supplied to assist in the growth of the companies. In most instances, science parks are associated with a centre of technology such as a university or research institute.
Secondary shopping frontage	Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas, and businesses.
Section 106	A legal agreement through which a developer makes a contribution towards infrastructure and local services and facilities to offset the impact of new development. The contribution can be financial, although in some cases a developer may agree to provide a particular facility or element of infrastructure according to the Council's need.
Settlement Boundaries	See Development Limits.
Settlement Separation Areas	Areas between settlements where there is the greatest risk of settlement coalescence which are kept free from significant levels of development to help retain the gap between and distinct character of different settlements. The Council and the local community attach great importance to the function of these areas as a means of maintaining individual settlement identity. These areas will help to retain the separation areas between settlements within the Borough and with those between settlements in the Borough and settlements outside the Borough.
Site Allocations ('SAL')	Site Allocations (prefixed with a 'SAL in the MDD DPD') provide policies for those sites, which will be allocated for development.
Sites of Special	Sites designated by Natural England under the

Scientific Interest (SSSI)	Wildlife and Countryside Act 1981.
Sites of Urban Landscape Value (SULVs)	Open areas within settlements that are important to local character, amenity and landscape and which may have biodiversity and recreational roles.
Small Group Homes	Small group homes are generally houses with individual bedrooms (preferably with en suite) but with shared communal facilities for 3 or 4 people with disabilities or young people leaving care where there are staff on site for at least part of the day. They are sometimes supported by staff 24/7 depending on the needs of the individuals.
Smarter Choices	Is a term used to describe measures and techniques for influencing behaviour towards the use of more sustainable modes of transport and reducing the demand for car-based transport
South East Plan (SEP)	The Regional Spatial Strategy for South East England covering the period 2006-2026. It was approved by the Secretary of State on 6 May 2009. Regional strategies remain part of the Development Plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.
Special Areas of Conservation (SAC)	Sites classified under the European Community Directive on Habitats to protect internationally important habitats.
Special Landscape Area	A policy to protect high quality landscape areas which is based on the Landscape Character Assessment. It replaces the 'Areas of Special Landscape Importance' policy.
Special Protection Areas (SPA)	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Station, health & fitness station	In the context of open space, sport and recreational facilities standards for residential development, a health & fitness station is an area or installation, such as a bench for weight-lifting or a rowing machine, where a participant can partake in a health & fitness activity. A facility or site such as a gym may host numerous stations.
Strategic Access Management and Monitoring (SAMM)	This is a project overseen by Natural England and Hampshire County Council to implement standard messages and additional wardening and education across the Thames Basin Heaths SPA.
Strategic Development Location (SDL)	These are the key sites allocated through Core Strategy policies CP18-21 – Strategic Development Locations to take a significant proportion of the Borough's development.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Housing Land Availability Assessment (SHLAA)	A SHLAA assists in the identification of sufficient deliverable sites for residential development and the assessment of whether a rolling five year supply of housing land is available. It should be undertaken as part of the evidence base for the Local Plan. Undertaking a SHLAA is a key requirement of National Planning Policy Framework.
Submission Document or submission draft	A Development Plan Document submitted to the Secretary of State for independent examination by a government-appointed planning inspector. (Also see 'Proposed submission draft').
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos. Also see 'Use Class'
Suitable Alternative Natural Green Spaces (SANG)	Suitable Alternative Natural Greenspaces or 'SANGs' are a group of existing open spaces that are due to undergo enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.
Sustainability Appraisal (including Strategic Environmental Assessment)(SA/SEA)	An appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainability Statement	A required for residential development involving the creation of a new dwelling and non-residential development over 100 sq m of floorspace. It is required for full and reserved matters applications. It should evidence how the planning application has addressed the sustainable design and construction aspects in line with national and local planning policy.
Sustainable community strategy	A strategy prepared by the Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000. The strategy for Wokingham is called the Sustainable Community Strategy for Wokingham 2020.
Sustainable Development	Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SuDS)	Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving

	away from traditional piped drainage systems towards engineering solutions, which mimic natural drainage processes. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management.
Sustainable Environment Strategy	Sets out a vision, priority themes, and activities that seek to improve the local environment over the next 10 years (for the period 2010-2020) and supports a sustainable future for Wokingham residents. Adopted by Wokingham Borough Council on 24 June 2010.
Tandem Development	A term used to describe a dwelling built behind another, the rear building having no frontage and being accessed by a private roadway or track alongside the front building.
Thames Basin Heaths Special Protection Area (TBH SPA)	A collection of sites on the borders of Berkshire, Hampshire, and Surrey covering an area of 8,274 hectares. It was classified under the European Community Directive on Wild Birds to protect internationally important bird species on 9 March 2005 for the populations of three Annex 1 bird species – Nightjar, Woodlark, and Dartford Warbler.
Topic Based ('TB')	Topic Based policies in the MDD DPD, that generally only apply to certain types of development.
Use Class	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes' and include:</p> <ul style="list-style-type: none"> • A1 (shops) • A2 (financial & professional services) • A3 restaurants & cafés • A4 (drinking establishments) • A5 (takeaways) • B1 (business) • B2 (general industrial) • B8 (storage & distribution) • C1 (hotels) • C2 (residential institutions) • C2A (secure residential institutions) • C3 (dwellinghouses) • C4 (houses in multiple occupation) • D1 (non-residential institutions) • D2 (assembly & leisure) <p>Also see 'Sui Generis'</p>
Vitality and Viability	Vitality and viability are concepts used to measure the health of a retail centre. Vitality refers to how busy a centre is and viability refers to the centres' capacity to attract investment and adapt to changing needs.
Wildlife corridor	Areas of habitat connecting wildlife populations.
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have

	unexpectedly become available.
Wokingham District Local Plan (WDLP)	The old-style Development Plan prepared by the then Wokingham District Council setting detailing planning policies in the area. It was adopted on 11 March 2004. Following the implementation of the Planning & Compulsory Purchase Act 2004, some of the policies ceased to be relevant for determining planning applications after 28 September 2007 whereas others were saved beyond this date. See Core Strategy Appendix 1 for more information on saved policies. (See also 'saved policies' above).