

Local Plan Update:  
Revised Growth Strategy Consultation  
November 2021

Version: Executive

# FOREWORD

**Cllr John Halsall, Leader of Wokingham Borough Council**

TO BE INSERTED.

**Cllr Wayne Smith, Executive Member for Planning and Enforcement**

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# 1.0 INTRODUCTION

- 1.1 This consultation document has been prepared to seek views on an updated approach to managing development across the borough up to 2037/38 – a Revised Growth Strategy.
- 1.2 The new approach makes some significant changes to the approach we consulted on in February 2020. In particular, it:
- Removes the proposed creation of a garden town at Grazeley;
  - Includes a new strategic allocation to create a garden village, including significant parkland, on land to the south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley;
  - Includes additional allocations for housing across the borough;
  - Includes additional allocations for Local Green Space across the borough; and
  - Extends the plan period to 2038.
- 1.3 We are asking for your views on the updated approach so that these can be considered before we move to confirm our proposed approach strategy, which is then tested by a government appointed Planning Inspector.
- 1.4 The consultation period runs to 5pm, Monday 17 January 2022.
- 1.5 Further details about the consultation and how to take part are provided below.

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

- 1.6 Local plans are key documents which set out the strategy and associated policies for managing development. In doing this, a local plan considers how much development is required and of what type, where it should go, and where it should not go. Improvements to infrastructure are aligned alongside, ensuring that communities have access to facilities such as schools and open spaces, as well as opportunities for walking and cycling.

## [Why is Wokingham Borough Council preparing a new Local Plan?](#)

- 1.7 Our current local plans, the Core Strategy and Managing Development Delivery plans, were designed to manage development up to 2026.
- 1.8 Refreshing our local plans to look further ahead means that we will continue to have a clear approach for managing development. A new local plan will ensure the needs of residents and local businesses are properly addressed and planned for in a coordinated way, and those important areas and features of the borough's environment we wish to conserve are protected. This is the best way to help deliver development that is sustainable.
- 1.9 A new local plan provides greater certainty as to where development will occur (with the accompanying infrastructure) and where it won't. Without a new plan, there is less control over where development comes forward. It is also much harder to invest in improvements to infrastructure such as roads and schools if development is driven by developers in an ad-hoc and dispersed pattern.

### Why are we consulting on a revised approach?

- 1.10 We prepared and consulted on a full Draft Local Plan in February 2020, however the strategy proposed in that plan is no longer achievable and we need to decide on a new approach.
- 1.11 A central plank of the Draft Local Plan (2020) was the creation of a garden town at Grazeley in the west of the borough. This provided an opportunity to create a new community of around 15,000 homes across land within Wokingham Borough and West Berkshire District.
- 1.12 Subsequent to our work and agreeing the Draft Local Plan (2020), a change in legislation resulted in the redetermination of emergency planning arrangements around AWE Burghfield in the case of an incident<sup>1</sup>. The redetermination unexpectedly and significantly extended the area where emergency plans must be in place to incorporate for the first time both the area of Grazeley as well as the villages of Three Mile Cross and Spencers Wood. The change resulted in objections to the Grazeley garden town proposal from the Defence Nuclear Organisation (part of the Ministry of Defence) and the Office for Nuclear Regulation.
- 1.13 In light of the changed circumstances, the Grazeley garden town proposal, and therefore the strategy proposed by the Draft Local Plan (February 2020), is no longer achievable.
- 1.14 The option of not agreeing an updated approach would result in no real control or influence over where and how new housing and other types of development take place as explained above. It would also leave the council vulnerable to intervention by the government regarding exercising its planning function.

### What are you seeking my views on?

- 1.15 We are asking for your views on an updated strategy for our new local plan – our Revised Growth Strategy.
- 1.16 As local plans are long documents, and the majority of policies are not impacted by the loss of the Grazeley garden town proposal, we have taken the decision to focus this consultation on the areas of change - that is those policies relating to the amount of development required and how this is proposed to be met across the borough, including the land to be specifically allocated to achieve this.
- 1.17 In addition, views are sought on the allocation of some areas as Local Green Space, a designation which seeks to protect these areas from development unless very special circumstances arise.

### What about other areas of policy such as climate change?

- 1.18 We proposed to continue the broad approach set out in other policies in the Draft Local Plan (2020). This includes the clear commitments to:
- net zero carbon development;
  - biodiversity net gain;
  - affordable housing;

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<sup>1</sup> AWE Burghfield is a licenced nuclear installation within the adjoining local authority of West Berkshire District. Activities undertaken include the assembly, maintenance and decommissioning of warheads on behalf of the Ministry of Defence.

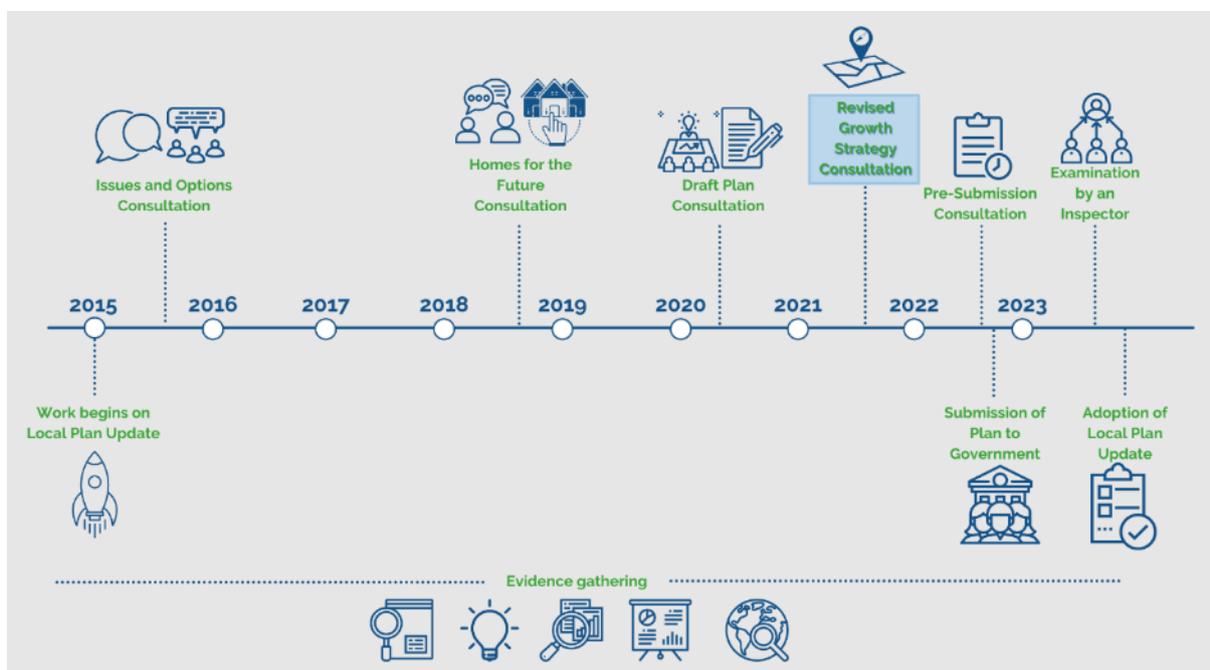
- quality design;
- health and wellbeing; and
- walking and cycling.

1.19 There is no need for anyone to resubmit comments on these other matters. We have a wide range of comments submitted in response to the full Draft Local Plan and are actively considering these.

### The local plan timeline

1.20 The timeline for preparing and adopting the Local Plan Update is set out below. The timing of the examination and subsequent stages is dependent on the availability of a Planning Inspector and the issues raised that require exploration through the examination process.

Figure 1: Local plan timetable



### Evidence and technical reports

1.21 There are a significant number of background papers and pieces of research that have informed this consultation. The full justification for each policy or proposal is not included in this document in order to keep it as accessible as possible, although some key elements may be referenced where relevant.

1.22 The full evidence base is available on the council’s website. This includes documents looking at different types of development needs (housing types, economic needs), different environmental constraints (e.g. flooding, Green Belt), and infrastructure needs. Some of these documents will be reviewed and updated following this consultation, and where appropriate consider the impacts of the covid-19 pandemic.

1.23 This consultation is also supported by a Sustainability Appraisal and Habitats Regulations Assessment. These assess the environmental, social and economic effects of the policies and proposals, and are legal requirements.

1.24 The consultation is also supported by a number of short documents providing further explanation as to information that has fed into the updated approach or explaining assessments to be undertaken as we move forward.

- Housing need and supply
- Economic development
- Nature Conservation
- Heritage
- Flood Risk

[How do I let you know my views?](#)

1.25 If you would like to make comments on the Revised Growth Strategy, you must submit them in writing by:

5pm, Monday 17 January 2022.

You can respond on the following ways:



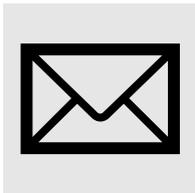
Online

**INSERT WEB ADDRESS**



Email

LPU@Wokingham.gov.uk



Post

Growth and Delivery Team – Revised Growth Strategy Consultation,  
Wokingham Borough Council,  
Shute End,  
Wokingham,  
RG40 1BN.

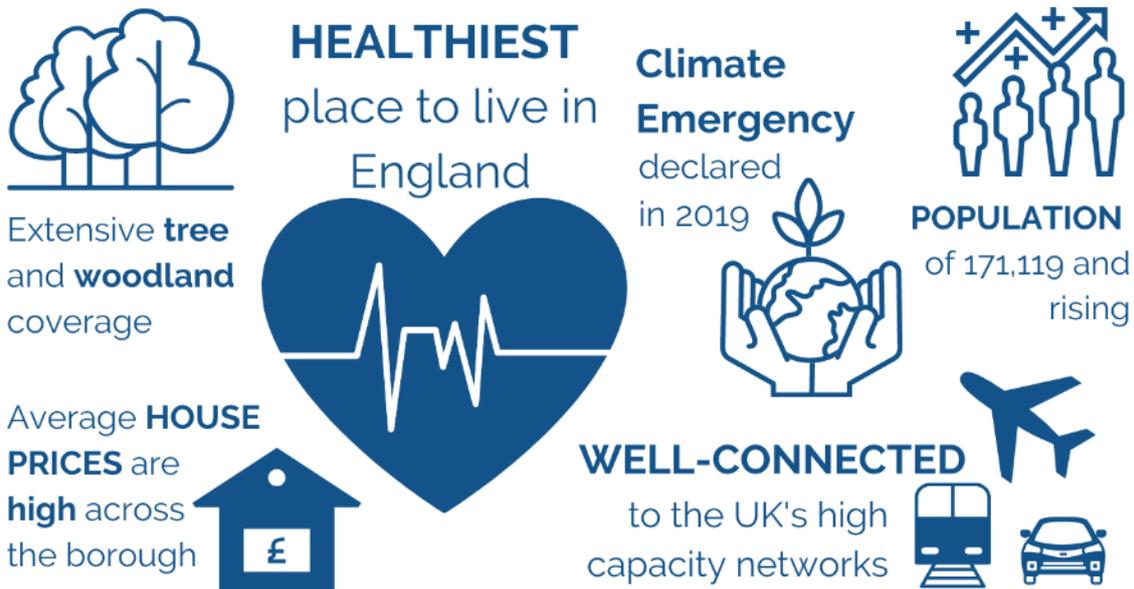
1.26 The Revised Growth Strategy and all the supporting documents are available on the council’s website at the below web address. Paper copies of the Revised Growth Strategy are also available to view at the council’s offices at Shute End, Wokingham.

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/>

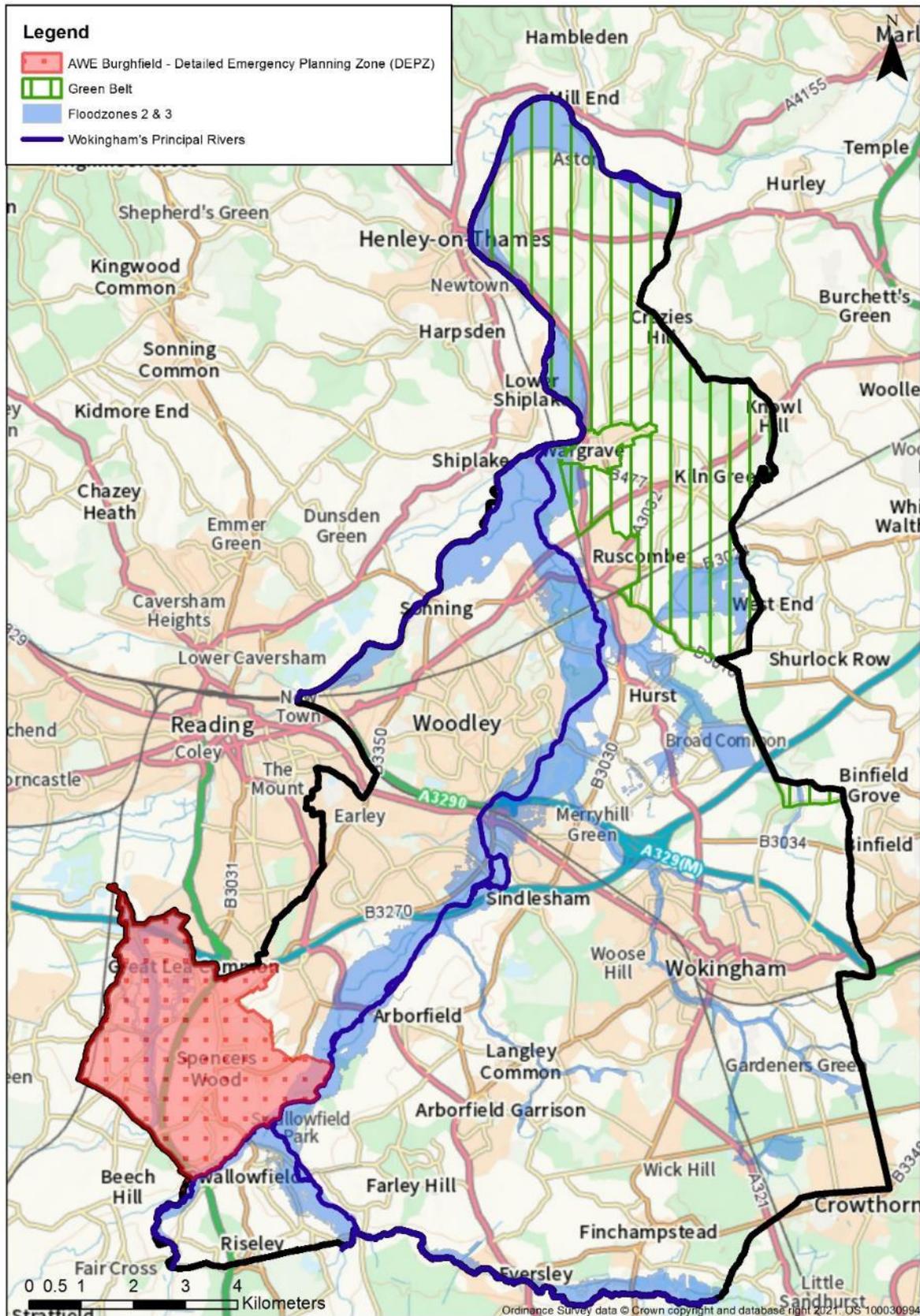
1.27 We will review all comments received, look at the key issues raised, and take these into account in working to the next stage of our new Local Plan.

## 2.0 KEY FACTS ABOUT WOKINGHAM BOROUGH

Figure 2: Key facts



Map 1: Key constraints



## 3.0 OUR VISION AND OBJECTIVES

- 3.1 The Draft Local Plan (2020) set out a vision for what we feel Wokingham Borough should be like in the future, with a new local plan in place. This vision was supported by 10 objectives, which set out what we want to achieve in order to make the vision a reality.
- 3.2 In writing the vision and objectives, we considered what you have told us through earlier consultations on the new local plan and other views gathered by the council. This includes the preference for development needs to be met through larger scale development, where infrastructure can be planned, funded, and provided alongside new homes, preferably early, to help create quality places from the outset and address traffic and congestion issues.
- 3.3 We believe the vision and objectives remain sound and have used them to guide decisions for the Revised Growth Strategy.
- 3.4 The vision statement and objectives are reproduced below. A full explanation is set out in Appendix A: Our vision and objectives.

### VISION

- A borough that focuses on the needs of our communities.
- A borough that will be sustainable for generations to come.
- A borough where people choose to live, learn and work because both the places we build and the places we protect are valued and enriching.

### OBJECTIVES

1. Make the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low-carbon economy.
2. Reduce the need to travel and widen travel choice, by providing local opportunities to access learning and employment, services and facilities, through ensuring that options for walking, cycling and public transport are attractive, accessible for all, convenient and safe, and by enabling digital connectivity.
3. Improve strategic transport connectivity by walking, cycling, public transport and road, both between places within and outside of the borough.
4. Maintain and strengthen the sense of place by securing quality designed development through protecting and enhancing the distinctive historic environment, landscape character, townscape character and biodiversity value, assisting vibrancy, and by keeping settlements separate.
5. Champion thriving town and local centres to provide the focus of their communities both in social and economic activity, ensuring they can adapt to the challenges they face.
6. Enable conditions to allow the economy to creatively grow by being adaptable to structural and technological change, ensuring the economic benefits are felt by all.

7. Improve health and wellbeing by enabling independence, encouraging healthy lifestyles, facilitating social interaction and creating inclusive and safe communities.

8. Contribute our fair share towards meeting the need for more housing, ensuring that a range of suitable housing options are available across both towns and villages which cater for and adapt to a variety of needs including affordable housing and the growing ageing and vulnerable groups in the population.

9. Promote quality and innovation in the design of buildings and public spaces, ensuring they are attractive, accessible, welcoming and meet needs of all groups in the community.

10. Facilitate timely provision of new and improved infrastructure by working with providers to achieve focused investment and by securing appropriate benefits from new development.

## 4.0 SPATIAL STRATEGY

- 4.1 Government planning policy includes a number of aspects which place requirements on a local plan, such as the scale of development required, or act to influence how development can be managed, for example the protection of the Green Belt and directing development away from areas at risk of flooding.
- 4.2 The spatial strategy of a local plan seeks to set out the overall vision, pattern, scale and quality of development. It involves making sufficient provision to meet housing, employment and other needs, in a way which seeks to respect the natural, built and historic environment.
- 4.3 National planning policy expects local authorities to enable land to come forward to build a scale of housing calculated by a standard method. This standard method currently calculates the housing need of Wokingham Borough to be 768 dwellings a year. Over the plan period of 2018/19 to 2037/38 this equates to 15,513 dwellings<sup>2</sup>.
- 4.4 Providing for this quantity of housing, without compromising the quality of the life of new and existing residents, is the key challenge of the new local plan.
- 4.5 Through earlier consultations on the local plan, residents have expressed several clear preferences on how development could best be managed. These include:
- Preference for development needs to be met through large scale developments, where infrastructure can be planned, funded and provided alongside;
  - Preference for large developments to be located where there is good accessibility to transport links, they are adjacent to existing settlements and ensures the delivery of new infrastructure;
  - Recognition that a range of approaches are required to meet development needs, including size of site and location across the borough;
  - Preference for infrastructure to be provided early, and where possible ahead of development, to limit the strain on existing infrastructure;
  - Acknowledgement of the need to understand changes in the employment and retail markets, and allowing areas to adapt positively to future requirements; and
  - The need to protect the identity of places, and the role of the countryside and Green Belt in achieving this.
- 4.6 Large scale developments are often the best solution to meeting development needs in a way that responds to the challenges of climate change. They offer an opportunity to design in sustainability from the outset including measures to lessen the need to travel by private car, so reducing our carbon footprint and impact on the environment and air quality, as well as planning for accessible green space, drainage management, biodiversity enhancements and renewable energy.
- 4.7 Our current Core Strategy local plan identified four Strategic Development Locations (SDLs), where new sustainable communities would be created.
- Arborfield Garrison
  - South of the M4

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<sup>2</sup> The figure uses the housing need as calculated by the standard method at the time for years 2018/19 (864 dwellings), 2019/20 (804 dwellings) 2020/21 (768 dwellings).

- North Wokingham
- South Wokingham

- 4.8 The SDLs are at different stages of delivery, but all have delivered new schools, roads, community facilities and open spaces.
- 4.9 In considering the new approach for the Revised Growth Strategy, our view is that our strategy for future growth should continue to be predominantly focussed on larger sites. This includes the completion of the existing SDLs, and their evolution to include new opportunities which are now available within and around them where they are consistent with the original visions.
- 4.10 Planning for longer term growth however requires additional land to be identified in addition to that identified in the current Core Strategy local plan.
- 4.11 Three large scale development opportunities have been identified across the borough:
1. land to the south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley;
  2. land situated to the north of Wokingham (between the M4 and A329(M)); and
  3. land to the east of Twyford in Ruscombe Parish.
- 4.12 The Hall Farm / Loddon Valley opportunity is considered the most deliverable and sustainable strategic option. It offers the opportunity to provide homes alongside jobs with the area in proximity to the Thames Valley Science and Innovation Park, Shinfield being proposed for a potential mixture of science and technology, film studios, educational and health uses. This potentially includes the full or partial relocation of the Royal Berkshire Hospital. The council's planning committee resolved to grant planning permission for a creative media hub including film stages and associated workshops and office space at their meeting on 13 October 2021.
- 4.13 The Hall Farm / Loddon Valley opportunity also allows the creation of a large publicly accessible green space or park along the River Loddon Valley, an area currently without public access. The river corridor provides a significant opportunity for comprehensive habitat management, restoration and enhancement, improving biodiversity.
- 4.14 The new community would be supported by a comprehensive package of infrastructure to incentivise sustainable behaviours and travel choices. This would include a framework to maximise opportunities for walking and cycling both within the new community and between the surrounding places (including a new connection over the M4 to Earley), primary schools and a secondary school, and neighbourhood centres.
- 4.15 The identification of a new Strategic Development Location at Hall Farm / Loddon Valley is the largest proposed change within the Revised Growth Strategy over the previous approach. We estimate this is capable of providing a new community with 4,500 new homes, of which a minimum of 2,200 homes would be in the period to 2037/38. The remainder would be delivered in following years.
- 4.16 It is recognised, however, that there is a need for development elsewhere in the borough, but this needs to be proportionate and targeted to suitable locations. As mentioned above, this includes opportunities which are now available within and around our existing SDL where they are consistent with the original visions.

- 4.17 Whilst the spatial strategy retains the principle that the majority of development will be delivered in large strategic sites, there is a limit as to how much housing can be delivered this way in the shorter term. This is because any new large strategic development requires careful planning and significant improvements to infrastructure before substantial numbers of homes can be build.
- 4.18 Development of smaller sites in the right places may also deliver quality development and allow for sustainable behaviours and travel choices. This is particularly the case for town centre locations. Sites on the edge of towns and villages may also provide reasonable opportunities to provide housing, albeit at a comparatively lesser scale in reflection of the varying level of access to local services and facilities, and connectivity.
- 4.19 The spatial strategy also allows for development within, and in some places, on the edge of towns and villages which is consistent with the character and accessibility of the location.
- 4.20 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) are:
- The removal of the Grazeley garden town;
  - The identification of a new Strategic Development Location on land to the south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley;
  - The identification of a substantial opportunity within the South Wokingham Strategic Development Location;
  - The identification of smaller scale new development within and on the edge of towns and villages across the borough;
  - The extension of the plan period to 2018/19-2037/38, and an associated updated to the development needs such as the number of new homes.
- 4.21 Map 2 shows the locations where new housing would be directed to under the Revised Spatial Strategy. Further detail on these areas can be found in the following sections.
- 4.22 The full policy is reproduced in Appendix B: Spatial strategy.



**Q1a Spatial Strategy**

To what extent do you agree with the proposed changes to the spatial strategy policy?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The primary focus of new growth through the identification of a new Strategic Development Location at Hall Farm / Loddon Valley					
The identification of additional growth within and adjacent to existing Strategic Development Locations when consistent with their original vision					
The identification of modest development across the borough, consistent with the character and accessibility of places					
The extension of the plan period to 2018/19-2037/38, and an associated update to the development needs					

**Q1b Spatial Strategy**

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

## 5.0 STRATEGIC DEVELOPMENT LOCATIONS

- 5.1 Our current Core Strategy local plan identified four Strategic Development Locations (SDLs), where new sustainable communities would be created.
- Arborfield Garrison
  - South of the M4
  - North Wokingham
  - South Wokingham
- 5.2 The SDLs are at different stages of delivery, but all have delivered new schools, roads, community facilities and open spaces.
- 5.3 As part of our strategy for future growth, new development will continue to be predominantly focussed on larger sites. This includes the completion of the existing SDLs, and their evolution to include new opportunities which are now available within and around them where they are consistent with the original visions.
- 5.4 Planning for longer term sustainable growth however requires additional land to be identified. The spatial strategy proposes the identification of a new SDL at Hall Farm / Loddon Valley.
- 5.5 Further information on the existing SDLs, including the proposed policy changes, and the new areas of development are set out below.

### [Arborfield SDL \(what's happened on the ground\)](#)

- 5.6 The former Arborfield Garrison was identified in the Core Strategy local plan (2010) as a location for sustainable, well-designed, mixed-use development.
- 5.7 Several phases of the development have now been completed or are under construction with around 1,000 new homes completed by end of March this year. Bohunt Secondary School and Arborfield Green Primary School (Farley Hill Primary School) are both open, alongside the new Arborfield Cross Relief Road (Observer Way), which opened in 2020. Work to deliver the new neighbourhood centre is also progressing.
- 5.8 The Draft Local Plan (February 2020) proposed to allocate the adjacent former Reading FC Training Ground, Hogwood Park, for 140 dwellings. Outline planning permission was granted for up to 140 dwellings in April 2021. It is now proposed that this site is included as part of the Arborfield Garrison SDL policy due to its close association. In addition, Westward Cottage, Sheerlands Road has been identified for 10 dwellings.
- 5.9 The main difference in the Revised Growth Strategy from the Draft Local Plan (2020) are:
- The identification of Westward Cottage, Sheerlands Road for 10 dwellings.
- 5.10 All other aspects of the policy which includes infrastructure requirements are proposed to be retained. This includes the delivery of:
- Planned retail and social facilities as part of a neighbourhood centres, and the second primary school in the southern section of the allocation;
  - Measures to improve walking and cycling; and
  - Open spaces, including natural open spaces.

- 5.11 To help guide the delivery of the proposed additional areas, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these new areas. The development guidelines for each site are set out in Appendix J: Development guidelines.
- 5.12 The full policy is reproduced in Appendix C: Arborfield SDL.

Q2a Arborfield SDL

To what extent do you agree with the proposed changes to the Arborfield SDL policy?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Identification of Westward Cottage, Sheerlands Road for 10 dwellings					

Q2b Arborfield SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q2c Development guidelines for Arborfield SDL

Please set out your comments on the development guidelines. If you would like to propose an amendment, please explain the change you would like to see and why.

[South of the M4 SDL](#)

- 5.13 The area south of the M4 motorway was identified in the Core Strategy local plan (2010) as a location for sustainable, well-designed, mixed-use development.
- 5.14 Significant progress has been made to the allocation, with around 2,200 new homes completed by the end of March this year, and a large number of the remaining dwellings under construction.
- 5.15 Key infrastructure has been delivered to support the development, including the Eastern Relief Road, which opened in 2017. The first of two planned new schools, the Alder Grove CofE Primary School, opened in 2020. Work to deliver a new supermarket as part of the Shinfield neighbourhood centre is well underway.
- 5.16 The Draft Local Plan (2020) proposed to allocate the small additional area of Lane End House for 5 dwellings. Additional major development around Three Mile Cross, Spencers Wood and Shinfield was specifically rejected given the proximity of the villages to the Grazeley garden town proposal and the wish to not over concentrate development. As a result, a number of otherwise potentially suitable areas around the SDL were not proposed for allocation.

- 5.17 With the change to emergency planning arrangements around AWE Burghfield meaning that the Grazeley garden town proposal is not achievable, the suitability of land around the SDL has been reassessed.
- 5.18 The extension of the emergency planning arrangements restricts most opportunities in the area, particularly around Three Mile Cross and Spencers Wood which are within Detailed Emergency Planning Zone. Land to the east and west of Hyde End Road is however potentially suitable, integrating well with the planned major development. The updated approach proposed to allocate this further land for around 366 dwellings. The previously proposed allocation at Lane End House is proposed to be retained.
- 5.19 In addition, feedback from Shinfield Parish Council and local residents has indicated a wish for enhancements around the local shops located on Basingstoke Road/Beech Hill Road. As a result, it is proposed that the policy is amended to support further investigation into whether, and how local enhancements can be delivered. Enhancements would not involve new housing, focusing on infrastructure matters such as parking.
- 5.20 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) are:
  - The identification of land north of Arborfield Road, Shinfield, for 191 dwellings
  - The identification of land east and west of Hyde End Road for 175 dwellings.
- 5.21 All other aspects of the policy which includes infrastructure requirements are proposed to be retained. This includes the delivery of:
  - Planned retail and social facilities as part of a neighbourhood centre, including a second primary school;
  - Measures to maintain the separation of the villages within and around the SDL;
  - Measures to improve walking and cycling; and
  - Open spaces, including natural open spaces.
- 5.22 It should be noted that the boundary of the South of the M4 SDL is proposed to be amended to avoid overlap with the newly proposed Hall Farm / Loddon Valley SDL. The boundary primarily follows the line of the Eastern Relief Road.
- 5.23 To help guide the delivery of the proposed additional areas, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these new areas. The development guidelines for each site are set out in Appendix J: Development guidelines.
- 5.24 The full policy is reproduced in Appendix D: South of the M4 SDL.

Q3a South of the M4 SDL					
To what extent do you agree with the proposed changes to the South of the M4 SDL policy?					
	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Identification of Land north of Arborfield Road, Shinfield, for 191 dwellings					

Identification of land east and west of Hyde End Road for 175 dwellings					
Support local enhancements to Basingstoke Road/Beech Hill Road local shops					

Q3b South of the M4 SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q3c Development guidelines for South of the M4 SDL

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

[North Wokingham SDL](#)

- 5.25 The Wokingham Core Strategy local plan (2010) allocated an area at north Wokingham for a sustainable, well designed, mixed use major development.
- 5.26 Significant progress has been made to the full delivery of the allocation, with around 1,500 new homes completed at the end of March this year and a large amount of the remaining under construction. Key infrastructure to support the new community is also well progressed with the Northern Distributor Road, which facilitates access through the site nearing completion, and the new neighbourhood centre, planned primary school and community building at Matthewsgreen well under construction.
- 5.27 The Draft Local Plan (2020) proposed to allocate additional areas for housing with Ashridge Farm for 150 dwellings and the land east of Toutley Depot for 100 dwellings. These are retained in the Revised Growth Strategy, however their capacities have been slightly increased. The capacity of Ashridge reflects that proposed in the recent grant of planning permission<sup>3</sup>, whereas the capacity of land east of Toutley reflects that of a current planning application<sup>4</sup>.
- 5.28 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) are:
  - The identification of Ashridge Farm for 153 dwellings, an increase from the 150 dwellings previous subject to consultation; and
  - The identification of land east of Toutley Depot for 130 dwelling plus a care home, an increase from 100 dwellings.
- 5.29 All other aspects of the policy which includes infrastructure requirements are proposed to be retained. This includes the delivery of:

<sup>3</sup> Planning application 201515, granted 25 June 2021.

<sup>4</sup> Planning application 211777.

- Planned retail, social facilities, including a primary school;
- Measures to maintain the separation of the SDL from Binfield/Bracknell;
- Measures to improve walking and cycling; and
- Open spaces, including natural open spaces.

5.30 To help guide the delivery of the proposed additional areas, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these new areas. The development guidelines for each site are set out in Appendix J: Development guidelines.

5.31 The full policy is reproduced in Appendix E: North Wokingham SDL.

**Q4a North Wokingham SDL**

To what extent do you agree with the proposed changes to the North Wokingham SDL policy?  
(Please tick one answer for each element as appropriate)

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Identification of Ashridge Farm for 153 dwellings (an increase of 3 dwellings)					
Identification of land east of Toutley Depot for 130 dwellings plus a care home (an increase of 30 dwellings)					

**Q4b North Wokingham SDL**

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

**Q4c Development guidelines for North Wokingham SDL**

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

[South Wokingham SDL](#)

5.32 The Wokingham Core Strategy local plan (2010) allocated an area at south Wokingham for a sustainable, well designed, mixed use major development.

5.33 Montague Park, the section of the major development to the north of the railway has substantially been completed, including the planned primary school – Floreat Montague Park Primary School.

- 5.34 The section of major development to the south of the railway has been granted planning permission, with construction expected to start in the next couple of years. This southern section includes a major new road, a second primary school, neighbourhood centre and parks and open spaces.
- 5.35 The Draft Local Plan (2020) proposed to allocate an additional area for housing at land south of Gipsy Lane providing 17 dwellings. This is retained within the Revised Growth Strategy.
- 5.36 The Revised Growth Strategy proposes the allocation of further land within the extent of the major development on land south of Waterloo Road to provide around an additional 835 dwellings and land to the west of St Anne’s Drive for 54 dwellings. These would integrate with the planned major development. In addition, it is proposed to extend the extent of the major development to incorporate Gray’s Farm which has been bought by the council to establish a sports hub. The land would provide for both outdoor and indoor sports and community uses.
- 5.37 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) differences are:
- The identification of land south of Waterloo Road for 835 dwellings;
  - The identification of Land to the west of St Anne’s Drive and south of London Road for 54 dwellings; and
  - The identification of Gray’s Farm for outdoor and indoor sports and community uses.
- 5.38 All other aspects of the policy which includes infrastructure requirements are proposed to be retained. This includes the delivery of:
- Planned retail, social facilities, including the second primary school;
  - Measures to improve walking and cycling; and
  - Open spaces, including natural open spaces.
- 5.39 To help guide the delivery of the proposed additional areas, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these new areas. The development guidelines for each site are set out in Appendix J: Development guidelines.
- 5.40 The full policy is reproduced in Appendix F: South Wokingham SDL.

Q5a South Wokingham SDL					
To what extent do you agree with the proposed changes to the South Wokingham SDL policy?					
	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The identification of land south of Waterloo Road for 835 dwellings					
The identification of Land to the west of St Anne’s Drive and south of London Road for 54 dwellings					
The identification of Gray’s Farm for both outdoor and indoor sports and community uses					

Q5b South Wokingham SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see.

Q5c Development guidelines for South Wokingham SDL

Please set out your comments on the development guidelines for the identified new areas. If you would like to propose an amendment, please explain the change you would like to see and why.

[Hall Farm / Loddon Valley SDL](#)

- 5.41 The identification of a new garden village on land to the south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley is the largest proposed change within the Revised Growth Strategy over the previous approach.
- 5.42 As explained above, large scale developments are often the best solution to meeting development needs in a way that responds to the challenges of climate change. They offer an opportunity to design in sustainability from the outset including measures to reduce unnecessary journeys by car as well as planning for accessible green space and biodiversity.
- 5.43 The proposed designation of a new SDL as part of the Revised growth Strategy recognises the opportunities offered by the approach compared to directing the same number of homes across a large number of smaller sites.
- 5.44 The Hall Farm / Loddon Valley site was one of three large scale developments considered, the others being land situated to the north of Wokingham (between the M4 and A329(M)) and land to the east of Twyford in Ruscombe Parish.
- 5.45 A garden village at the Hall Farm / Loddon Valley site was considered the most deliverable and sustainable strategic option.
- 5.46 The new garden community will accommodate a substantial amount of the housing and employment development needs of the borough within the plan-period and beyond. It can do so in a sustainable way which meets the vision and objectives we set out for the local plan.
- 5.47 An integral element of the new garden community is the provision of homes alongside jobs with the area in proximity to the Thames Valley Science and Innovation Park, which is being proposed for a mixture of science and technology, film studios, educational and health uses. This potentially includes the full or partial relocation of the Royal Berkshire Hospital.
- 5.48 In planning new homes alongside jobs, we are not assuming that all residents would work in the immediate area, wider travel will always be necessary and must be considered, but the approach provides a clear opportunity to reduce travel compared to other approaches.

- 5.49 The new community would be supported by a comprehensive package of infrastructure to incentivise sustainable behaviours and travel choices. This would include a framework to maximise opportunities for walking and cycling both within the new community and between the surrounding places (including a new connection over the M4 to Earley), primary schools and a secondary school, and neighbourhood centres.
- 5.50 An integral element would be the creation of a publicly accessible green space or park along the River Loddon Valley, an area currently without public access. The river corridor provides a significant opportunity for comprehensive habitat management, restoration and enhancement, improving biodiversity.
- 5.51 The new garden community is expected to deliver at least 2,200 dwellings in the plan-period, with the remaining capacity delivered beyond 2037/38.
- 5.52 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) are:
- The identification of a new garden village at Hall Farm / Loddon Valley for 4,500 dwellings, of which a minimum of 2,200 dwellings would be completed in the period to 2037/38.
- 5.53 The full policy is provided in Appendix G: Hall Farm / Loddon Valley SDL.

Q6a Hall Farm / Loddon Valley SDL

To what extent do you agree with the proposed allocation of Hall Farm / Loddon Valley as a new SDL?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The identification of a new Strategic Development Location at Hall Farm / Loddon Valley					

Q6b Hall Farm / Loddon Valley SDL

Please set out your comments, including your reasons for agreeing or disagreeing with the proposed allocation. If you would like to suggest any changes, please explain the change you would like to see.

## 6.0 ADDITIONAL HOUSING / MIXED USE ALLOCATIONS

- 6.1 National planning policy expects local authorities to enable land to come forward to provide the amount of housing calculated by a standard method. Over the plan period of 2018/19 to 2037/38 this equates to a minimum of 15,513 dwellings<sup>5</sup>.
- 6.2 We are not however starting from scratch, with the strategy established by our current Core Strategy local plan working to meet a large part of this need. The identification of the new Hall Farm / Loddon Valley Strategic Development Location will meet a further large proportion of this need and provide supply beyond the plan period into the 2040s.
- 6.3 Whilst the spatial strategy retains the principle that the majority of development will be delivered in large strategic sites, there is a limit as to how much housing can be delivered this way in the shorter term. This is because any new large strategic development requires careful planning and significant improvements to infrastructure before substantial numbers of homes can be built.
- 6.4 Development of smaller sites in the right places may also deliver quality development and allow for sustainable behaviours and travel choices. This is particularly the case for town centre locations. Sites on the edge of towns and villages may also provide reasonable opportunities to provide housing, albeit at a comparatively lesser scale in reflection of the varying level of access to local services and facilities, and connectivity.
- 6.5 Table 1 sets out the progress made to date through homes that have already been built, granted permission, or allocated within the Core Strategy local plan. In addition, the table includes the adjustment for anticipated supply from currently unidentified sites within Wokingham town centre and elsewhere across the borough (known as windfall).

Table 1: Completions from permitted, adopted allocations and windfall 1 April 2018 to 31 March 2038	
Completions - dwellings	3,968
Completions – communal accommodation adjustment	34
Sites benefitting from planning permission	5,554
Site benefitting from adopted allocation without planning permission	1,719
Wokingham town centre broad area	200
Small sites benefitting from planning permission and projected small sites windfall allowance	1,360
<b>Total</b>	<b>12,835</b>

- 6.6 Table 2 provides a summary of the adjustments to the four allocated SDLs and the new Hall Farm / Loddon Farm SDL.

<sup>5</sup> The figure uses the housing need as calculated by the standard method at the time for years 2018/19 (864 dwellings), 2019/20 (804 dwellings).

Table 2: Projected completions from adjustments to adopted SDLs and new SDL 1 April 2018 to 31 March 2038

Arborfield SDL allocation	150
South of the M4 SDL adjustment	371
North Wokingham SDL adjustment	283
South Wokingham SDL adjustment	906
Hall Farm / Loddon Valley SDL allocation	2,200
Total	3,910

- 6.7 To reduce the reliance on large strategic developments, and to ensure that the new local plan meets the requirements of national planning policy in a more consistent pattern, a range of suitable smaller sites have been identified.
- 6.8 To identify the most suitable locations for development, all areas of land promoted to the council as available for development have been assessed. This exceeds over 300 different areas.
- 6.9 Every area of land is different, for example:
- some locations are within or relate well to a town or village, whereas others are detached;
  - locations that are close enough to allow walking to services and facilities are also those which are busiest and have some congestion, whereas other locations which are not congested often are dependent on travel by car, leading to congestion elsewhere;
  - some locations are at risk of flooding, whereas others are not;
  - some locations have significant trees and areas of woodland, whereas others have no significant natural features; and
  - some locations have already been built on, whereas others are open land.
- 6.10 No site is capable of development without any negative impact, so judgement is required which considers all aspects, both positive and negative, as to which are better. Our assessment is set out in the Housing and Economic Land Availability Assessment.
- 6.11 The Draft Local Plan (2020) proposed 21 smaller sites for residential or mixed development across the borough. Following a review of all the comments received in response to the Draft Local Plan consultation, all of these sites are proposed to be retained in the Revised Growth Strategy. The indicative capacity of a number of these sites however has been changed to reflect constraints, or opportunities to pursue higher densities.
- 6.12 Table 3 sets out the sites and capacities proposed in the Draft Local Plan (2020), alongside the updated capacity.

Table 3: Sites proposed for allocation within the Draft Local Plan (February 2020)<sup>6</sup>

Address	Previous capacity (net)	Updated capacity (net)
Land north of The Shires, Barkham	5	4
Woodlands Farm, Wood Lane, Barkham <sup>7</sup>	15	15
Land east of Park View Drive North, Charvil	85	78
Land west of Park Lane, Charvil	75	61
Jovike, Lower Wokingham Road, Finchampstead	15	15
Tintagel Farm, Sandhurst Road, Finchampstead <sup>8</sup>	5	5
Land to the rear of 166 Nine Mile Ride, Finchampstead <sup>9</sup>	4	4
Land adjacent to Whistley Green Cottage, Whistley Green, Hurst	3	3
Land north-west of Hogmoor Lane, Hurst	12	12
Land to the rear of 9-17 Northbury Lane, Ruscombe	7	12
Land between 39-53 New Road, Ruscombe	13	20
Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road, Shinfield	10	10
Land at Sonning Farm, Sonning	25	25
Land at Bridge Farm, Twyford	150	180
Winnersh Plant Hire, Reading Road, Winnersh	20	85
Winnersh Farms, Winnersh	250	287
Land on north-west Side of Old Forest Road, Winnersh	36	36
Land off Wheatsheaf Close, Sindlesham	24	24
Station Industrial Estate, Oxford Road, Wokingham	92	40
54-58 Reading Road, Wokingham	9	31
Total	855	947

Q7a Draft Local Plan (2020) Sites proposed for allocation for residential / mixed development

To what extent do you agree with the proposed change in the indicative capacity for site identified in the Draft Local Plan (2020) for residential / mixed use development?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Land east of Park View Drive North, Charvil					
Land west of Park Lane, Charvil					
Land to the rear of 9-17 Northbury Lane, Ruscombe					
Land between 39-53 New Road, Ruscombe					

<sup>6</sup> The table does not include the former Reading FC training ground, Hogwood Park, Barkham which was also proposed for allocation within the Draft Local Plan for 140 dwellings. This site, which has now been granted planning permission, is retained in the Revised Spatial Strategy but is now incorporated within the Arborfield Garrison SDL policy.

<sup>7</sup> Proposed for Gypsy and Traveller pitches.

<sup>8</sup> Proposed for Gypsy and Traveller pitches

<sup>9</sup> Proposed for Gypsy and Traveller pitches

Land at Bridge Farm, Twyford					
Winnersh Plant Hire, Reading Road, Winnersh					
Winnersh Farms, Winnersh					
Station Industrial Estate, Oxford Road, Wokingham					
54-58 Reading Road, Wokingham					

**Q7b Draft Local Plan (2020) Sites proposed for allocation for residential / mixed development**

Please set out your comments on the proposed change in the indicative capacity. If you would like to propose an amendment, please explain the change you would like to see and why.

- 6.13 To meet the expectations of national planning policy, further sites have been identified across the borough. These are listed in Table 4. The further identified sites include sites in town centres and land which has been previously developed and are capable of being regenerated without having significant environmental impacts. In some cases, these present opportunities for development at higher densities than might be achieved elsewhere.
- 6.14 Sites across settlements have been selected taking account of access to services and facilities both within the settlement itself and those nearby. Accordingly, whilst more development is proposed across all types of settlement, broadly more is proposed in and adjacent to major and modest development locations, and less in limited development locations<sup>10</sup>. In making judgements, regard has been had to the proximity of limited development locations to higher performing settlements.
- 6.15 To help guide the delivery of the proposed sites, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these areas. The development guidelines for each site are set out in Appendix J: Development guidelines.

**Table 4: Additional sites proposed for allocation within the updated approach**

<b>Address</b>	<b>Capacity (net)</b>
Rooks Nest Farm and 24 Barkham Ride, Finchampstead	270
31-33 Barkham Ride, Finchampstead	66
Greenacres Farm, Nine Mile Ride, Finchampstead	100
Land north of London Road and East of A329(M)	45
Land east of Pound Lane, Sonning (Sonning Golf Club)	24
Land west of Trowes Lane, Swallowfield	70
Land to the rear of Bulldog Garage, Reading Road, Wokingham	25
69 King Street Lane, Winnersh	25
Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh	15

<sup>10</sup> Major development locations consist of towns and villages which have the largest amount of services and facilities as well as the widest public transport offer. Modest development locations have key services and some of public transport offer. Limited development locations have key services but less well served and have a limited or no public transport offer.

Former M&S, 26-36 Peach Street, Wokingham	15
Wokingham Library, Denmark Street, Wokingham	15
Suffolk Lodge, Rectory Road, Wokingham	20
Land at the corner of Wellington Road and Station Road (accessed via Park Road), Wokingham	21
Millars Business Park, Molly Millars Lane, Wokingham	90
Bridge Retail Park, Finchampstead Road, Wokingham	59
Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley	15
<b>Total</b>	<b>875</b>

- 6.16 To help guide the delivery of the proposed sites, development guidelines have been prepared, which set out overarching matters to be considered in the design, layout and planning of these areas. The development guidelines for each site are set out in Appendix J: Development guidelines.
- 6.17 In addition to the sites identified above, it is further proposed to allocate Pinewood, Old Wokingham Road for self-funded regeneration. Pinewood accommodates a number of valued community facilities but the premises on site are of varied quality and they would benefit from investment. Proposals would be drawn up in consultation with the existing occupiers. Some of the income from any housing achieved on the site would be invested back into community facilities onsite, or if appropriate, their relocation to a new home.
- 6.18 The main differences in the Revised Growth Strategy from the Draft Local Plan (2020) are:
- The identification of amended capacities for some of the proposed smaller allocations subject to consultation in the Draft Local Plan (2020);
  - The identification of new smaller allocations spread across the borough; and
  - The identification of Pinewood for self-funded regeneration.
- 6.19 Taken together, the land enabled for development by the new local plan is sufficient to meet the housing need as identified by the national standard method. A trajectory is supply from the plan base date, and anticipated adoption date are contained in Appendix K: Housing Trajectory.

Q8a New sites proposed for allocation for residential / mixed development					
To what extent do you agree with the new proposed allocation of land for residential / mixed use development?					
	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Rooks Nest Farm and 24 Barkham Ride, Finchampstead					
31-33 Barkham Ride, Finchampstead					
Greenacres Farm, Nine Mile Ride, Finchampstead					
Land north of London Road and East of A329(M)					
Land east of Pound Lane, Sonning (Sonning Golf Club)					
Land west of Trowes Lane, Swallowfield					

Land to the rear of Bulldog Garage, Reading Road, Wokingham					
69 King Street Lane, Winnersh					
Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh					
Former M&S, 26-36 Peach Street, Wokingham					
Wokingham Library, Denmark Street, Wokingham					
Suffolk Lodge, Rectory Road, Wokingham					
Land at the corner of Wellington Road and Station Road (accessed via Park Road), Wokingham					
Millars Business Park, Molly Millars Lane, Wokingham					
Bridge Retail Park, Finchampstead Road, Wokingham					
Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley					
Pinewood, Old Wokingham Road, Crowthorne, Wokingham					

**Q8b New sites proposed for allocation for residential / mixed development**

Please set out your comments on the new proposed allocations. If you would like to propose an amendment, please explain the change you would like to see and why.

**Q9a Development guidelines for residential / mixed development**

To what extent do you agree with the development guidelines for the proposed allocation of land for residential / mixed use development?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Land north of The Shires, Barkham					
Woodlands Farm, Wood Lane, Barkham					
Land East of Park View Drive North, Charvil					

Land West of Park Lane, Charvil					
Jovike, Lower Wokingham Road, Finchampstead					
Tintagel Farm, Sandhurst Road, Finchampstead					
Land to the rear of 166 Nine Mile Ride, Finchampstead					
Land adjacent to Whistley Green Cottage, Whistley Green, Hurst					
Land north-west of Hogmoor Lane, Hurst					
Land to the rear of 9-17 Northbury Lane, Ruscombe					
Land between 39-53 New Road, Ruscombe					
Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road, Shinfield					
Land at Sonning Farm, Sonning					
Land at Bridge Farm, Twyford					
Winnersh Plant Hire, Reading Road, Winnersh					
Winnersh Farms, Winnersh					
Land on north-west Side of Old Forest Road, Winnersh					
Land off Wheatsheaf Close, Sindlesham					
Station Industrial Estate, Oxford Road, Wokingham					
54-58 Reading Road, Wokingham					
Rooks Nest Farm and 24 Barkham Ride, Finchampstead					
31-33 Barkham Ride, Finchampstead					
Greenacres Farm, Nine Mile Ride, Finchampstead					
Land north of London Road and East of A329(M)					
Land east of Pound Lane, Sonning (Sonning Golf Club)					
Land west of Trowes Lane, Swallowfield					
Land to the rear of Bulldog Garage, Reading Road, Wokingham					
69 King Street Lane, Winnersh					
Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh					
Former M&S, 26-36 Peach Street, Wokingham					

Wokingham Library, Denmark Street, Wokingham					
Suffolk Lodge, Rectory Road, Wokingham					
Land at the corner of Wellington Road and Station Road (accessed via Park Road), Wokingham					
Millars Business Park, Molly Millars Lane, Wokingham					
Bridge Retail Park, Finchampstead Road, Wokingham					
Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley					

**Q9b Development guidelines for residential / mixed development**

Please set out your comments on the development guidelines. If you would like to propose an amendment, please explain the change you would like to see and why.

**Q10a Pinewood regeneration**

To what extent do you agree with the identification of Pinewood for self-funded regeneration?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The identification of Pinewood for self-funded regeneration					

**Q10b Pinewood regeneration**

Please set out your comments on the identification of Pinewood for self-funded regeneration. If you would like to propose an amendment, please explain the change you would like to see and why.

## 7.0 LOCAL GREEN SPACE

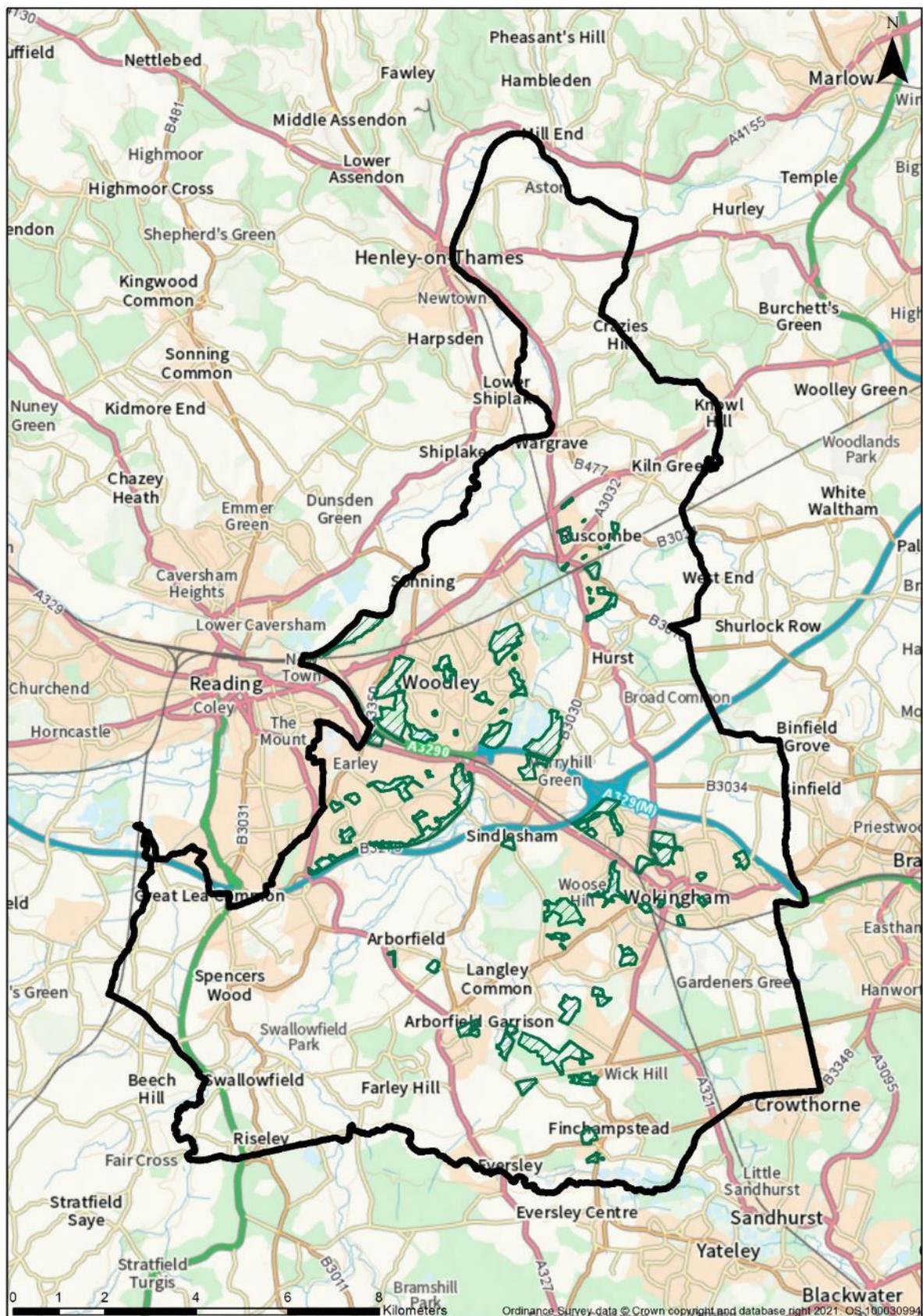
- 7.1 The designation of land as Local Green Space is a way for a community to identify and protect green areas that are of particular importance to them.
- 7.2 Successful designation would mean that planning policies for managing development would be broadly consistent with those for the Green Belt. This means that development would only be allowed for defined uses, with other forms of development being seen as inappropriate and only permitted where there were very special circumstances.
- 7.3 The use of a Local Green Space designation will not be suitable in all instances. National planning policy requires designating land to be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. It also requires that designation only to be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.
- 7.4 The Draft Local Plan (2020) identified 8 proposed areas for designation as Local Green Space as set out below in Table 5. Following a review of all the comments received in response to the Draft Local Plan (2020) consultation, all of these sites are proposed to be retained in Revised Growth Strategy.

Table 5: Sites proposed for allocation as Local Green Space within the Draft Local Plan (2020)
Fox Hill, Bearwood Road, Woosehill
Land south of Reading Road, Bulmershe, Woodley / Earley <sup>11</sup>
Elms Field, Wellington Road, Wokingham
Howard Palmer Gardens, Cockpit Path, Wokingham
Langborough Recreation Ground, Gipsy Lane, Wokingham
Barkham Road Recreation Ground, Latimer Road, Wokingham
King George V Playing Field, Goodchild Road, Wokingham
Joel Park and Holt Copse, Holt Lane, Wokingham

- 7.5 Comments received on the Draft Local Plan (2020) proposed that the views of parish and town councils and local civic groups should be approached for their views on additional important green areas. This was duly done and over 100 additional areas were nominated for consideration.
- 7.6 Each nominated area has been assessed against the criteria set out in national planning policy and guidance, with the outcome being that an additional 71 areas are now proposed for designation. Our assessment of all nominated sites is set out in the Local Green Space Topic Paper (2021).
- 7.7 A map showing all of the proposed designated Local Green Spaces is set out below. Maps of individual proposed areas are set out in Appendix L: Local Green Space, alongside details of the full policy.

<sup>11</sup> Local Green Space now proposed as two separate areas.

Map 3: Proposed Local Green Space designations



Q11a Local Green Space

To what extent do you agree with the new proposed allocation of land as Local Green Space?

	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
Arborfield Park, Swallowfield Road, Arborfield					
Pound Copse, Greensward Lane, Arborfield					
The cricket and rugby pitches within the Arborfield Garrison SDL (A), Princess Marina Drive, Arborfield / Barkham					
The cricket and rugby pitches within the Arborfield Garrison SDL (B), Princess Marina Drive, Arborfield / Barkham					
Rook's Nest Wood Country Park, Barkham Ride, Barkham					
Hazebrouck Meadows (A), Biggs Lane and Commonfield Lane, Barkham					
Hazebrouck Meadows (B), Biggs Lane and Commonfield Lane, Barkham					
Elizabeth Park, The Junipers, Barkham					
The Junipers, Barkham					
Chalfont Woods and Chalfont Park, south of Chalfont Way, Earley					
Events Field, Kilnsea Drive, Earley					
Laurel Park, Marefield, Earley					
Loddon Fields, Lower Earley Way, Earley					
Sol Joel Park, Church Road, Earley					
Land south of the River Thames, Earley / Sonning					
Maiden Erlegh Lake and Local Nature Reserve, Maiden Erlegh Park, Earley					
Meadow Park, Meadow Road, Earley					
Redhatch Copse, Redhatch Drive, Earley					
Thames Water Reservoir (Hillside), Elm Lane, Earley					

Lower Earley Meadows (Riverside Park) and Woodlands (A), Wokingham Road and Danehill, Earley					
Lower Earley Meadows (Riverside Park) and Woodlands (B), Wokingham Road and Danehill, Earley					
Warren Wood Country Park, Warren Lane, Finchampstead					
Burnmoor Meadow, Longwater Road, Finchampstead					
California Country Park and Longmoor Bog, Nine Mile Ride, Finchampstead					
Shepperlands Farm, Park Lane, Finchampstead					
Finchampstead Memorial Park, The Village, Finchampstead					
FBC / Gorse Ride playing fields, Gorse Ride North, Finchampstead					
Woodmoor Play Area, Woodmoor, Finchampstead					
The Moors, Waverley Way, Finchampstead					
Dinton Pastures, Hurst					
Ruscombe Wood and Pond, Castle End Road, Ruscombe					
Ruscombe Ponds (A), Castle End Road, Ruscombe					
Ruscombe Ponds (B), Ruscombe					
Church Green, Southbury Lane, Ruscombe					
Pennfields Park, Pennfields, Ruscombe					
Pearman's Copse, Ryhill Way, Shinfield					
Open area adjacent to Colleton Drive, Colleton Drive, Twyford					
Twyford Parish Council Burial Ground & Millennium Garden, Station Road, Twyford					
Orchard Estate open space, Orchard Estate, Twyford					
Malvern Way open space, Malvern Way, Twyford					
King George V Field, Loddon Hall Road, Twyford					
Stanlake Meadows, Waltham Road, Twyford					

Hurst Park, Hurst Park Road, Twyford					
Broad Hinton open space, Broad Hinton, Twyford / Hurst					
Winnersh Meadows, Williamson Close, Winnersh					
Bearwood Recreation Ground, Bearwood Road, Winnersh					
Land surrounding the west of Old Forest Road (North), Old Forest Road, Winnersh					
Land surrounding the west of Old Forest Road (South), Old Forest Road, Winnersh					
Keephatch Park Nature Reserve, Diamond Jubilee Way, Wokingham					
Cantley Park (North), Twyford Road, Wokingham					
Cantley Park (South), Twyford Road, Wokingham					
Leslie Sears Playing Field, Reeves Way, Wokingham					
Viking Field, Tanners Row, Wokingham					
Elizabeth Park, Pyke Close, Wokingham					
Woosehill Meadows, Arthur Road, Wokingham					
Lowther Road sports field and play area, Lowther Road, Wokingham					
Emmbrook Walk, Emmbrook Road, Wokingham					
Waverley Way open space, Nashgrove Lane, Wokingham					
Remaining part of Crescent Field, South Lake, Woodley					
Ashenbury Park, Woodley					
Aldermoors Nature Reserve, Alder Moors, Woodley					
Vauxhall Park, Woodley					
South Lake, Woodley					
Malone Park, Woodley					
Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields), Woodford Park, Woodley					
Sandford Park, Woodley					

Redwood Play Area, Redwood, Woodley					
Area between Mohawk Way and Old Colemans Moor Road, Woodley					
Mortimer Meadows (North), Woodley					
Mortimer Meadows (South), Woodley					
Park between Masters Close and Marathon Close, Woodley					

Q11b Local Green Space

Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to propose an amendment, please explain the change you would like to see and why.

## 8.0 OTHER MATTERS

- 8.1 The focus of this consultation are the questions set out within the consultation document. Should you wish to raise other matters, please do so in response to the question below.

Q12: Other matters

Please set out any additional comments you wish to make. In all cases, please set out the reasoning for your comment and, if relevant, the change you would like to see.

# APPENDICES

# APPENDIX A: OUR VISION AND OBJECTIVES

## VISION

- A borough that focuses on the needs of our communities.
- A borough that will be sustainable for generations to come.
- A borough where people choose to live, learn and work because both the places we build and the places we protect are valued and enriching.

### A vision for meeting the needs of our communities

We want Wokingham Borough to be a place where people of all ages feel they belong to inclusive and thriving communities.

The needs of our communities will be at the heart of the places that are built. This means that new homes will respond to the diverse needs of residents, including the local demographic need, as well as meeting our overall requirement for housing. Providing affordable housing and specialist homes which allow people to live independently will be at the heart of what we do, with housing also offered for people who require support. Meeting the needs of our communities also means taking account of the evolving needs of employers both in terms of providing an environment in which businesses can evolve with changing needs and workforce expectations, and in enabling people to work from home.

We want residents to feel connected with their community, with people of all ages and all abilities feeling safe and having a sense of belonging and enjoyment. The revitalisation of Wokingham town centre initiative is the first of a number of such projects across the borough that will ensure that town and local centres continue to act as social, cultural and economic hubs. We will continue to create similar opportunities within our planned strategic developments.

Our vision is not to simply build new homes and offices, it is to create communities where every consideration has been given to both existing residents in an area and those people that will live there in the future. Open green spaces should be easily accessible and walking and cycling should be the mode of choice for short journeys, allowing people to lead healthier lives. Whilst development places new demands on infrastructure, it also brings the opportunities for investment. The Community Infrastructure Levy will be used in a targeted way to maximise the benefits as well as to manage growth pressures.

We want to give residents living in the borough the opportunity to live the safest, most secure, healthiest and happiest life possible.

### A vision for sustainability

Climate change is challenging the way we do things. Every action we take must take us a step closer to being a net zero carbon society, reduce the unnecessary use of resources, and help us to lead healthier lives.

We act to combat the effects of climate change. Key to that will be locating most of the new development in locations that reduce car dependency and provide opportunities to make walking,

cycling and public transport a viable, attractive and easy option. We will also embrace high quality digital connectivity to limit the need to travel.

All new development should be designed and constructed to achieve sustainable building, to secure lower carbon emissions levels and reduce other environmental impacts. We will welcome innovation aimed at improving sustainability both for the construction and operation of the development. Renewable energy generation and adaptation of homes will also be supported.

Measures will also be taken to adapt to the effects of climate change, including minimising the risk of flooding, and reducing the demand for water, as well as supporting the adaptation of buildings so they remain comfortable in extremes of heat and cold.

The move away from petrol and diesel cars towards cleaner means of transport, such as electric cars, will help achieve improvements in our air quality and reduce carbon emissions. Embracing and planning for smart and innovative technologies will make it easier to adopt new opportunities as they arise. Where the direct provision of infrastructure is not possible now, future provision will be enabled.

Our vision is that the places of our borough should enrich lives. We want to protect our valued, green environment and waterways, and expand and improve them by integrating soft landscaping and habitat creation into the design of developments. This will support biodiversity and nature, bring wildlife into our built environment and spaces, helping to mitigate some of the impacts of climate change and the impacts of new building. Conserving the countryside, in particular valued landscape and habitats, plays a key role in maintaining biodiversity and providing places where people of all ages can visit and enjoy, as part of healthier and active lifestyles.

We want the borough to feel like a healthier place, because it will be a healthier place.

#### A vision for the right kind of growth

We want our towns and villages to be rewarding places to live, learn, work or visit.

The places we build should respect and add to our heritage and local character, whilst allowing for innovation, creating a welcoming environment which everyone finds enjoyable and safe.

By promoting healthier lifestyles and reducing the dominance of private cars including traffic and congestion, we will support a sustainable pattern of development which maximises opportunities for walking, cycling and public transport.

Our vision is that most of the development will be directed to places where people of all ages are able, or will be able, to access a wide range of local services and facilities. The use of appropriate higher development densities will help secure the ongoing viability of services and facilities. Notwithstanding this aim, this needs to be balanced with the needs of smaller villages which have comparably less access to services and facilities. We want to balance these competing needs by identifying suitable opportunities for villages to grow, allowing both existing residents to stay where they grew up and new residents to support the community. Such opportunities are limited in scale and number and could include rural exception developments. Additional development beyond what we identify will not be supported unless there are exceptional circumstances.

We want our town centres to be the place to go for leisure and culture, because they offer everything; a place where people of all ages can shop, socialise and be entertained, providing

experiences with which online retailing simply cannot compete with. These are increasingly important aspects of creating thriving communities in today's world.

To sustain successful economic growth, it is not enough just to sit back. We have to nurture new and evolving businesses and provide an environment that allows businesses to adapt to changes in practice and technology. Our emphasis will be on sustainable economic development, of the right type and in the right place to meet employment needs both within settlements and in rural areas.

Our sense of place comes from the vibrancy and diversity of our towns and villages, and how they are interspersed with countryside, woodland and waterways. The places we plan for must take that sense of place as its starting point, providing bespoke quality responses for each place to achieve sustainable, quality designed development and public realm.

We want the borough to continue to be a place where people want to live, learn, work and achieve.

#### OBJECTIVES

1. Make the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low-carbon economy.
2. Reduce the need to travel and widen travel choice, by providing local opportunities to access learning and employment, services and facilities, through ensuring that options for walking, cycling and public transport are attractive, accessible for all, convenient and safe, and by enabling digital connectivity.
3. Improve strategic transport connectivity by walking, cycling, public transport and road, both between places within and outside of the borough.
4. Maintain and strengthen the sense of place by securing quality designed development through protecting and enhancing the distinctive historic environment, landscape character, townscape character and biodiversity value, assisting vibrancy, and by keeping settlements separate.
5. Champion thriving town and local centres to provide the focus of their communities both in social and economic activity, ensuring they can adapt to the challenges they face.
6. Enable conditions to allow the economy to creatively grow by being adaptable to structural and technological change, ensuring the economic benefits are felt by all.
7. Improve health and wellbeing by enabling independence, encouraging healthy lifestyles, facilitating social interaction and creating inclusive and safe communities.
8. Contribute our fair share towards meeting the need for more housing, ensuring that a range of suitable housing options are available across both towns and villages which cater for and adapt to a variety of needs including affordable housing and the growing ageing and vulnerable groups in the population.
9. Promote quality and innovation in the design of buildings and public spaces, ensuring they are attractive, accessible, welcoming and meet needs of all groups in the community.

10. Facilitate timely provision of new and improved infrastructure by working with providers to achieve focused investment and by securing appropriate benefits from new development.

## APPENDIX B: SPATIAL STRATEGY

### Policy SS1: Spatial Strategy

New growth will be balanced by ensuring that Wokingham Borough's identified development needs can be met with adequate provision of infrastructure, in a manner that enables improvements to quality of life, reduces the need to travel, adapts to and mitigates against the impacts of climate change to achieve a 'net zero carbon' future, and maintains and strengthens the sense of place, including the role and separate identity of settlements.

The following actions will help to achieve this:

- a) Manage development so that it is consistent with the character, accessibility and provision of infrastructure and services within that settlement.
- b) Ensure sufficient supporting infrastructure is delivered to facilitate the growth in new homes and jobs.
- c) Deliver a minimum of 15,513 dwellings over the plan period 2018-2038, of which development proposals for 5 or more units (net) should provide up to 50% as affordable housing.
- d) Protect existing employment locations, supporting their evolution and adaptation to changes in technology and market demands.
- e) Support town centres and high streets to evolve and adapt as social and economic hubs.
- f) Promote quality and innovation in the design of buildings and public spaces, ensuring they are attractive, accessible, welcoming and meet needs of all groups in the community.
- g) Prioritise sustainable travel and embrace innovative technologies.
- h) Protect and enhance the borough's heritage assets and townscape value.
- i) Secure enhancements to the natural environment (including achieving a minimum 10% net gain in biodiversity) and public realm.
- j) Promote healthy lifestyles and wellbeing.
- k) Enable a 'net zero carbon' future, by ensuring that new development minimises carbon and other emissions, and champions initiatives and solutions to improve energy efficiency in existing buildings and new developments.
- l) Support the efficient use of land and buildings.
- m) Limit development on areas of best and most versatile agricultural land.

- n) Avoid development on sites that would unacceptably reduce the perceived physical and visual separation of settlements.

The primary focus of growth will be delivered through the creation of a new self-contained garden village at Hall Farm / Loddon Valley, east of Shinfield. The new garden village will be strategic in scale and will be planned and developed drawing on garden village principles, with essential infrastructure and facilities provided, and designed to a high quality to achieve successful place-making. The wider area will incorporate major economic growth in the form an expanded Thames Valley Science Park, including a film and television studio campus, employment floorspace and complimentary uses.

Growth will also be delivered elsewhere as follows:

Housing development:

- Continued delivery and completion of the four existing Strategic Development Locations:
  - Arborfield SDL
  - South of the M4 SDL
  - North Wokingham SDL
  - South Wokingham SDL, including a southern expansion providing around 835 new dwellings.
- The delivery and completion of non-strategic site allocations across the borough consistent with the character, accessibility and provision of infrastructure and services within that settlement.
- Development within towns and villages consistent with the character and the accessibility of the location.

Employment development:

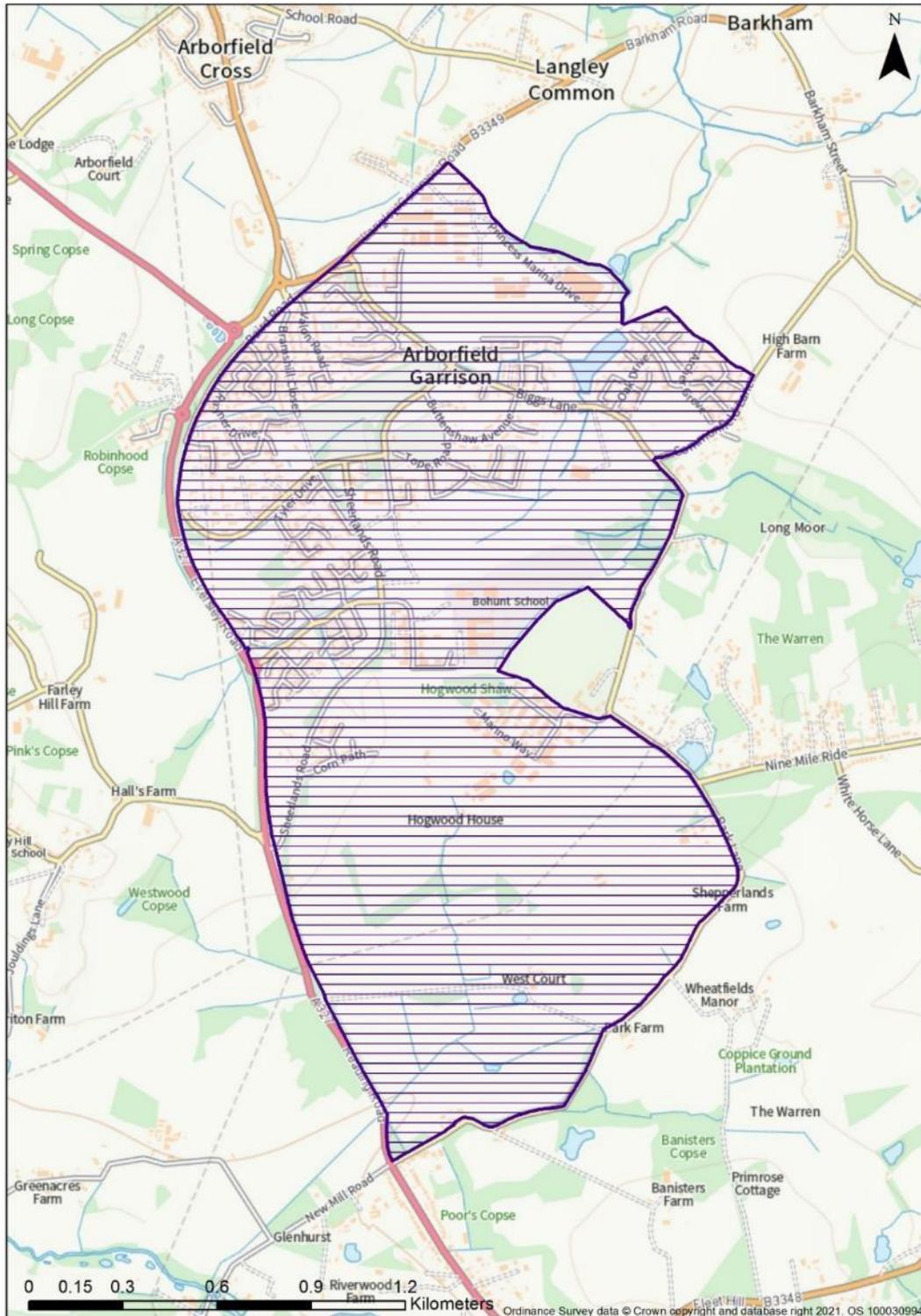
- Continued evolution and intensification of businesses and premises, in particular Core Employment Areas and town centres.
- Small scale development within the countryside consistent with the character and the accessibility of its location.

Retail development:

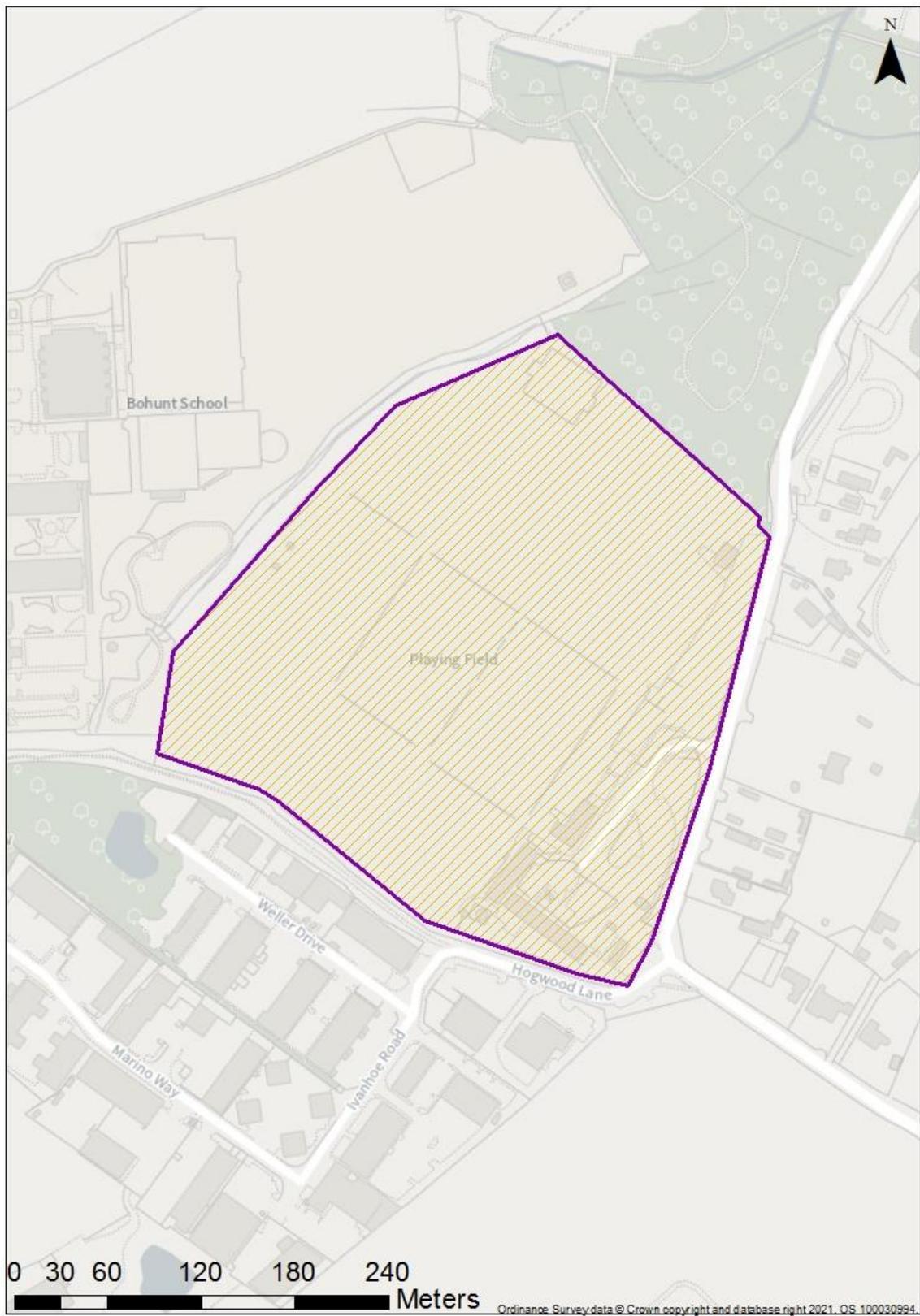
- Continued protection, and evolution of town, district and local centres.

# APPENDIX C: ARBORFIELD SDL

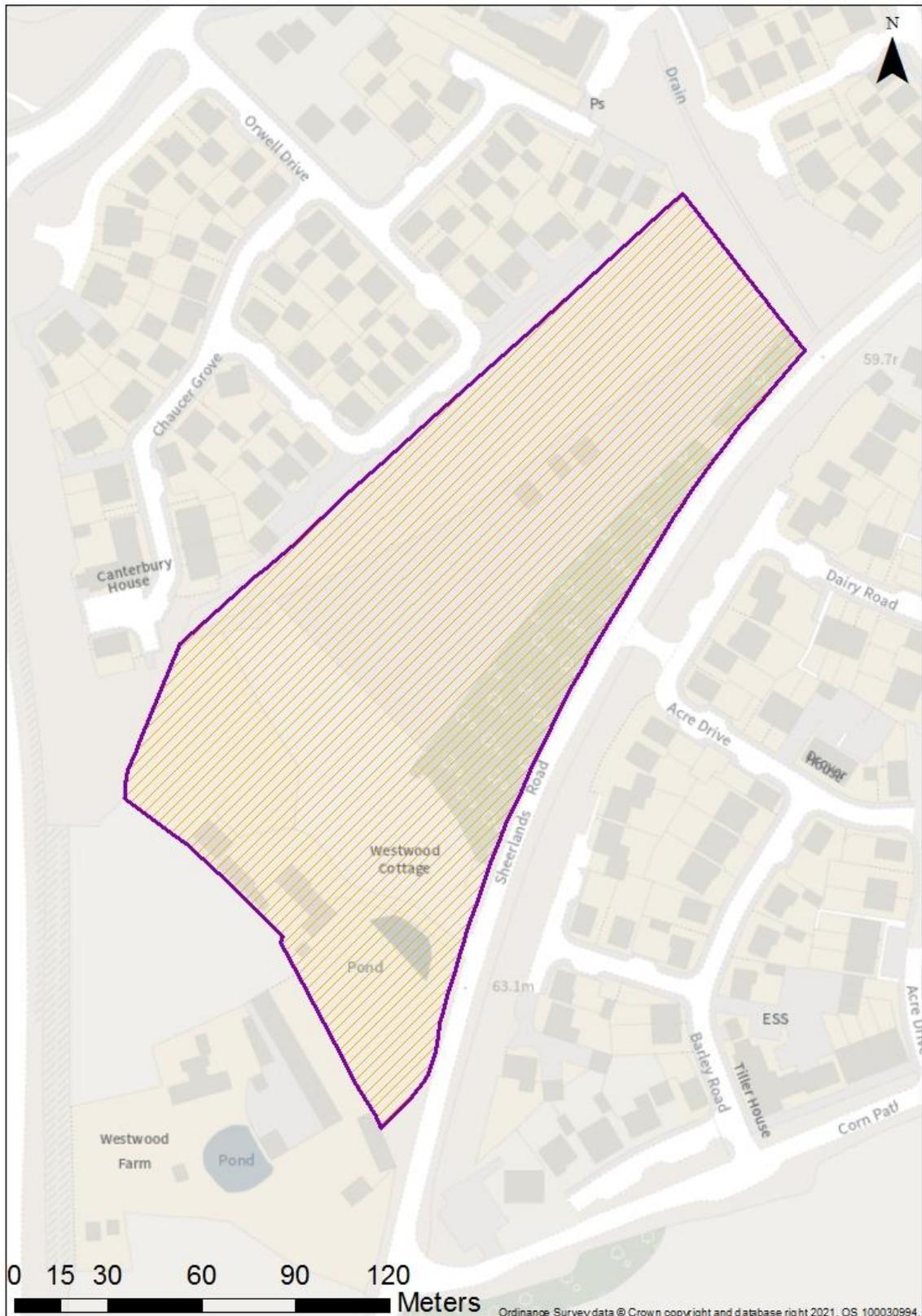
Map: Full extent of the Arborfield SDL



Map: Area of new dwellings Reading FC Training Ground, Hogwood Park within the Arborfield SDL



Map: Area of new dwellings Westward Cottage, Sheerlands Road within the Arborfield SDL



#### Policy SS4: Arborfield Strategic Development Location

As included in the Core Strategy (adopted 2010), land at Arborfield Garrison, as shown on the Policies Map, is allocated for a sustainable, well designed mixed-use development with associated housing, employment and social and physical infrastructure, to be delivered in accordance with the requirements set out below and the key principles contained in Appendix 1.

- 1) Phased delivery of around 3,479\* dwellings from April 2018, including affordable homes, in accordance with Policy H5;
- 2) New employment floor space adjacent to Hogwood Industrial Estate for up to 12,000 sqm;
- 3) Subject to viability, provide a new district centre comprising an anchor foodstore and a mix of retail, leisure, residential and service components;
- 4) Social and physical infrastructure (including provision of an additional form of entry within the planned Arborfield Green Primary School to meet the demand of new residents),
- 5) Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North;
- 6) Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
- 7) Improvements to transport capacity along Barkham Road and Barkham Bridge, the A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham (including the extension of Nine Mile Ride to the A327); and completion of the Nine Mile Ride Extension connecting the Arborfield SDL development to the Nine Mile Ride and the Arborfield Cross Relief Road.
- 8) Improvements to the management of general traffic, including the consideration of traffic calming measures.
- 9) Measures to further improve accessibility by forms of active travel including: improvements to the quality and frequency of public transport services along the network, such as A327, B3030, B3349 and B3430 corridor routes to Bracknell, Reading, Winnersh and Wokingham; prioritisation of cycle and pedestrian movements through the site, supported by an internal network of Greenways to connect to existing and new communities at Arborfield SDL, at Finchampstead North and Crowthorne and local employment opportunities; prioritisation of cycle and pedestrian movements through the SDL to maximise connectivity and accessibility to Bohunt School and the new district centre to be located at the SDL; and prioritisation of pedestrian movements to maximise connectivity to the Hazebrook Meadows Suitable Alternative Natural Green Space (SANG).

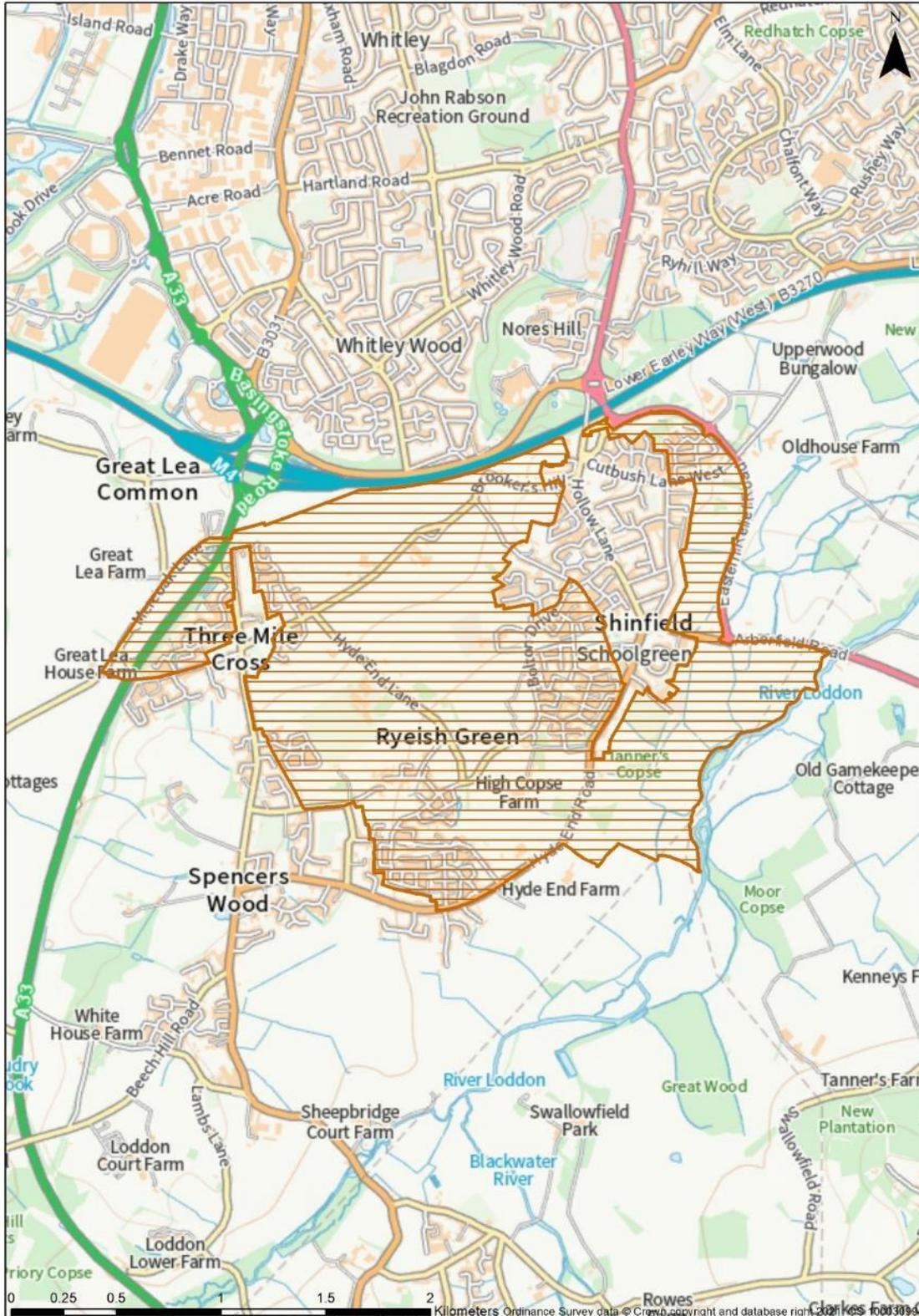
The development will be guided by the Arborfield Garrison Supplementary Planning Document produced as part of the Core Strategy (2010) (and any subsequent revisions) and any extant planning permissions within the SDL pursuant to the Core Strategy.

A co-ordinated approach to development of the Strategic Development Location will be required to deliver the necessary additional infrastructure, facilities and services to meet the needs of the expanded community.

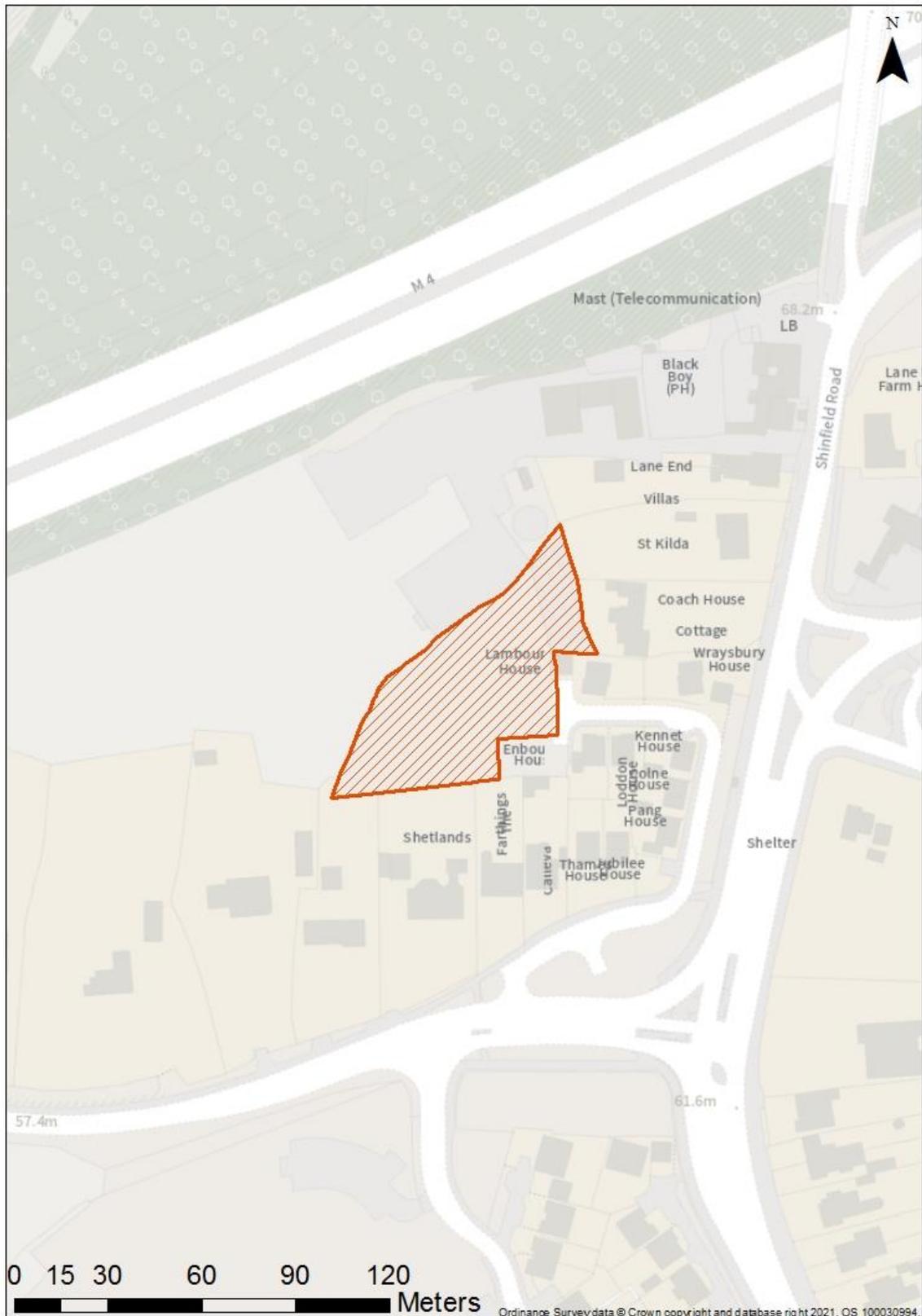
\* The Core Strategy allocation for the Arborfield Garrison SDL in Policy CP18 was for around 3,500 dwellings. However, this figure is updated in the Local Plan Update to reflect the proposed allocation of Reading FC Training Ground, Hogwood Park for 140 dwellings and Westward Cottage, Sheerlands Road for 10 dwellings, and extant planning permissions and completions at April 2018.

# APPENDIX D: SOUTH OF THE M4 SDL

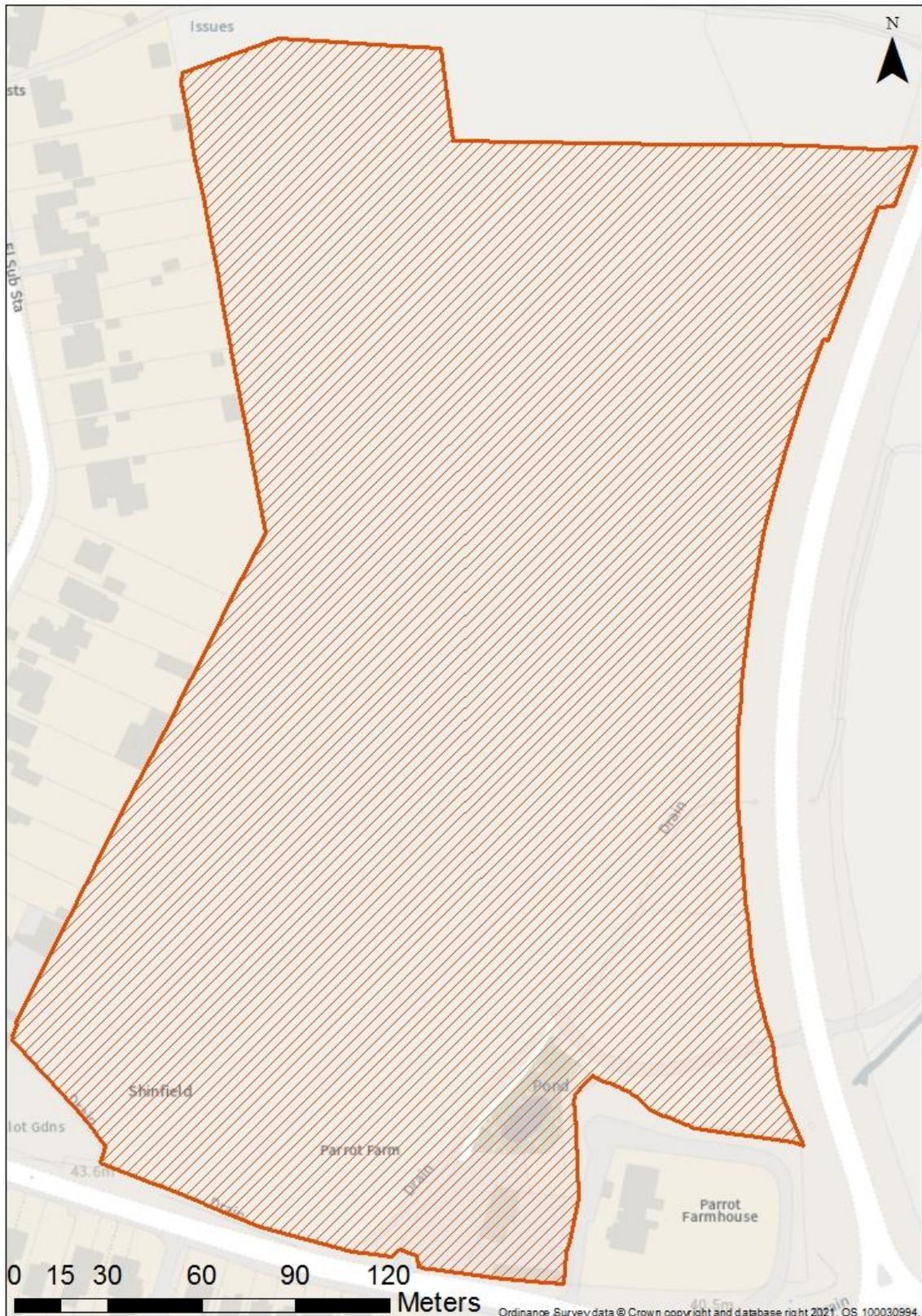
Map: Full extent of the South of the M4 SDL



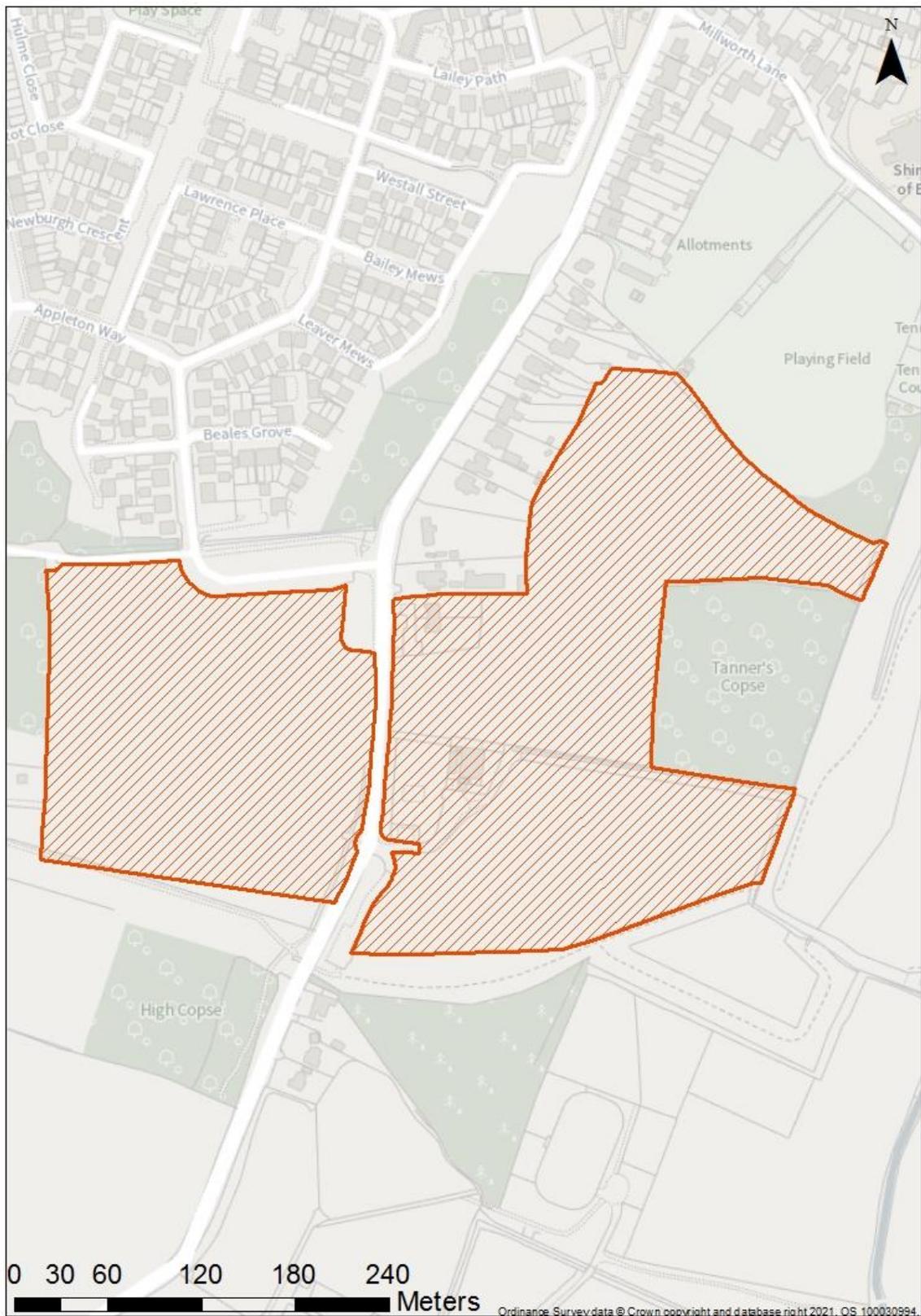
Map: Area of new dwellings Lane End House within the South of the M4 SDL



Map: Area of new dwellings land north of Arborfield Road within the South of the M4 SDL



Map: Area of new dwellings land east and west of Hyde End Road within the South of the M4 SDL



## Policy SS5: South of the M4 Strategic Development Location

As included in the Core Strategy (adopted 2010), land South of the M4 motorway as shown on the Policies Map, is allocated for a sustainable, well designed mixed use development, with associated housing, employment\* and social and physical infrastructure, to be delivered in accordance with the requirements set out below and the key principles contained in Appendix 2

- 1) Phased delivery of around 2,436\*\* dwellings from April 2018, including affordable homes in accordance with Policy H5;
- 2) Appropriate retail facilities (including a convenience food store);
- 3) Social and physical infrastructure (including provision for two new primary schools\*\*\* and the likely expansion of existing primary provision together with existing community centre);
- 4) Measures to maintain separation of these settlements from each other, Green Park Business Park (Reading) and settlements within the administrative Borough of Reading, Shinfield (North of M4) and Swallowfield;
- 5) Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
- 6) Improvements to highway capacity along the A327 (on routes to Reading and the M3), the A33 (route to Reading) and any other necessary improvements identified through a Transport Assessment and/or Transport Statement; and
- 7) Measures to improve accessibility by active travel along the A327 and A33 corridors and routes to the stations at Green Park and Winnersh Triangle.

The development will be guided by the South of M4 Supplementary Planning Document produced as part of the Core Strategy (2010) (and any subsequent revisions), and any extant planning permissions granted within the SDL pursuant to the Core Strategy.

A co-ordinated approach to the development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.

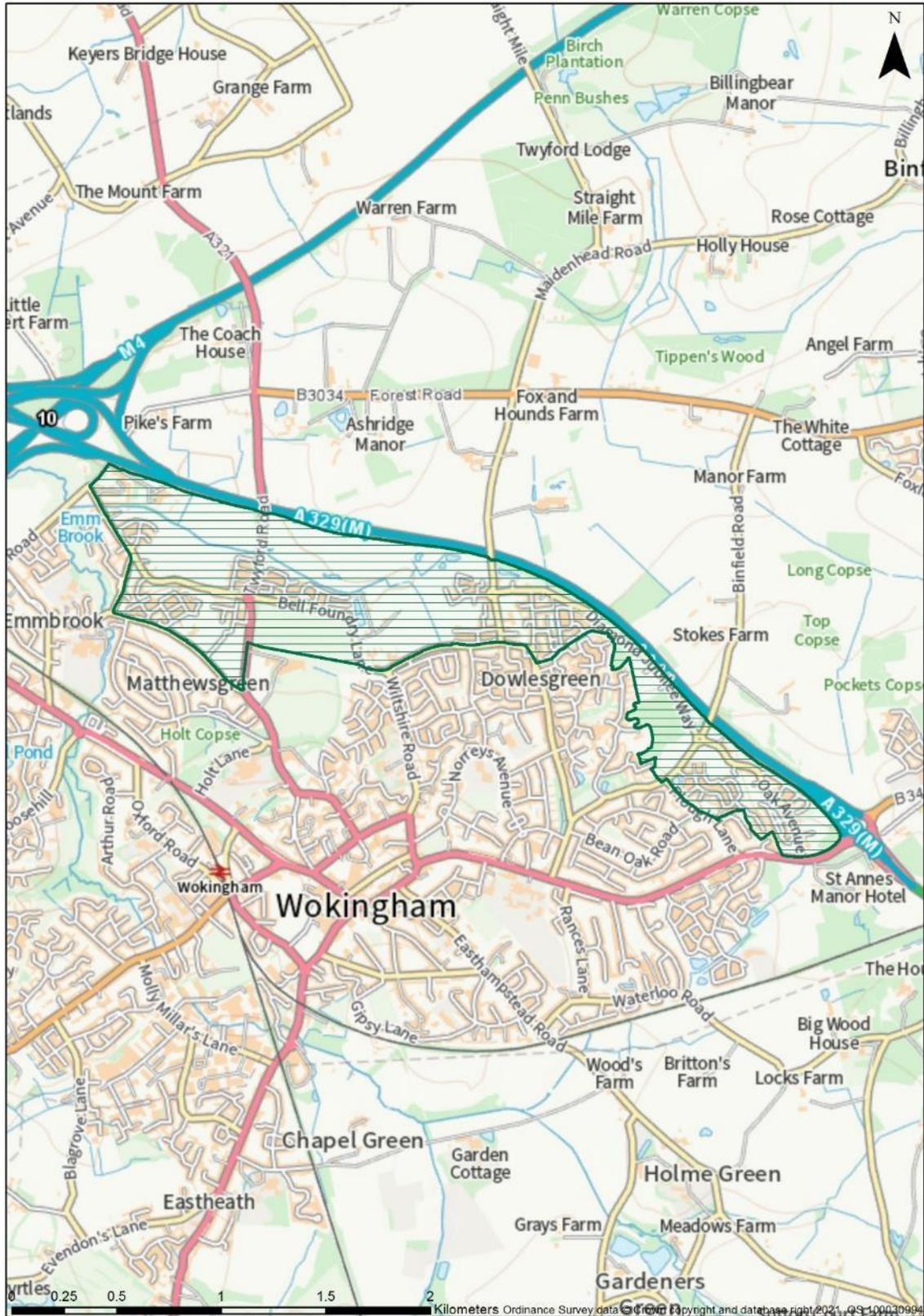
\* The Core Strategy allocated part of the South of the M4 SDL in Policy CP19 for the employment floorspace associated with the Thames Valley Science Park. This area has now been included within the Hall Farm /Loddon Valley SDL.

\*\* The Core Strategy allocation for the South of the M4 SDL in Policy CP19 was for around 2,500 dwellings. However, this figure is updated in the Local Plan Update to reflect the proposed allocation of Lane End House for 5 dwellings, land north of Arborfield Road for 191 dwellings and land east and west of Hyde End Road for 175 dwellings, and extant planning permissions and completions on the South of the M4 SDL at April 2018.

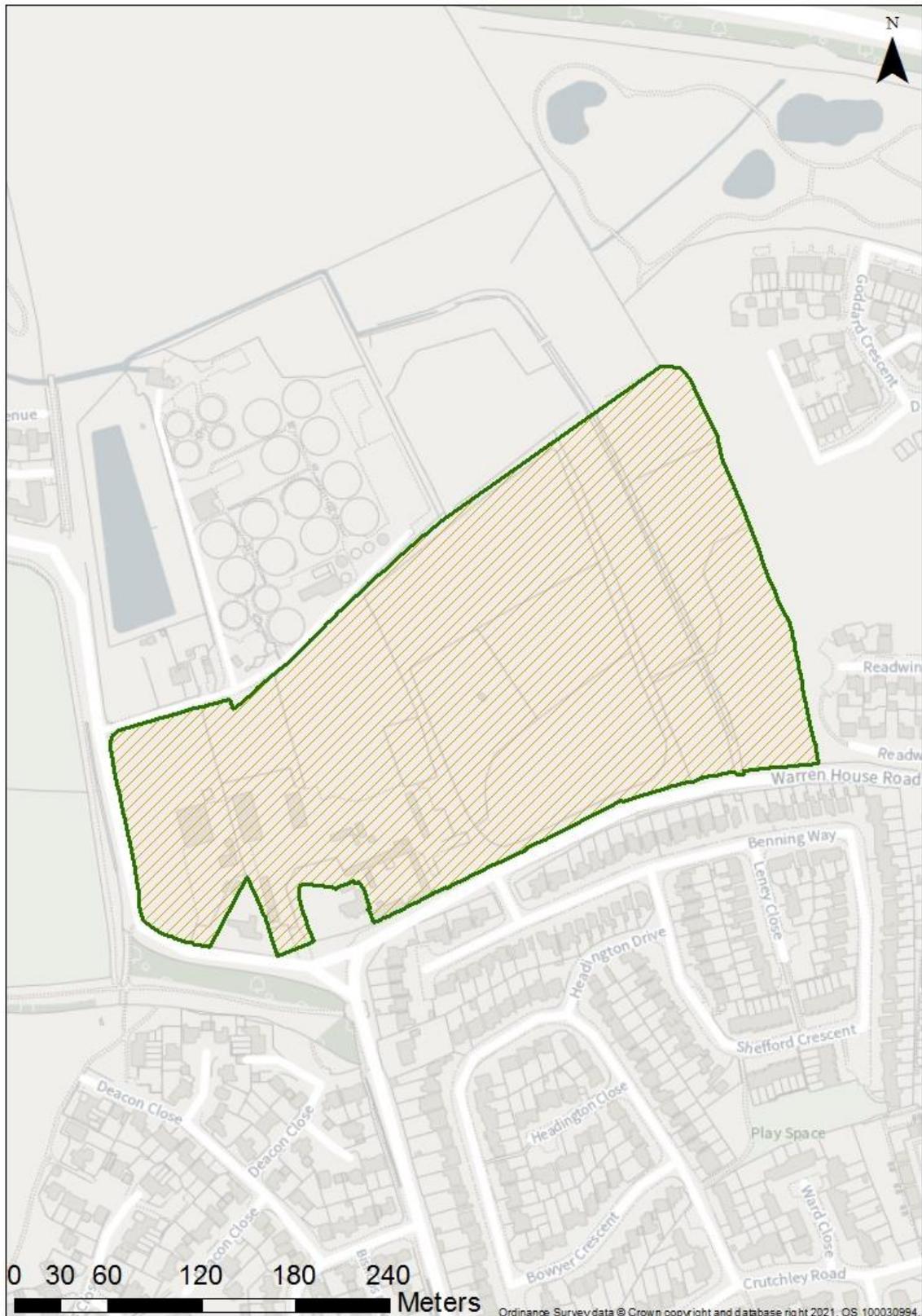
\*\*\* A new 2-Form Entry primary school (Shinfield Meadows Primary School) has been delivered on the site.

# APPENDIX E: NORTH WOKINGHAM SDL

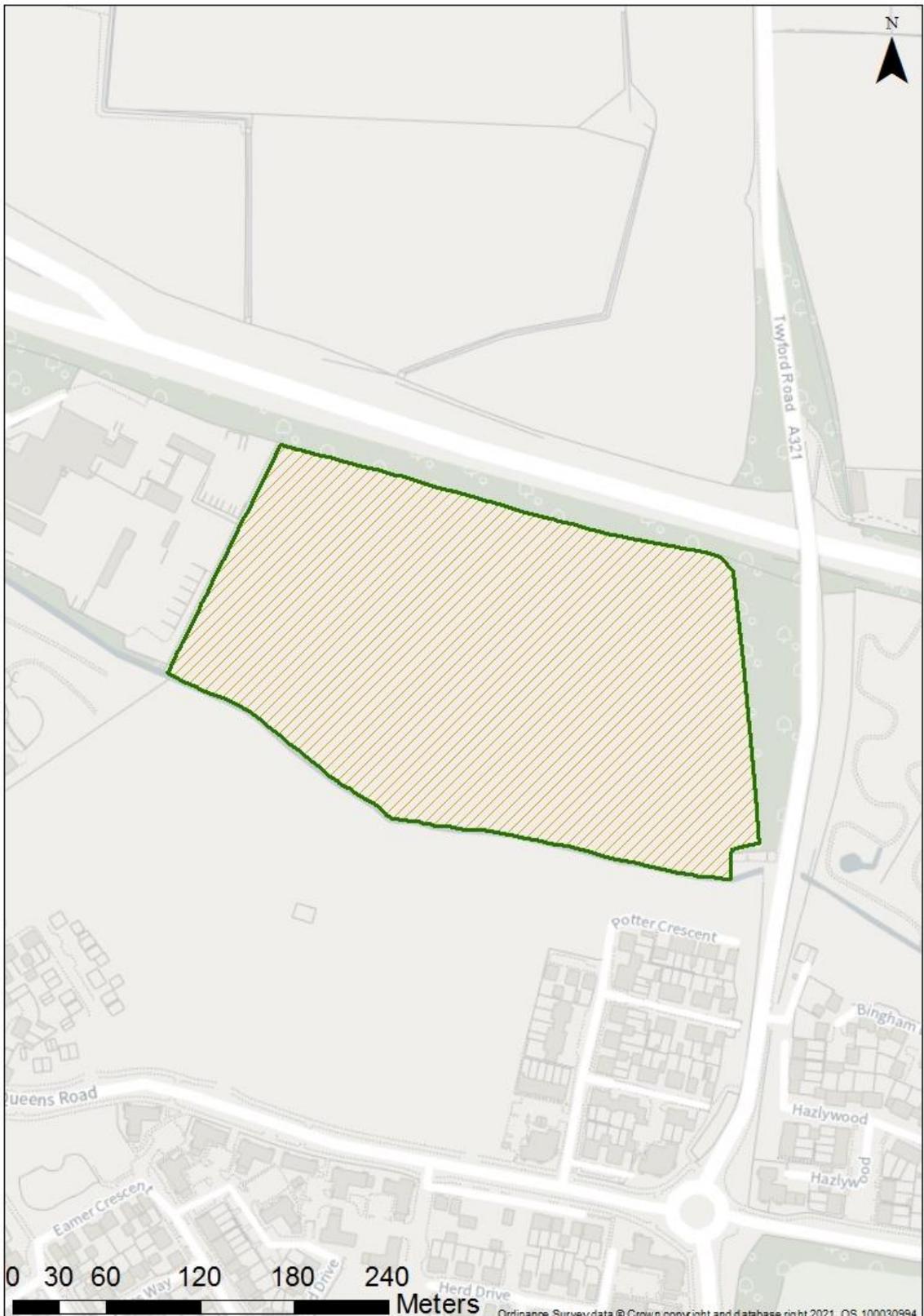
Map: Full extent of the South Wokingham SDL



Map: Area of new dwellings Ashridge Farm within the North Wokingham SDL



Map: Area of new dwellings land east of Toutley Depot within the North Wokingham SDL



## Policy SS6: North Wokingham Strategic Development Location

As included in the Core Strategy (adopted 2010), North Wokingham as shown on the Policies Map is allocated for a sustainable, well designed mixed-use development, with associated housing, employment and social and physical infrastructure to be delivered in accordance with the requirements set out below and the key principles contained in Appendix 3:

- 1) Phased delivery of around 1,537\* dwellings from April 2018, including affordable homes in accordance with Policy H5;
- 2) Appropriate retail facilities (including a convenience food store);
- 3) Retention of the existing Core Employment Area at Toutley Industrial Estate in line with Policy ER1;
- 4) Social and physical infrastructure\*\*;
- 5) Measures to maintain separation from Binfield/Bracknell and Winnersh;
- 6) Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
- 7) Improvements to transport capacity along the A321 and A329 including the provision of a Northern Distributor Road (NDR) from the A329 (near the M4 over-bridge) to the Coppid Beech roundabout;
- 8) Measures to improve accessibility by forms of active travel along the A321 and A329 corridors; and
- 9) Measures to improve access by forms of active travel to Wokingham town centre (including the station interchange). Cycle and pedestrian movements should be prioritised through the site and supported by an internal network of Greenways to connect to Wokingham town centre, existing and new communities (e.g. SDLs) and local employment opportunities such as Toutley Industrial Estate.

The development will be guided by the North Wokingham Supplementary Planning Document produced as part of the Core Strategy (2010) (and any subsequent revisions), and any extant planning permissions granted within the SDL pursuant to the Core Strategy.

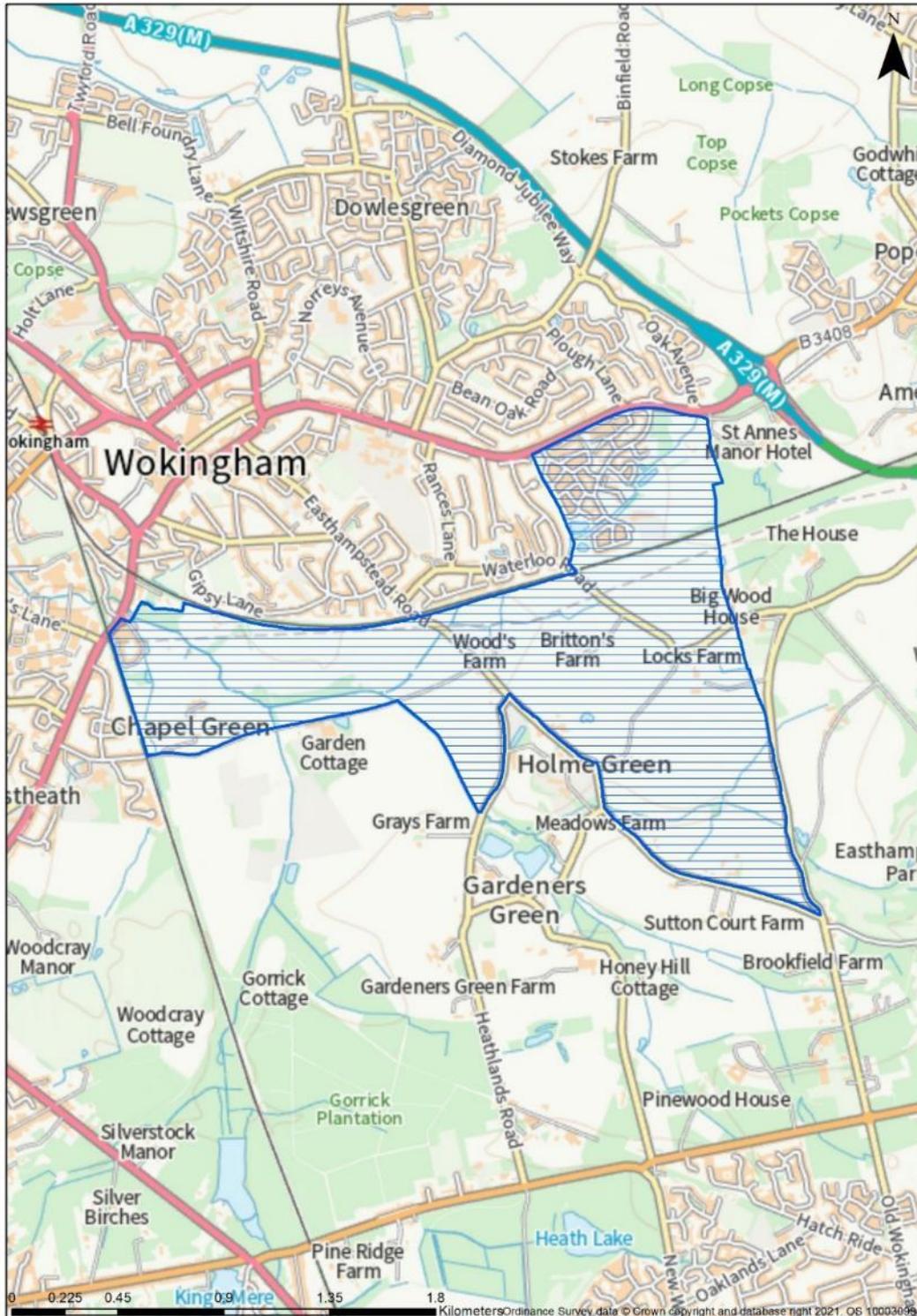
A co-ordinated approach to the development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.

\*The Core Strategy allocation for the North Wokingham SDL in Policy CP20 was for around 1,500 dwellings. However, this figure is updated in the Local Plan Update to reflect the proposed allocations at land to the east of Toutley Depot for 130 dwellings and at Ashridge Farm for 153 dwellings, and extant planning permissions and completions on the North Wokingham SDL at April 2018.

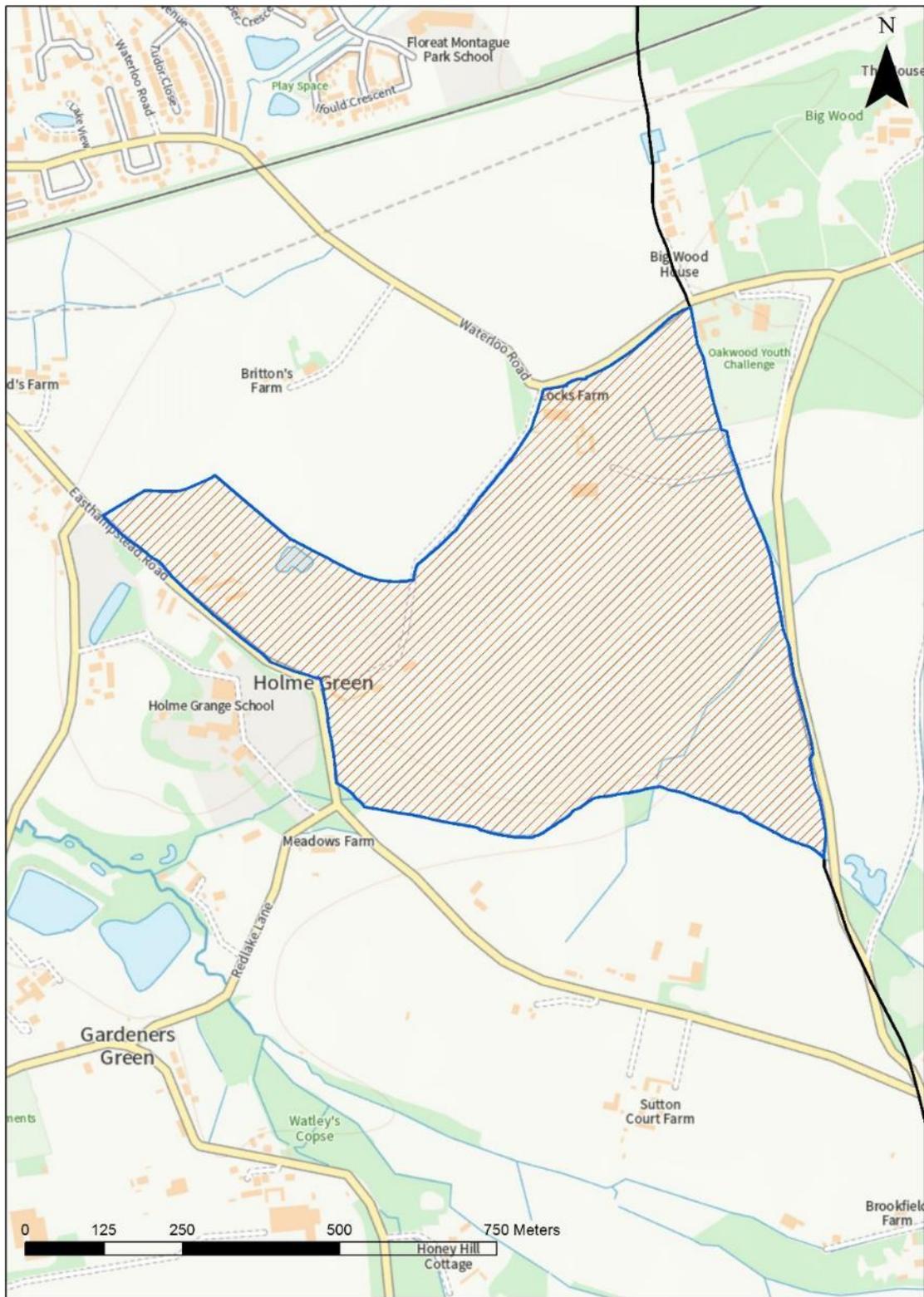
\*\* Construction is currently underway of a new 1 Form Entry primary school (with the potential to expand to a 2 Form Entry primary school), nursery provision and associated playing pitch provision and play space on site at Matthewsgreen Road, Wokingham, as per reserved matters permission 172331, granted February 2018.

# APPENDIX F: SOUTH WOKINGHAM STRATEGIC SDL

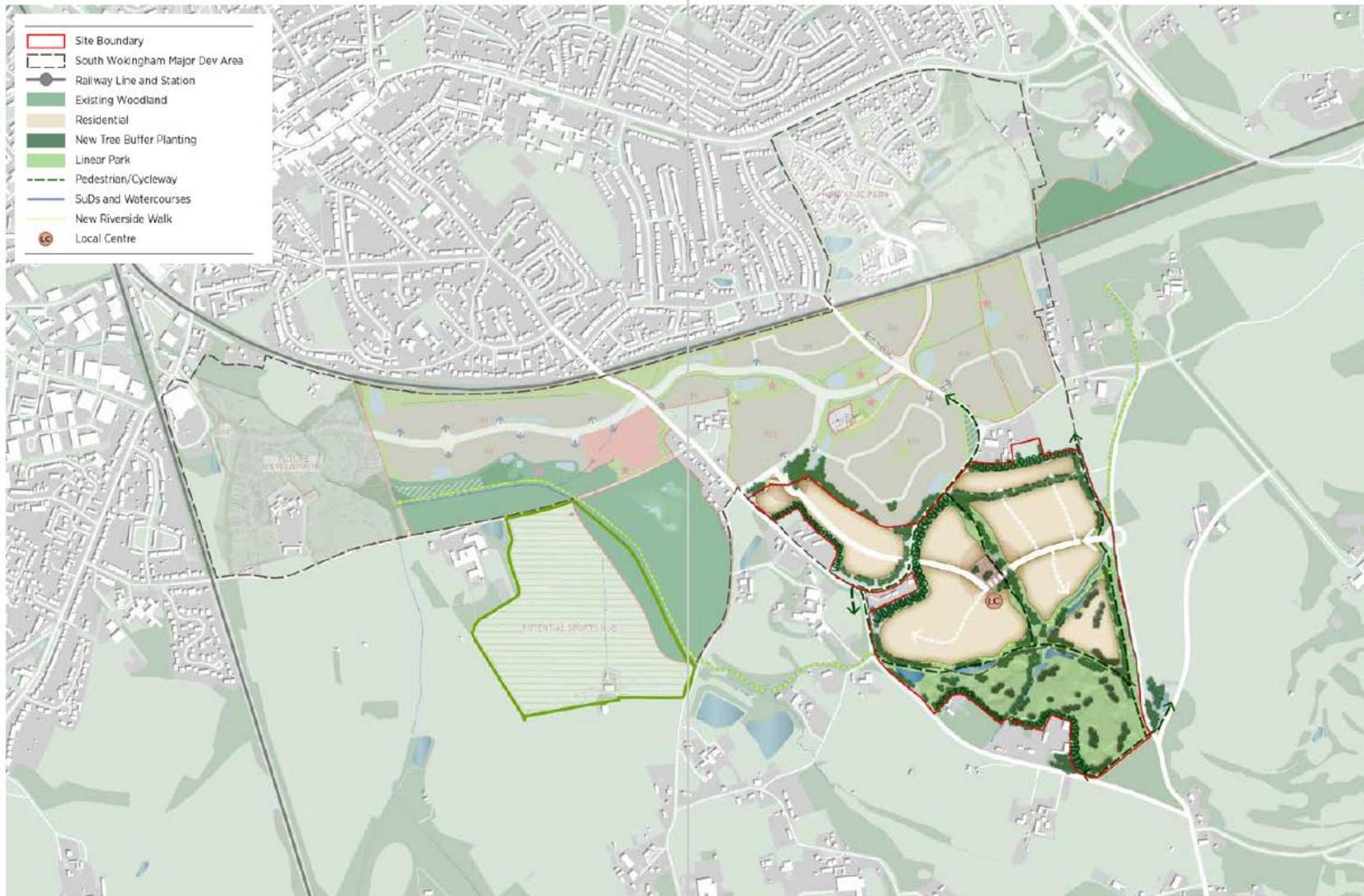
Map: Full extent of the South Wokingham SDL



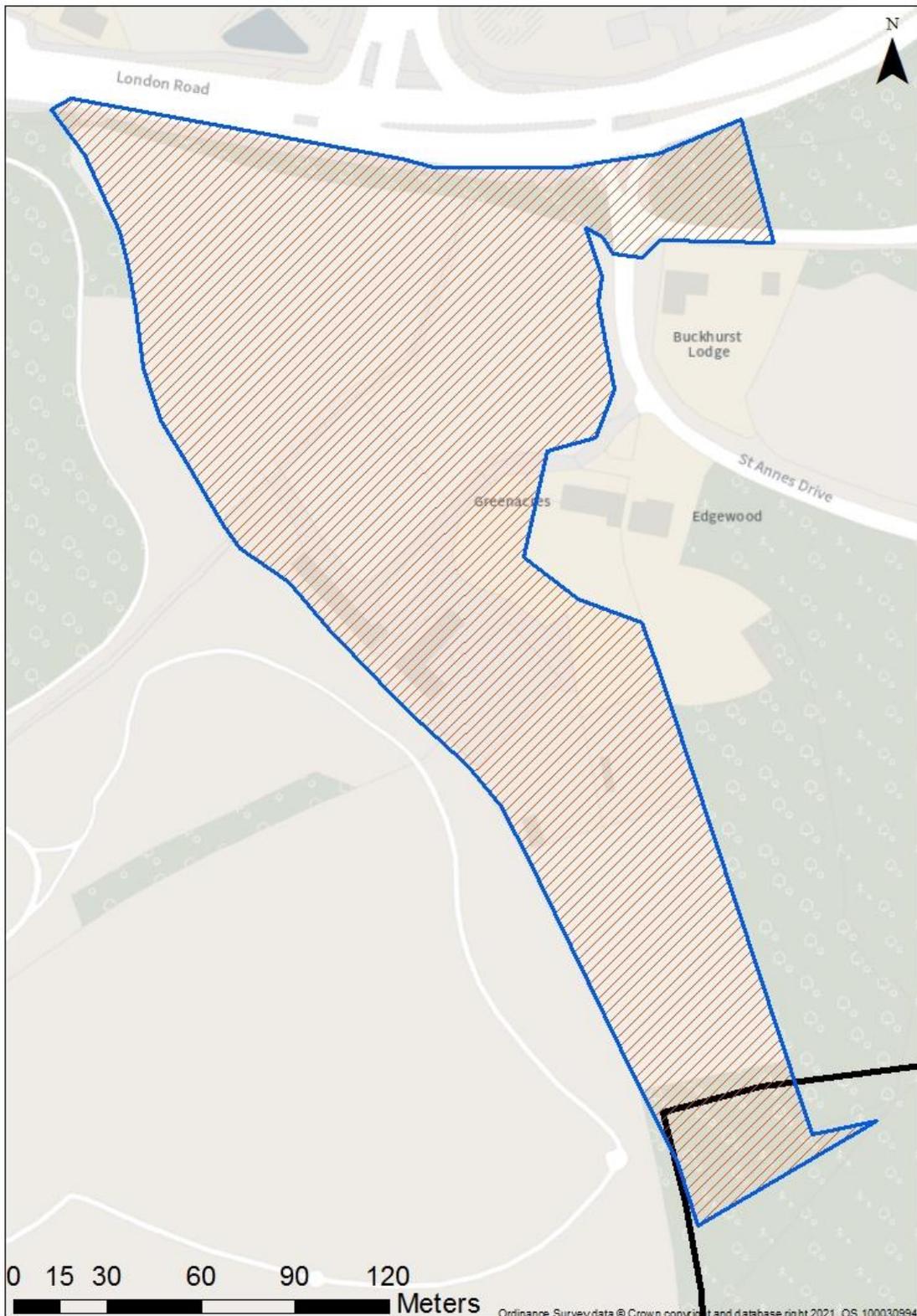
Map: Area of new dwellings south of Waterloo Road within the South Wokingham SDL



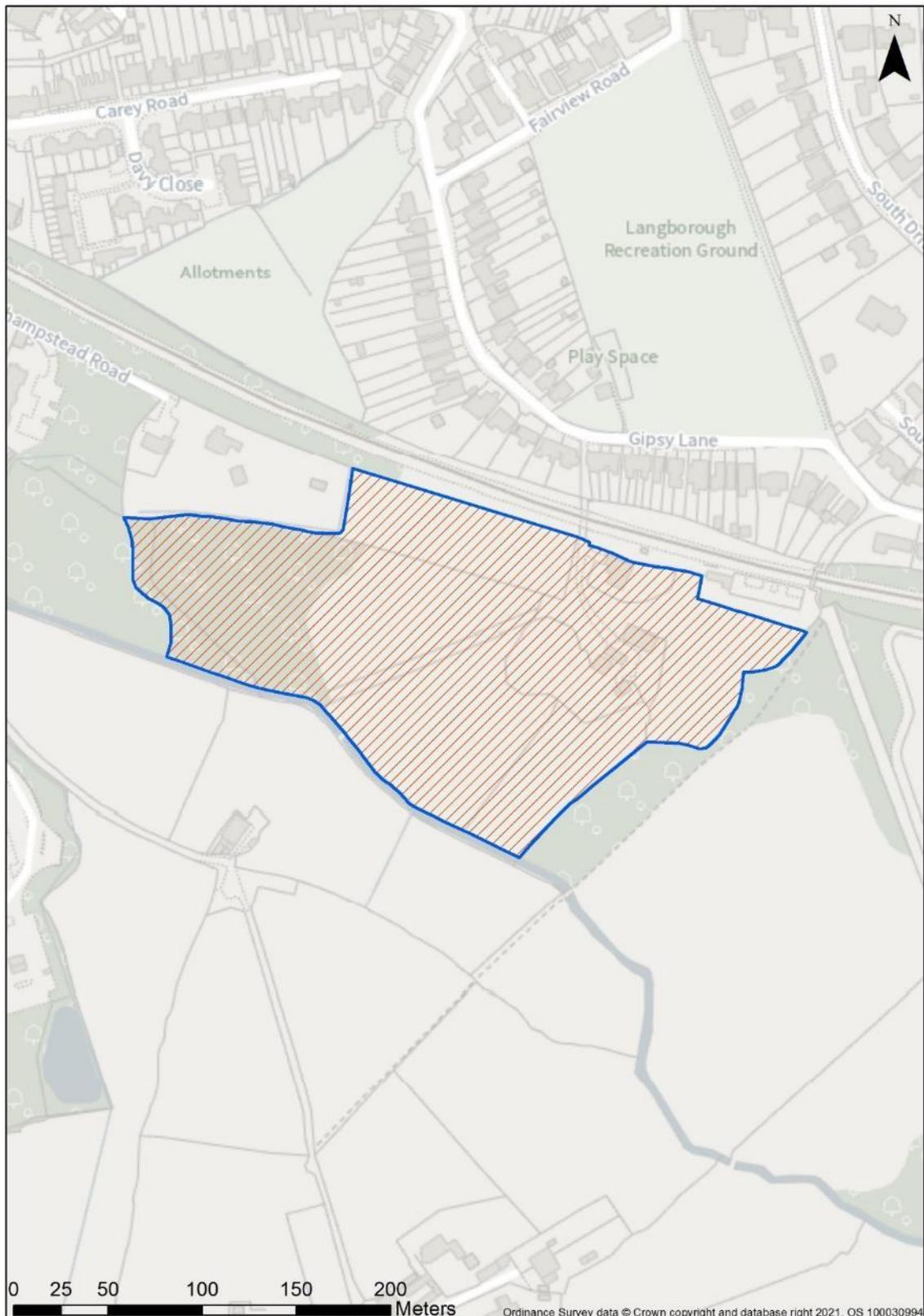
Map: Illustrative of the area of new dwellings within the South Wokingham SDL



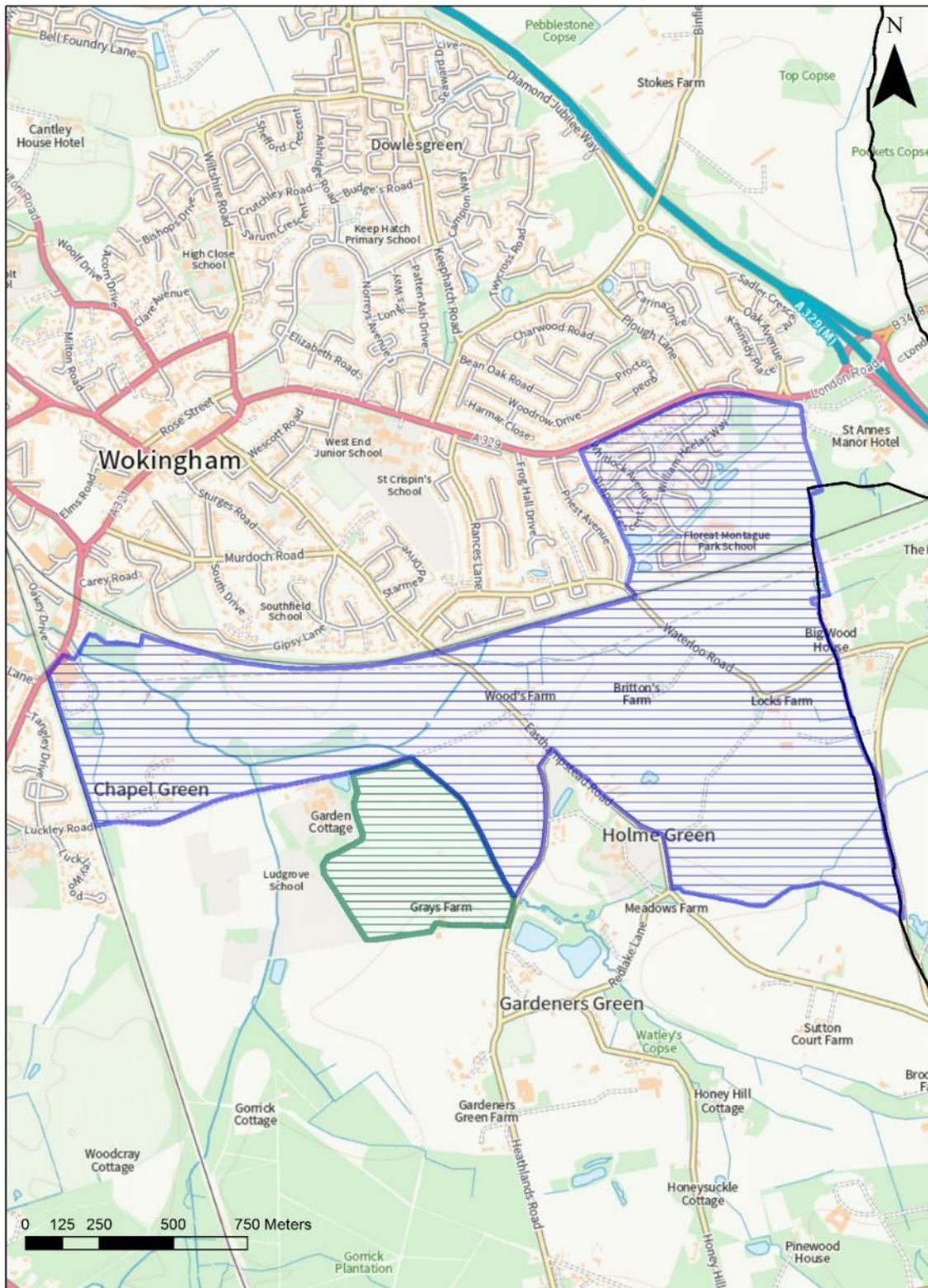
Map: Area of new dwellings west of St Anne's Drive and south of London Road within the South Wokingham SDL



Map: Area of new dwellings land south of Gipsy Lane within the South Wokingham SDL



Map: Area of Gray's Farm for outdoor and indoor sports and community uses, in relation to South Wokingham SDL area



## Policy SS7: South Wokingham Strategic Development Location

As included in the Core Strategy (adopted 2010), South Wokingham as shown on the Policies Map is allocated for a sustainable, well designed mixed-use development, with associated housing, employment and social and physical infrastructure, to be delivered in accordance with the requirements set out below and the key principles contained in Appendix 4:

- 1) Phased delivery of around 2,899\* dwellings from April 2018, including affordable in accordance with Policy H5;
- 2) Appropriate retail facilities;
- 3) Social and physical infrastructure (including the provision for two new primary schools on site\*\* and two neighbourhood centres\*\*\*. The new neighbourhood centre should incorporate a mix of retail and community uses;
- 4) Measures to maintain separation from Binfield/Bracknell, Crowthorne/Pinewood (Crowthorne) and Finchampstead North;
- 5) Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town centre in accordance with Policy C8 and taking into account the council's Greenways Strategy;
- 6) Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
- 7) Continued improvements to transport capacity along the A321 and A329 including the provision of the Southern Distributor Road;
- 8) Measures to continue to improve accessibility by forms of active travel along the A321 and A329 corridors; and
- 9) Measures to continue to improve access by forms of active travel to Wokingham town centre.

The development will be guided by the South Wokingham SDL Supplementary Planning Document produced as part of the Core Strategy (2010) (and any subsequent revisions), and any extant planning permissions granted within the SDL pursuant to the Core Strategy.

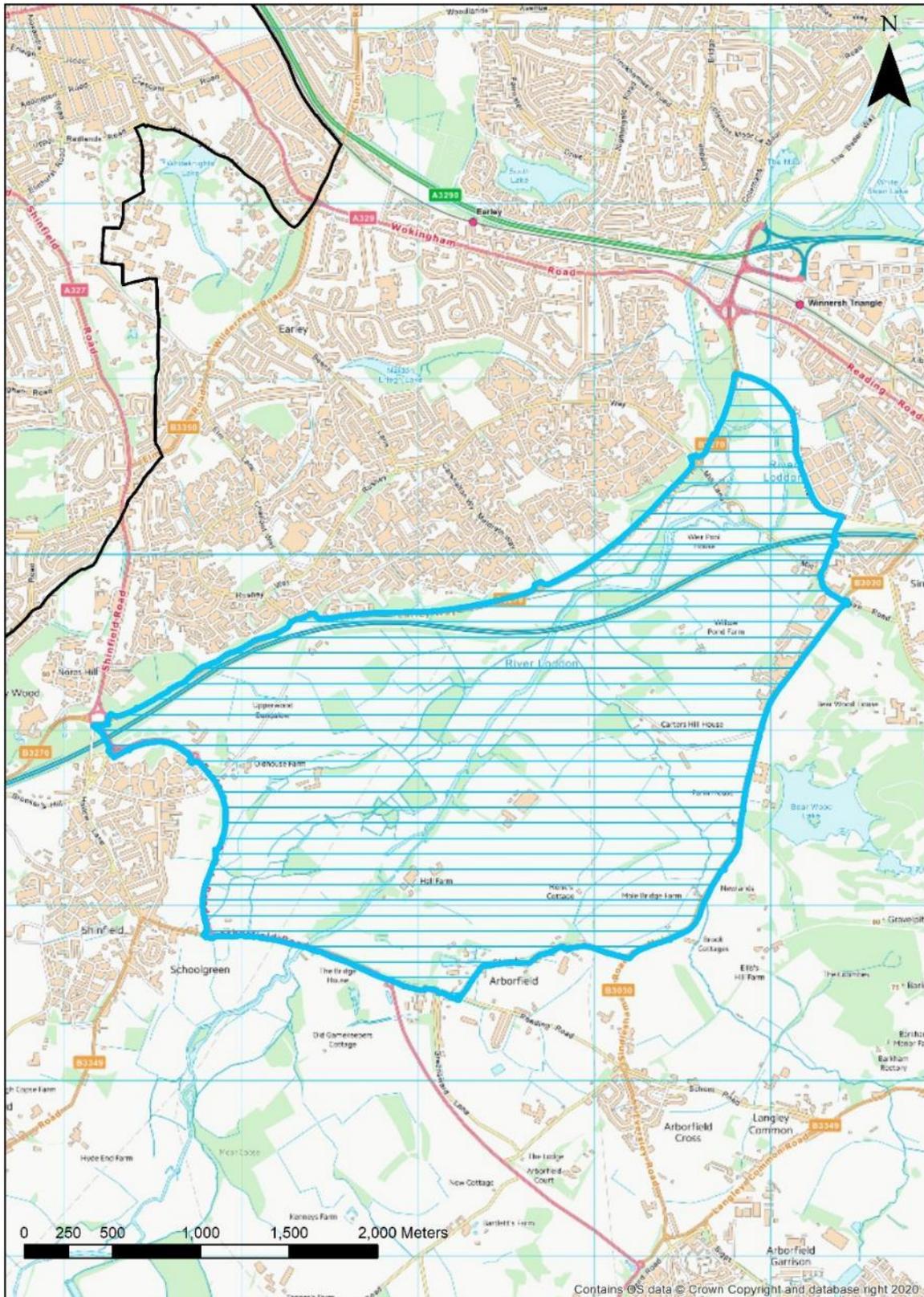
A co-ordinated approach to further development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.

\* The Core Strategy allocation for the South Wokingham SDL in Policy CP21 was for around 2,500 dwellings. However, this figure is updated in the Local Plan Update to reflect proposed allocations at land south of Gipsy Lane for 17 dwellings, the land south of Waterloo Road for 835 dwellings, the land to the west of St Annes Drive and south of London Road for 54 dwellings, and extant planning permissions and completions on the South Wokingham SDL at April 2018.

\*\* One new 2-Form Entry Primary School (Floreat Montague Park Primary School) has been delivered on site following a Reserved Matters approval (RM/2014/0979) on 26 June 2014.

\*\*\* One new neighbourhood centre is under construction on site at Montague Park.

# APPENDIX G: HALL FARM / LODDON VALLEY SDL



Map: Illustrative of the Hall Farm / Loddon Valley SDL



### Policy SS3: Hall Farm / Loddon Valley Strategic Development Location

Within the area identified at Hall Farm and East of Shinfield land is allocated for a sustainable, well designed, high quality new garden community with associated housing, employment and social, green and physical infrastructure.

Land at Hall Farm / Loddon Valley Strategic Development Location will be delivered in accordance with the development, delivery and place shaping principles set out below:

#### Development principles

- Phased delivery of a minimum of 4,500 dwellings, of which least 2,200 dwellings will be completed by the end of 2037/38.
- Phased expansion of the Thames Valley Science Park for employment and complementary uses, comprising 85,000m<sup>2</sup> in the form of film and television studio campus and 100,000m<sup>2</sup> research and development\*.
- Delivery of a minimum of 35% of the dwellings provided as affordable homes.
- Delivery of three neighbourhood centres providing a range of retail (including foodstore of 2,500m<sup>2</sup>), leisure, including indoor and outdoor sports, cultural, health and service facilities.
- Delivery of three primary schools (2 x 3 form entry, and 1 x 2 form entry) and one secondary school (12 forms of entry).
- Deliver a comprehensive strategic landscape and connectivity strategy, and a network of multi-functional green and blue infrastructure, incorporating River Loddon and Barkham Brook) to create a country park supplemented by ecological networks and habitats and promote high levels of connectivity, including to the Loddon long distance footpath and greenways.
- Delivery of biodiversity enhancements to achieve an overall minimum net gain of 10%.
- Delivery of comprehensive drainage and flood alleviation measures.
- Delivery of new link over the M4 to Lower Earley Way, improvements to transport capacity along Lower Earley Way and other neighbouring roads, a new link to Hatch Farm Way and the partial closure of Mill Lane.
- Delivery of new pedestrian, cycleway, greenway infrastructure, and public transport priority routes.

#### Delivery principles

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.

- Community ownership of land and long-term stewardship of assets.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities and including opportunities to grow food.

### Place shaping principles

- Development should draw on and enhance its context and the considerable natural assets such as hedgerows, trees, woodland (including ancient woodland), River Loddon and Barkham Brook and changes in topography.
- Development should incorporate measures to protect and retain the permanent physical and visual sense of separation of Arborfield, Arborfield Cross and Shinfield.
- Development should provide a mix of adaptable housing sizes, types and tenures including (but not limited to): affordable homes, specialist accommodation, first homes, key worker housing and Gypsy and Travellers accommodation to ensure balanced, inclusive and accessible communities.
- Each neighbourhood should be planned to be high quality, resilient, compact and safe and include access for all to a range of local employment opportunities and community services and facilities, including health/wellbeing, education, retail, culture, civic spaces, multi-functional open space and sports and leisure facilities.
- Higher storey heights and densities within residential areas will be expected around neighbourhood centres, and along public transport routes.
- Development and each neighbourhood should be designed to prioritise and promote active and sustainable method of travel both within and beyond the allocation, including the prioritisation of walking and cycling and the integration of high-quality public transport. Key links include those to Reading and Wokingham railway stations, Thames Valley Science and Innovation Park, Green Park and Winnersh Triangle Core Employment Areas.
- Development should provide for high standards of energy and water efficiency. New homes and other developments should seek to achieve net zero carbon energy performance and include electric vehicle charging.
- All buildings and public spaces should be enabled for high speed and reliable broadband and 5G coverage (and their technological successors). Homes should be designed to include specific and adaptable spaces suitable for home working.
- Development should safeguard land for a potential new junction from the allocation on to the M4 motorway.
- The potential for on-site mineral resources which may be winnable through prior extraction should be considered through a Minerals Resource Assessment. Where viable extraction should be implemented.

The development will be guided by a masterplanning and infrastructure delivery Supplementary Planning Documents, produced with the involvement of stakeholders including all interested

landowners in the area covered by the allocation. These will provide a framework for subsequent development proposals, ensuring that they are considered within the context of a comprehensive, strategic and holistic approach.

A coordinated approach to the development of the allocation will be required to deliver necessary infrastructure, facilities, and services to meet the needs of the new community.

\* Or equivalent trip generating activity.

## APPENDIX H: HOUSING PROVISION

### Policy H1: Housing provision

Provision will be made for a minimum of 15,513 net additional dwellings, and associated infrastructure, over the period 1 April 2018 to 31 March 2038.

## APPENDIX I: SITES ALLOCATED FOR RESIDENTIAL / MIXED USE

### Policy H2: Sites allocated for residential / mixed use development

The sites listed below, and defined on the policies map, are retained as allocations for residential development:

Address	Capacity (net)
Land north of The Shires, Barkham	4
Land off Wheatsheaf Close, Sindlesham	24
Land at Sonning Farm, Sonning	25
<b>Total</b>	<b>53</b>

The sites listed below, and defined on the policies map, are allocated for residential development.

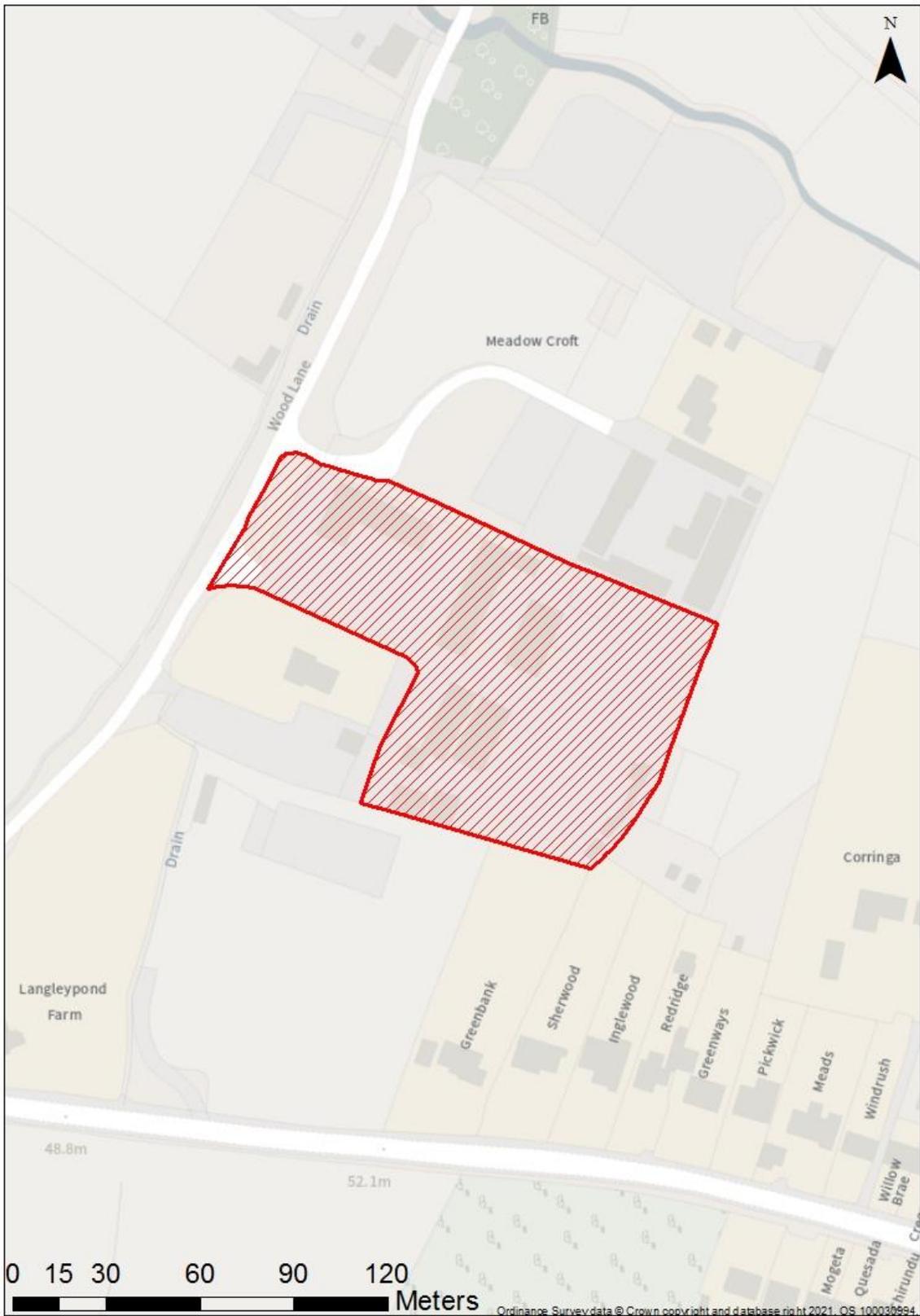
Address	Capacity (net)
Woodlands Farm, Wood Lane, Barkham	15
Land east of Park View Drive North, Charvil	78
Land west of Park Lane, Charvil	61
Jovike, Lower Wokingham Road, Finchampstead	15
Tintagel Farm, Sandhurst Road, Finchampstead	5
Land to the rear of 166 Nine Mile Ride, Finchampstead	4
Rooks Nest Farm and 24 Barkham Ride, Finchampstead	270
31-33 Barkham Ride, Finchampstead	66
Greenacres Farm, Nine Mile Ride, Finchampstead	100
Land adjacent to Whistley Green Cottage, Whistley Green, Hurst	3
Land north-west of Hogmoor Lane, Hurst	12
Land north of London Road and East of A329(M), Hurst	45
Land to the rear of 9-17 Northbury Lane, Ruscombe	12
Land between 39-53 New Road, Ruscombe	20
Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road, Shinfield	10
Land east of Pound Lane, Sonning (Sonning Golf Club)	24
Land west of Trowes Lane, Swallowfield	70
Land at Bridge Farm, Twyford	180
Winnersh Plant Hire, Reading Road, Winnersh	85
Winnersh Farms, Winnersh	287
Land on north-west Side of Old Forest Road, Winnersh	36
69 King Street Lane, Winnersh	25
Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh	15
Station Industrial Estate, Oxford Road, Wokingham	40
54-58 Reading Road, Wokingham	31
Former M&S, 26-36 Peach Street, Wokingham	15
Wokingham Library, Denmark Street, Wokingham	15
Suffolk Lodge, Rectory Road, Wokingham	20

Land at the corner of Wellington Road and Station Road (accessed via Park Road), Wokingham	21
Millars Business Park, Molly Millars Lane, Wokingham	90
Bridge Retail Park, Finchampstead Road, Wokingham	59
Land to the rear of Bulldog Garage, Reading Road, Wokingham	25
Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley	15
<b>Total</b>	<b>1,769</b>

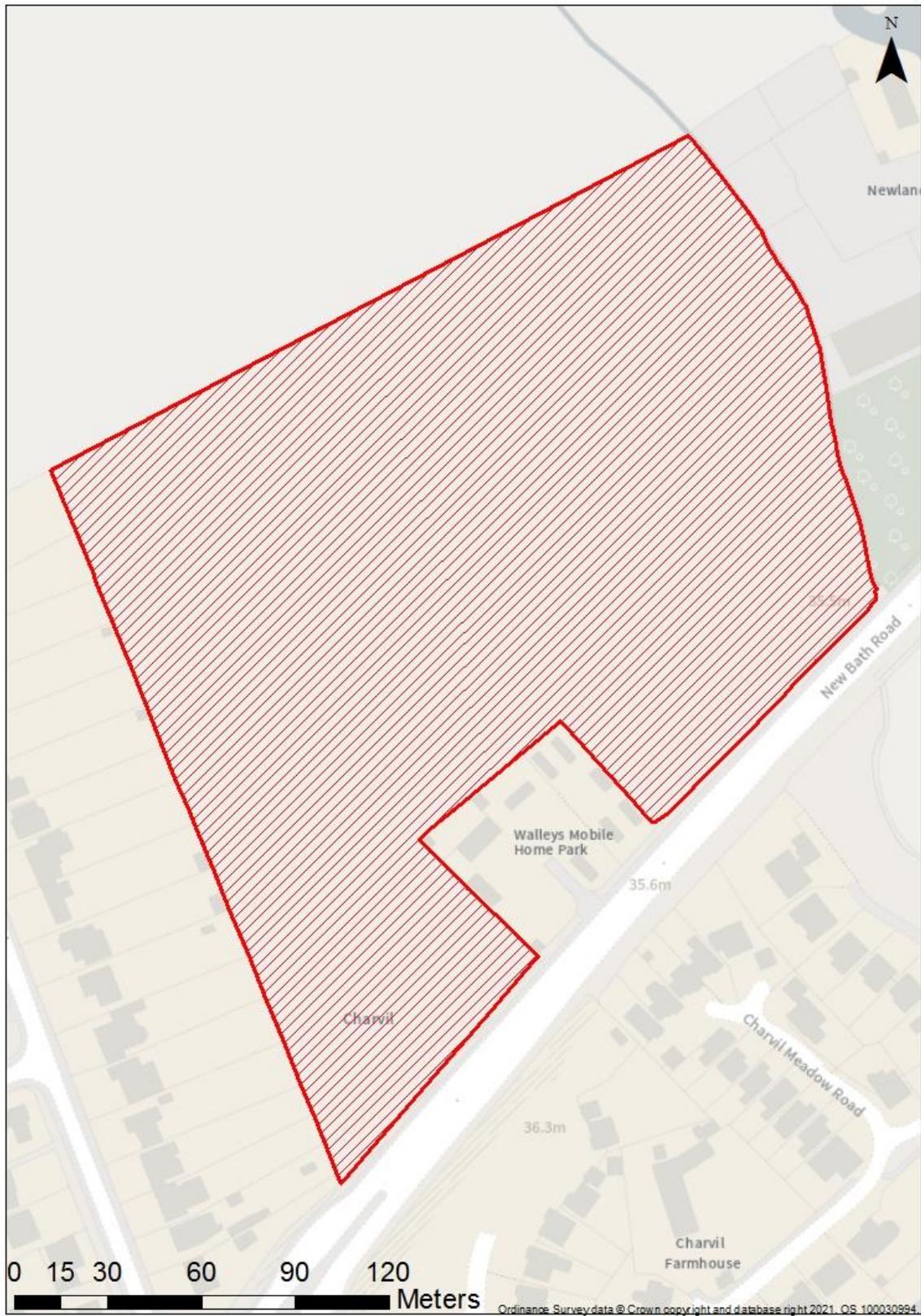
Land north of The Shires, Barkham



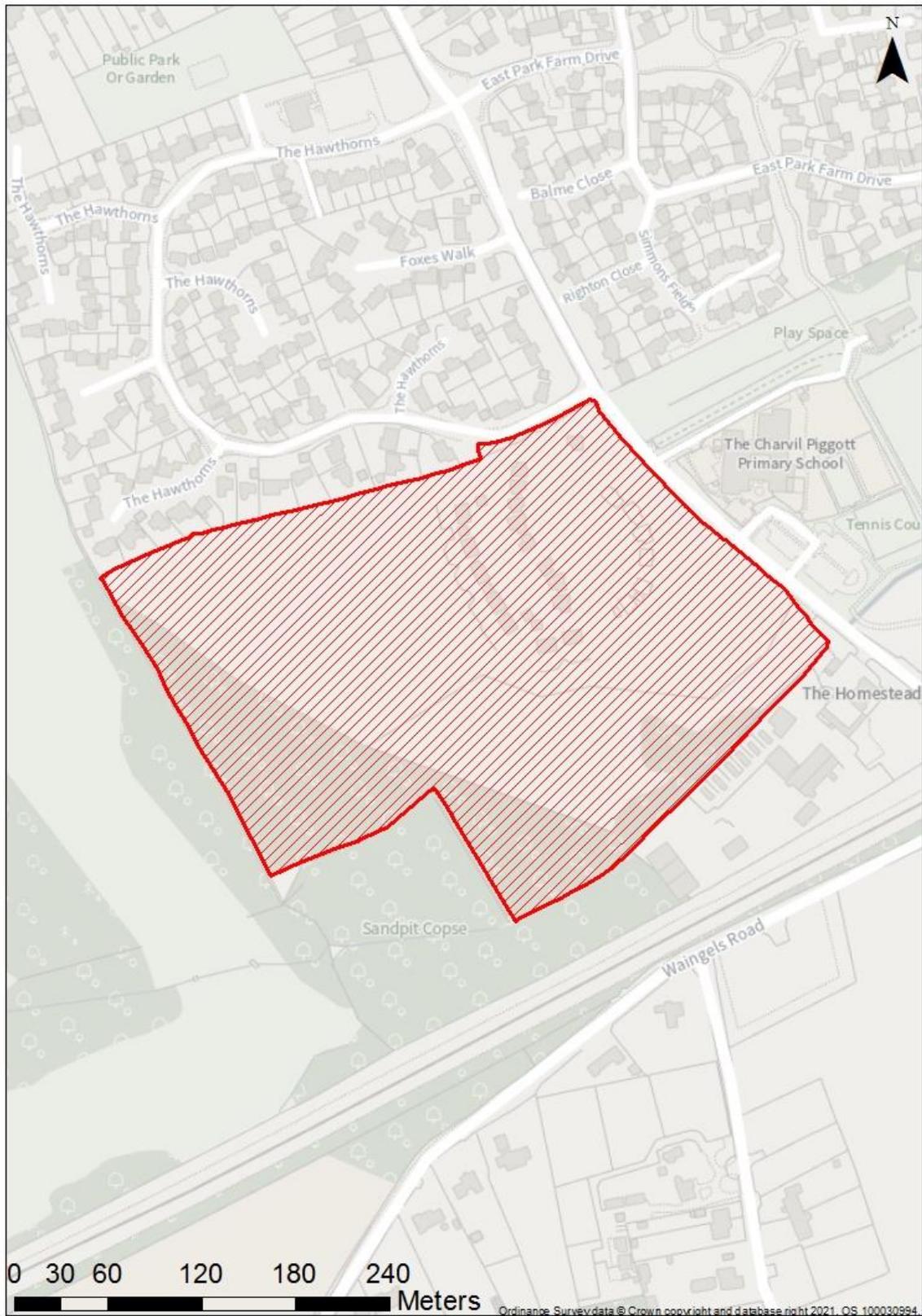
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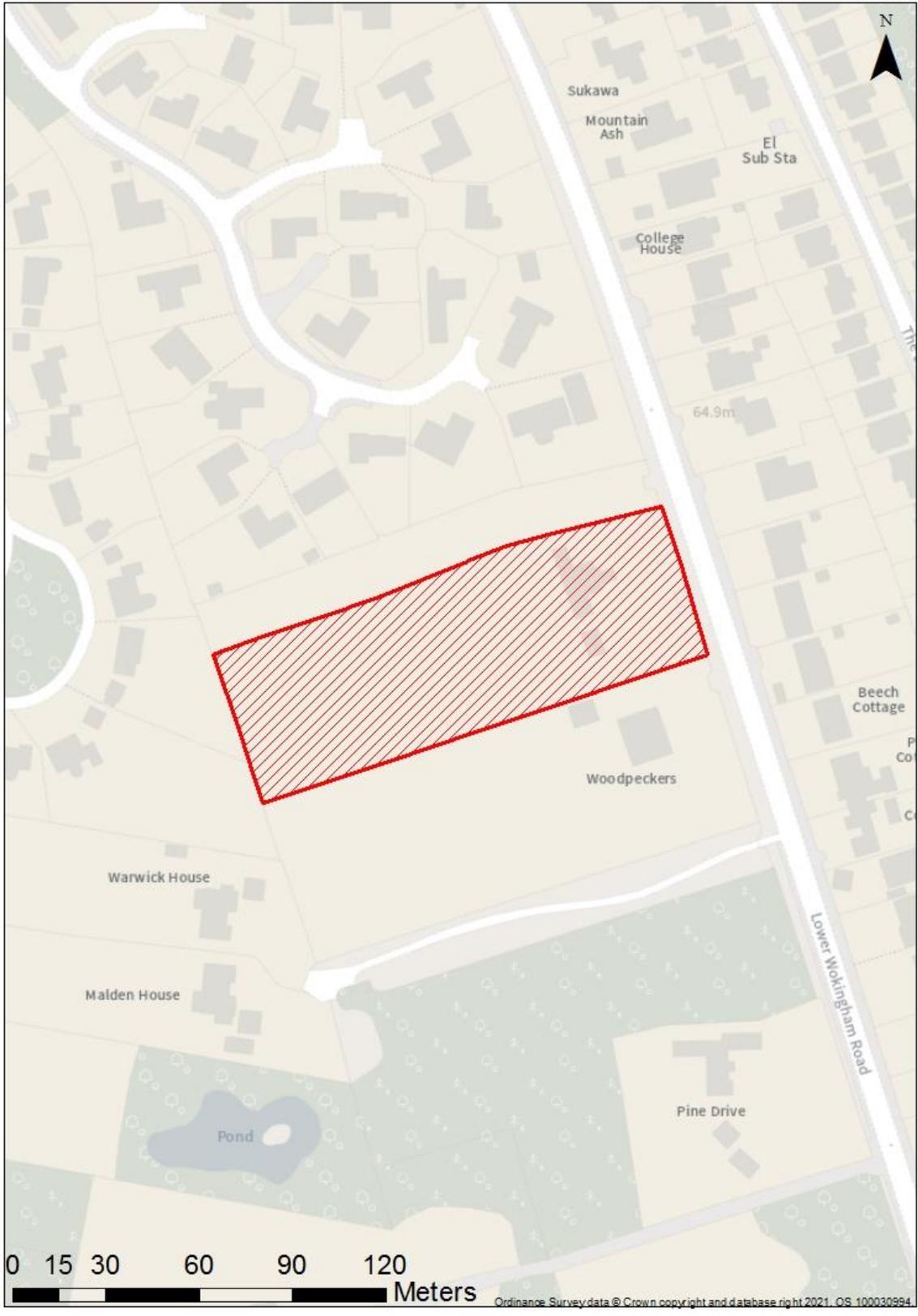
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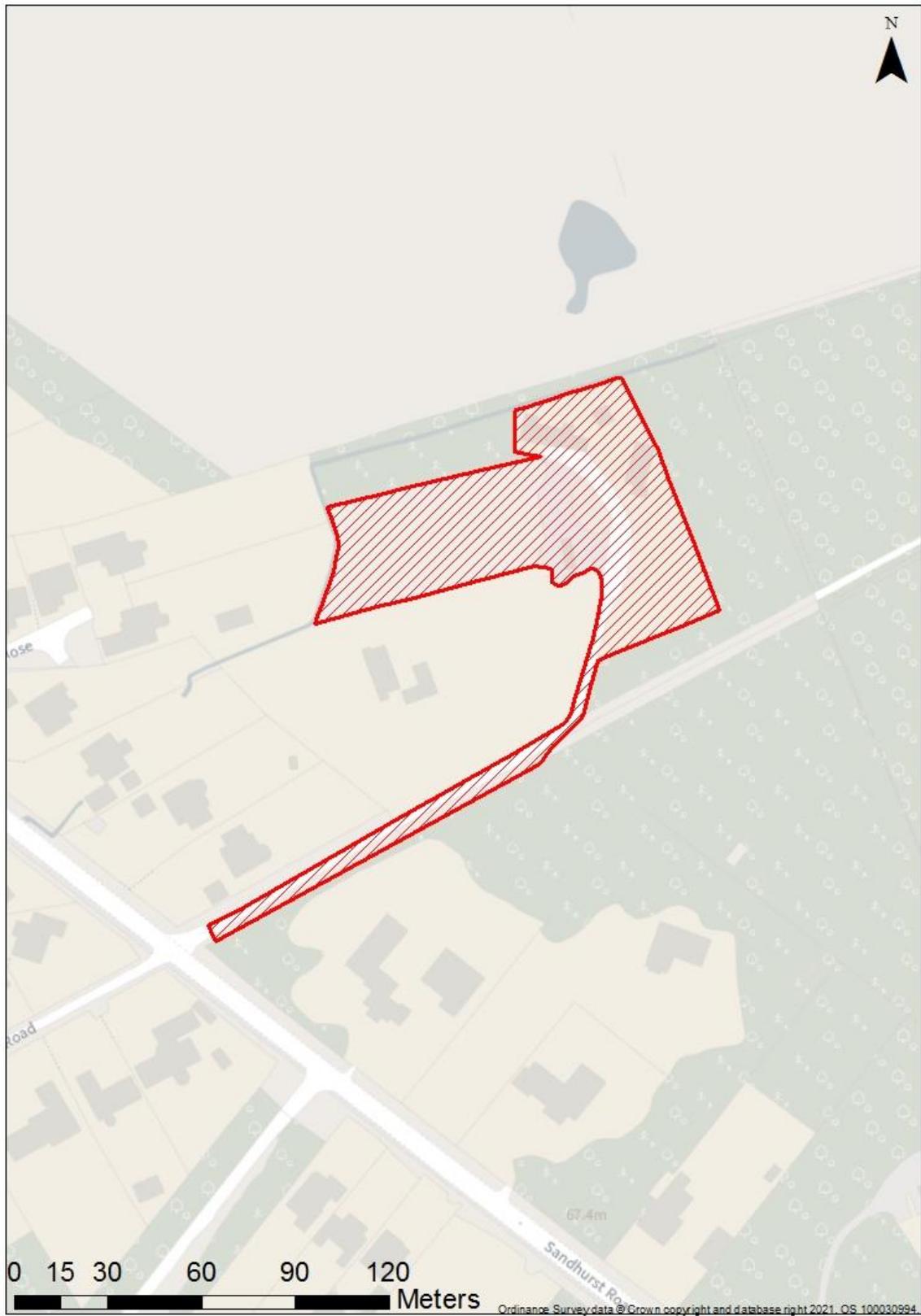
Land west of Park Lane, Charvil



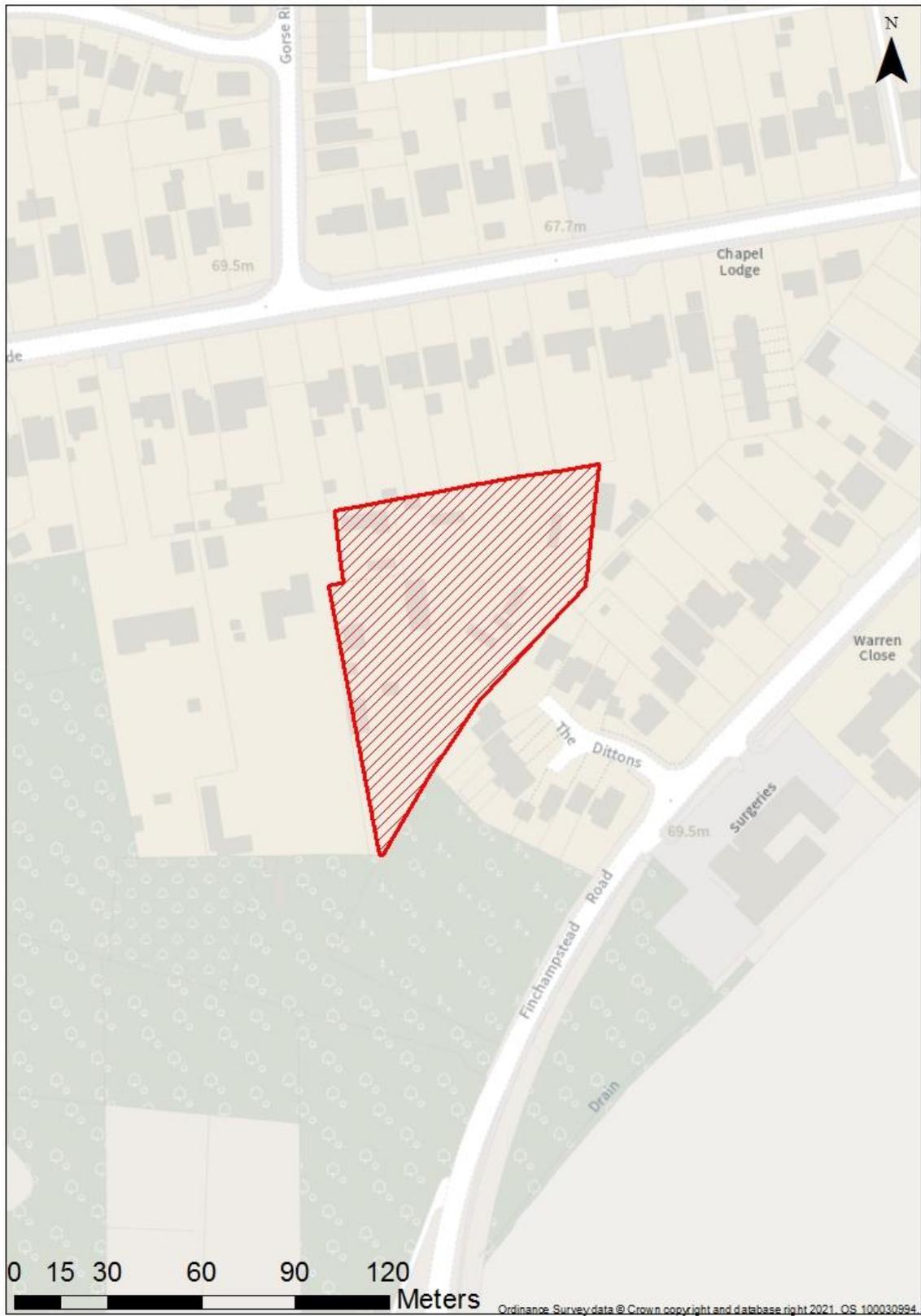
Jovike, Lower Wokingham Road, Finchampstead



Tintagel Farm, Sandhurst Road, Finchampstead



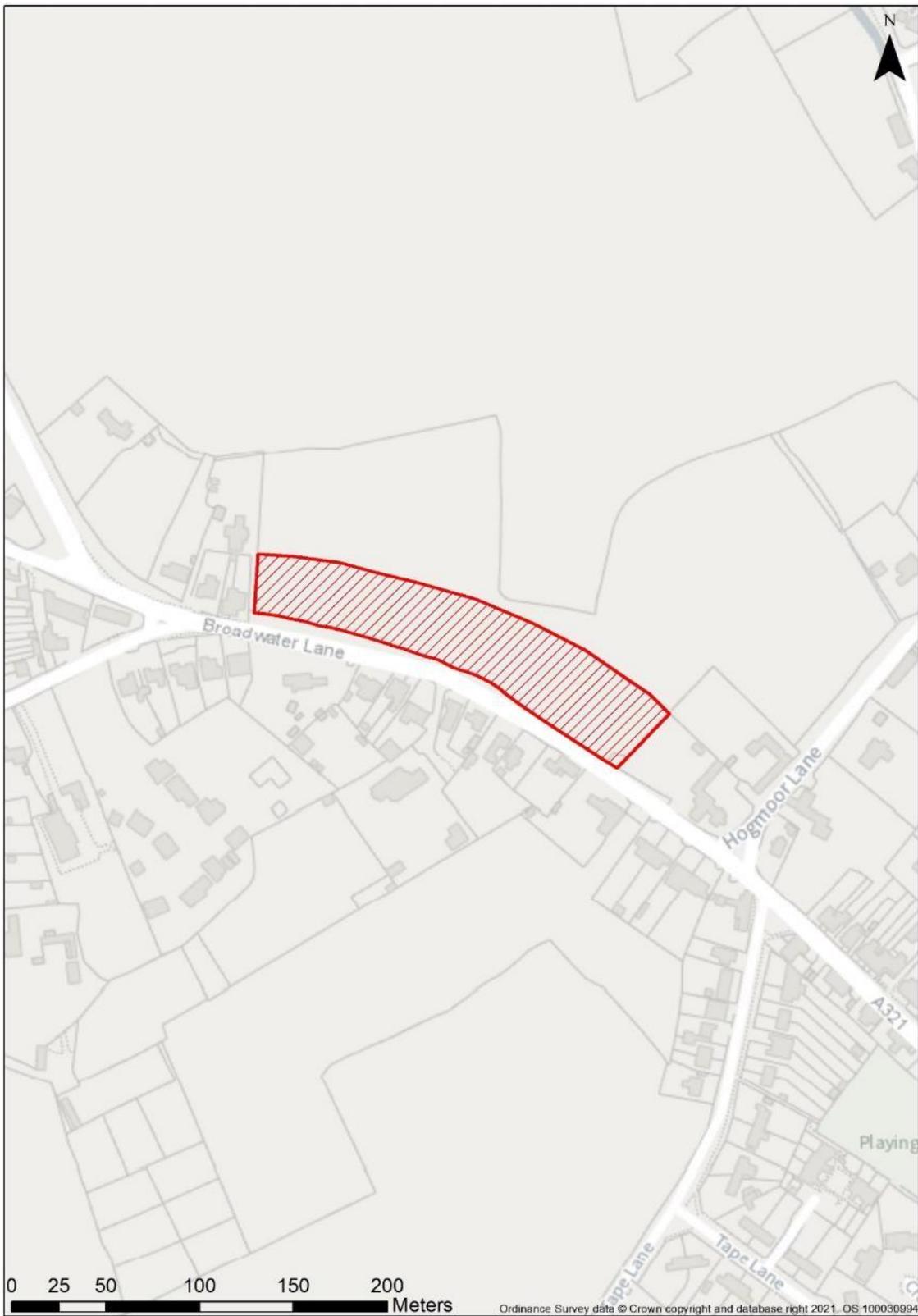
Land to the rear of 166 Nine Mile Ride, Finchampstead



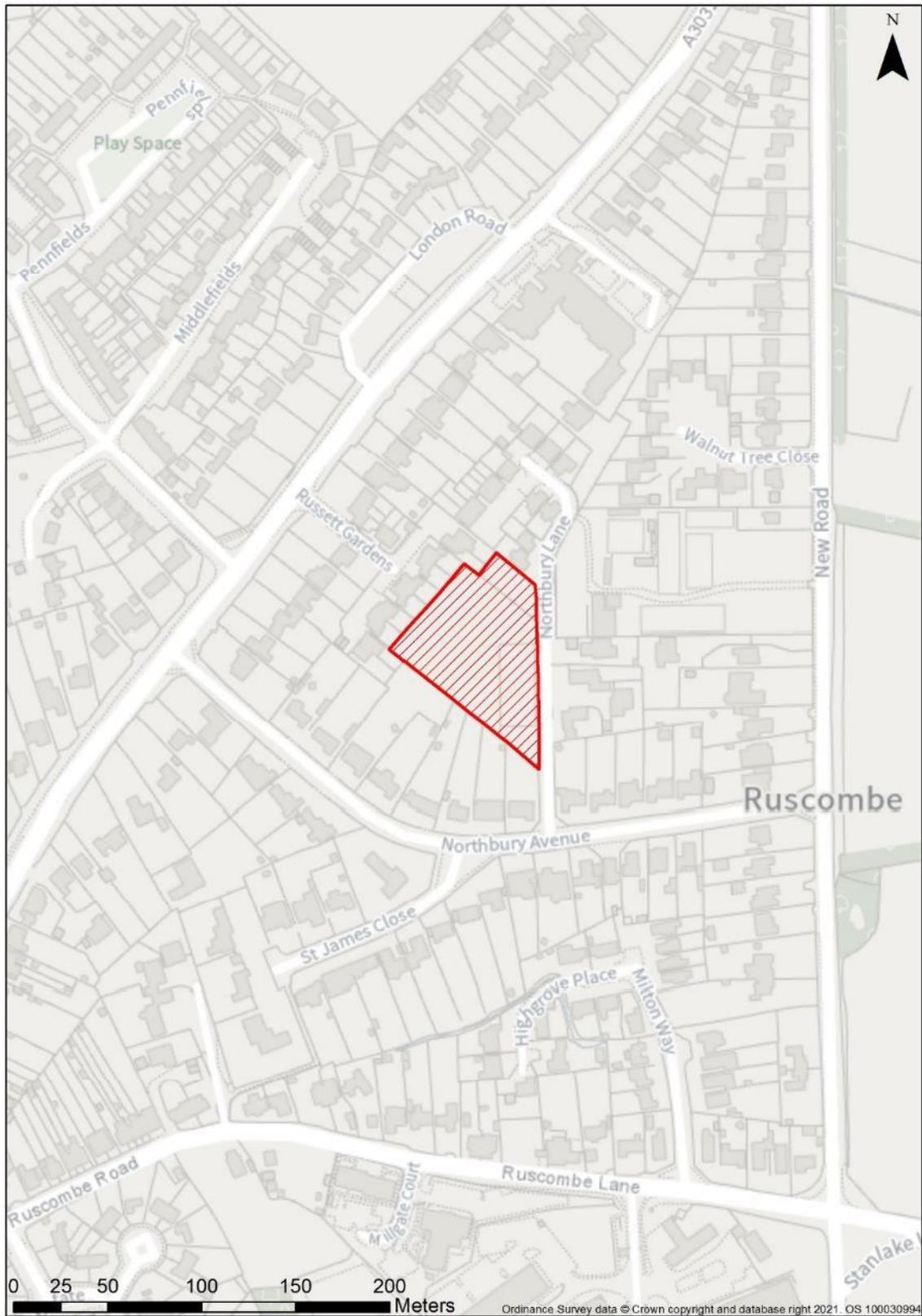
Land adjacent to Whistley Green Cottage, Whistley Green, Hurst



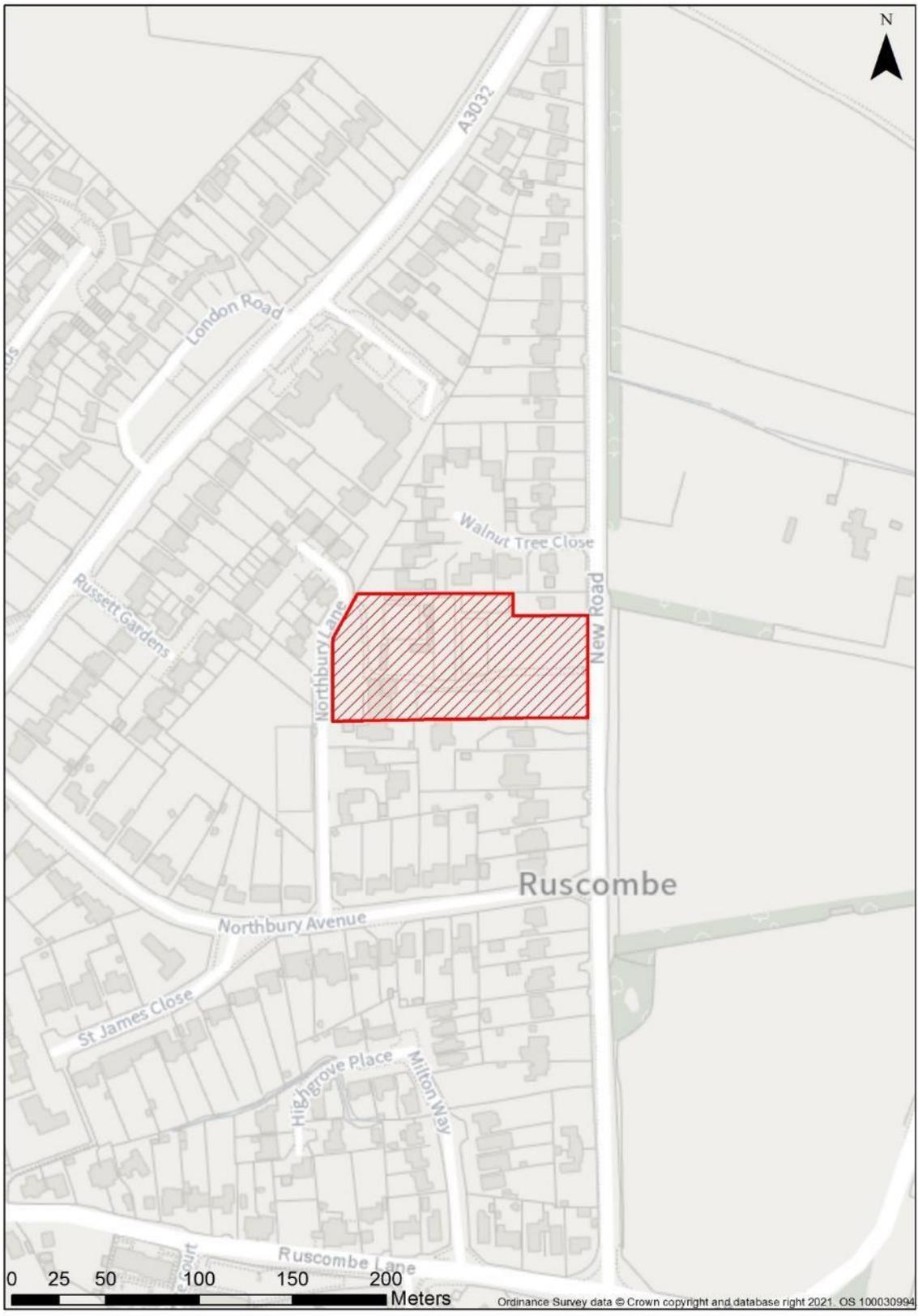
Land north-west of Hogmoor Lane, Hurst



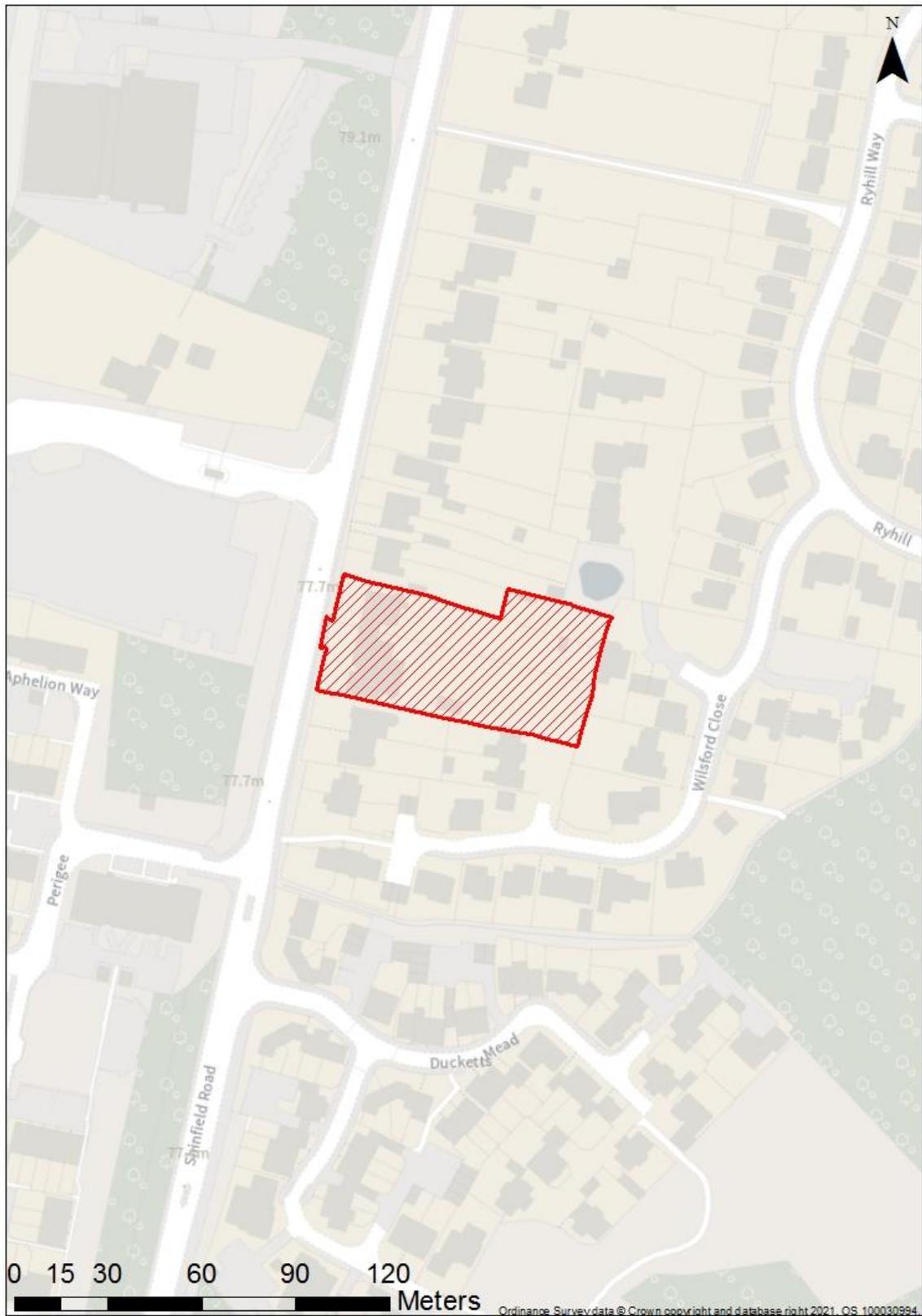
Land to the rear of 9-17 Northbury Lane, Ruscombe



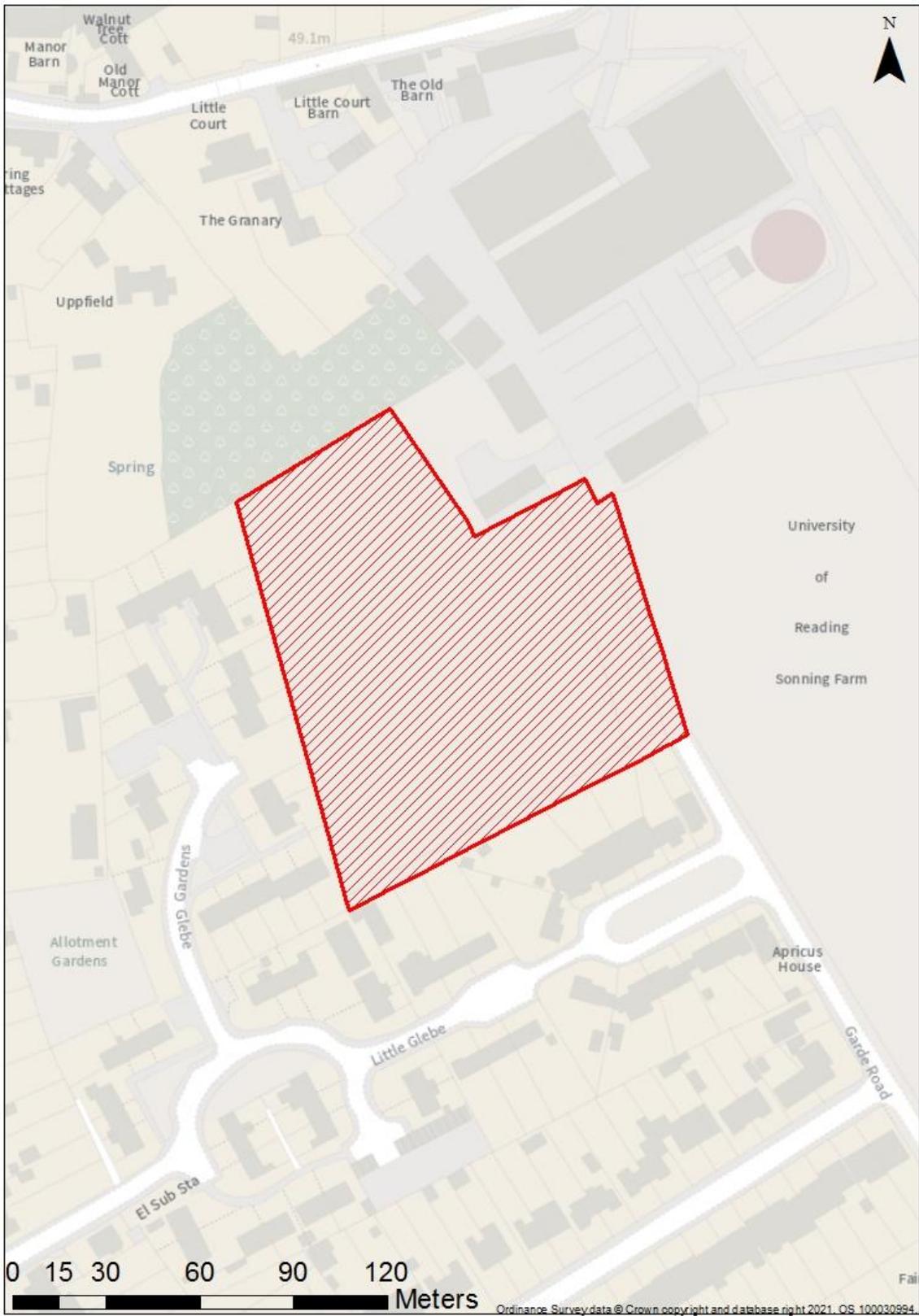
Land between 39-53 New Road, Ruscombe



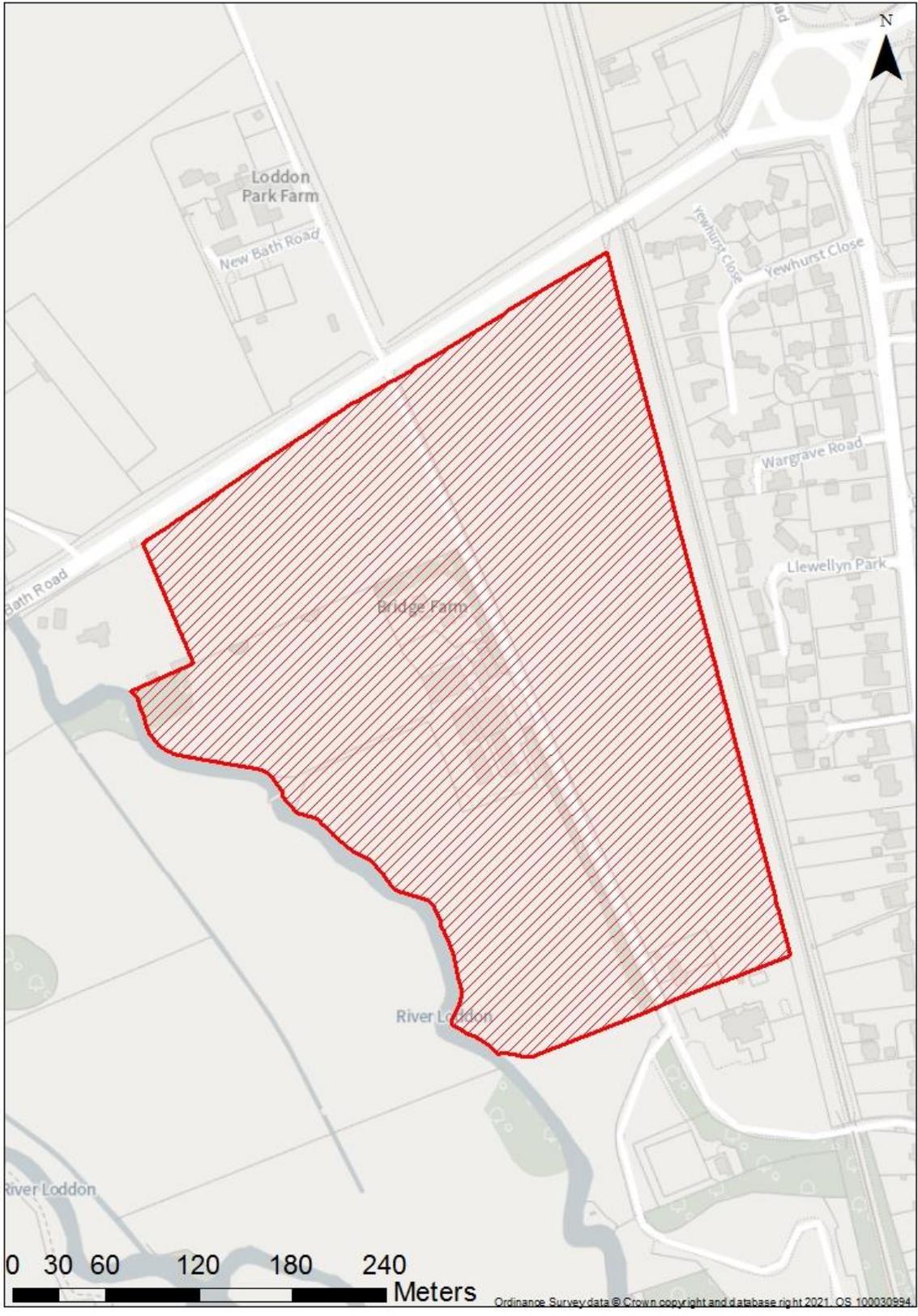
Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road, Shinfield



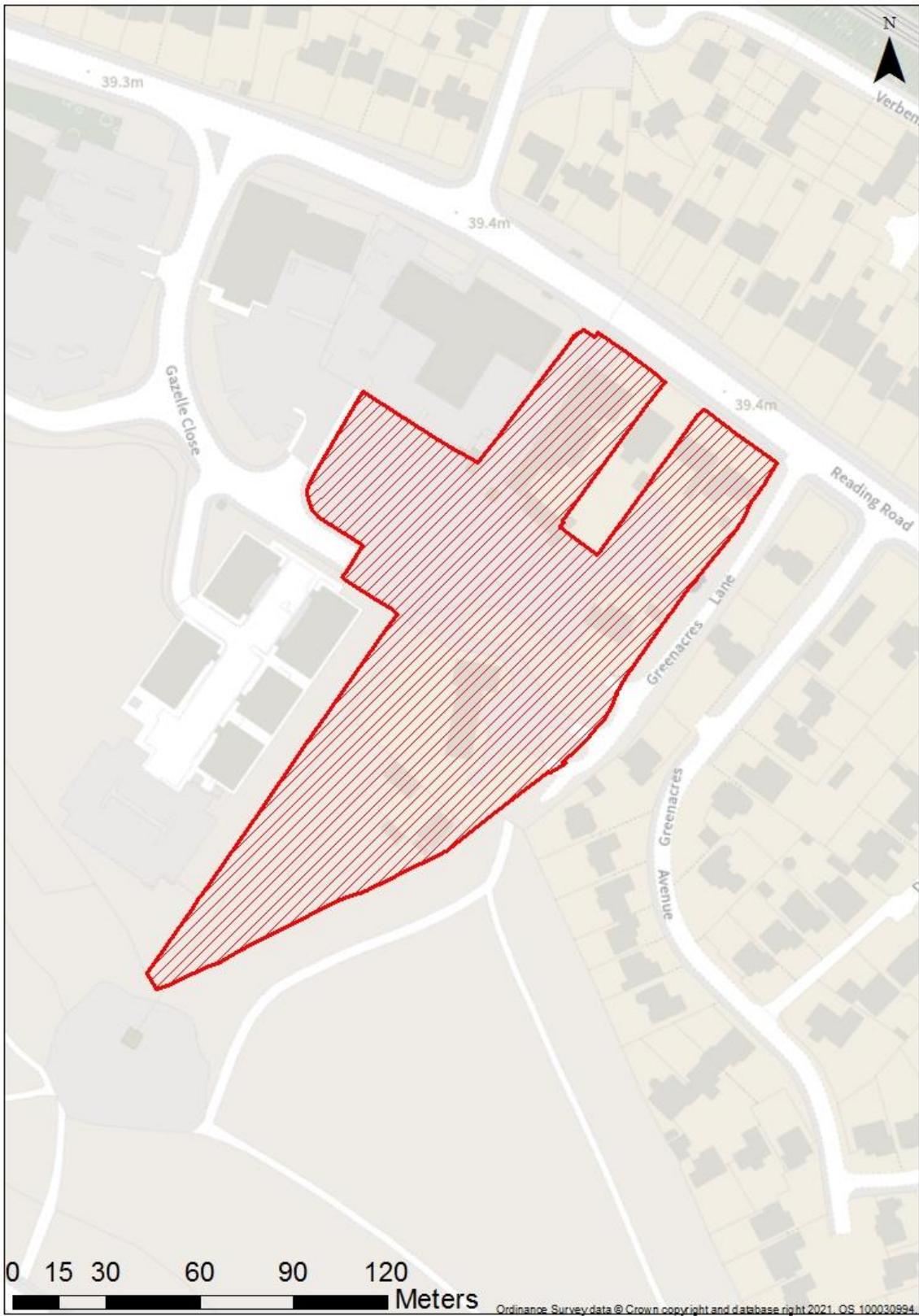
Land at Sonning Farm, Sonning



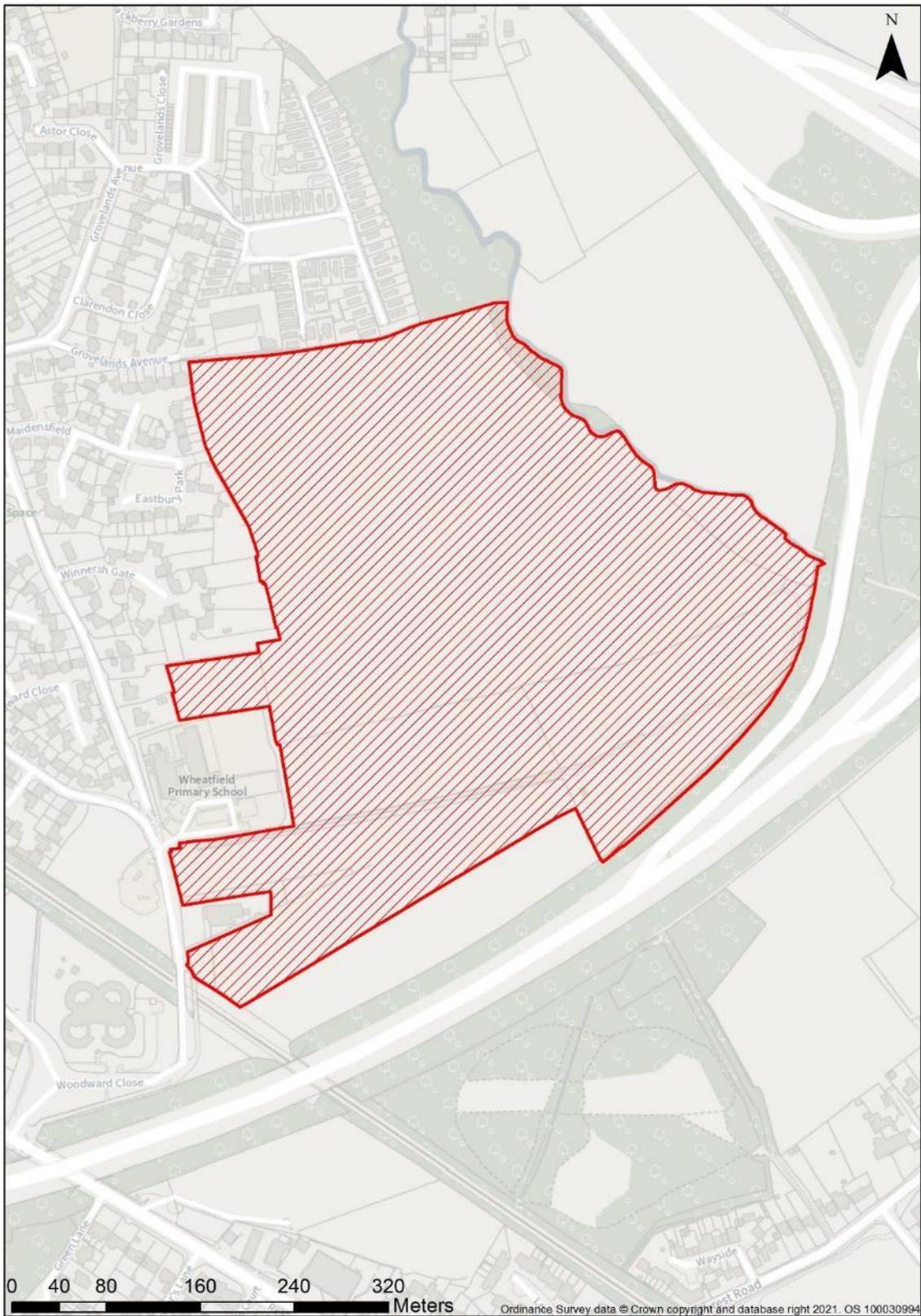
Land at Bridge Farm, Twyford



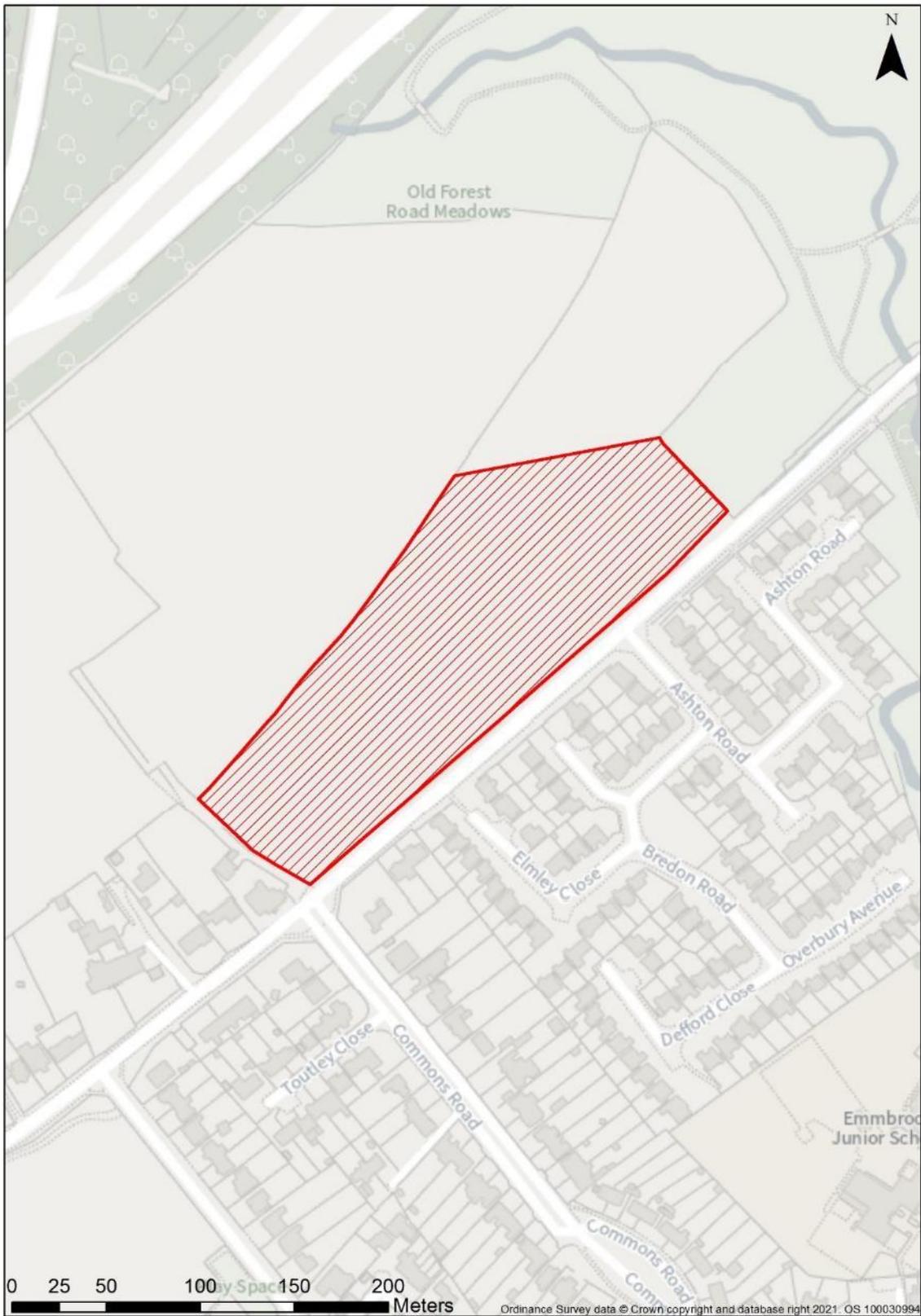
Winnersh Plant Hire, Reading Road, Winnersh



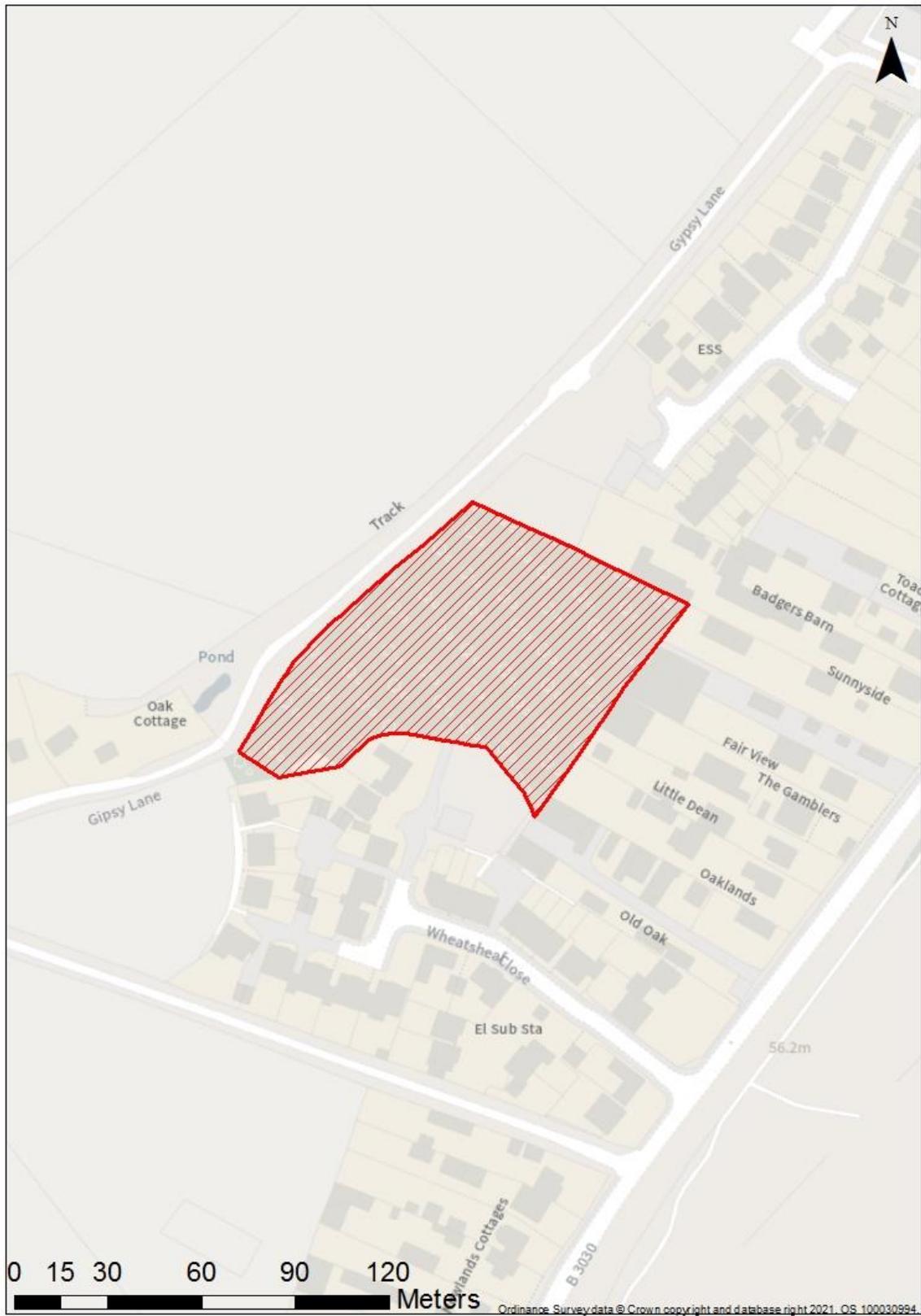
Winnersh Farms, Winnersh



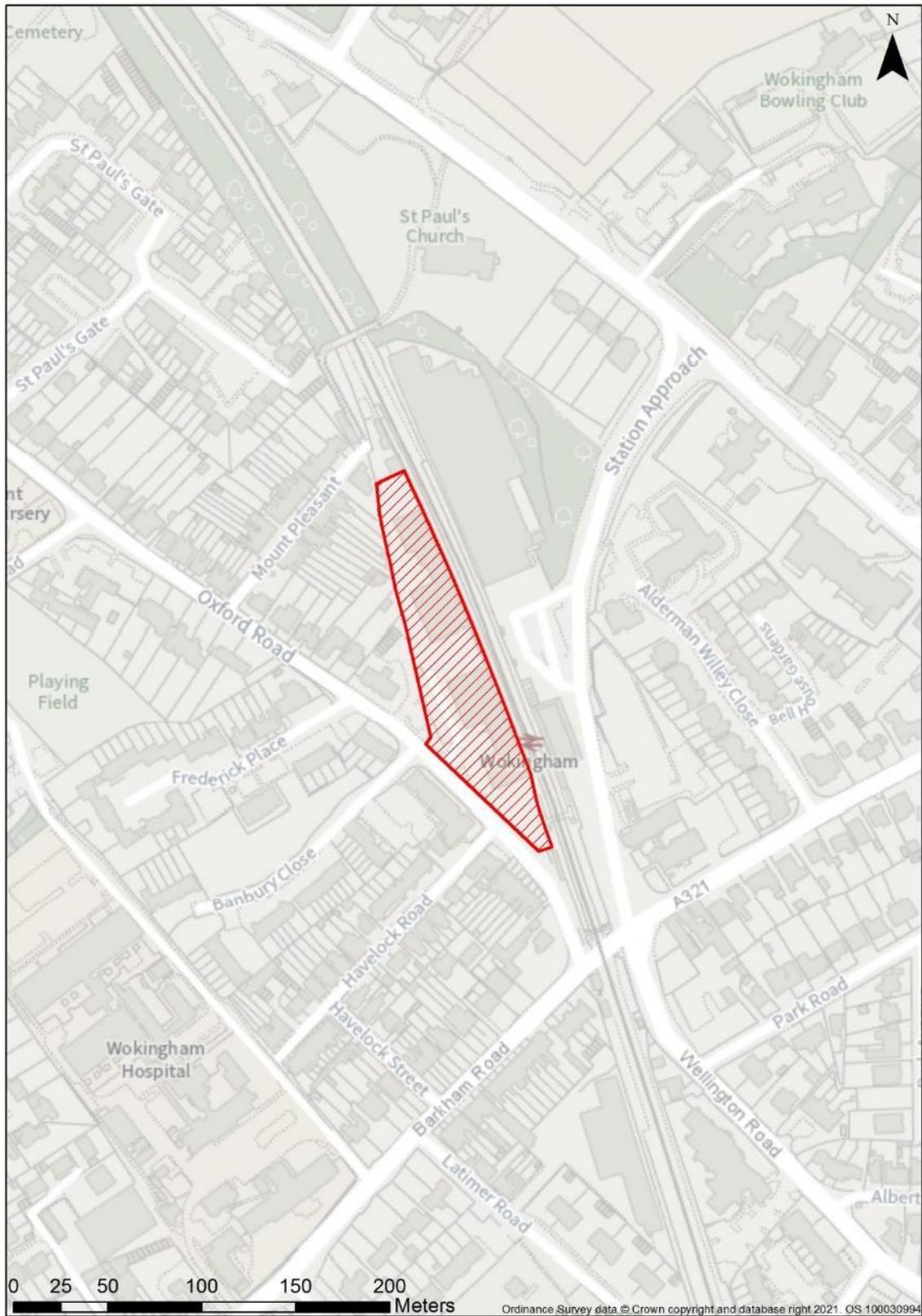
Land on north-west side of Old Forest Road, Winnersh



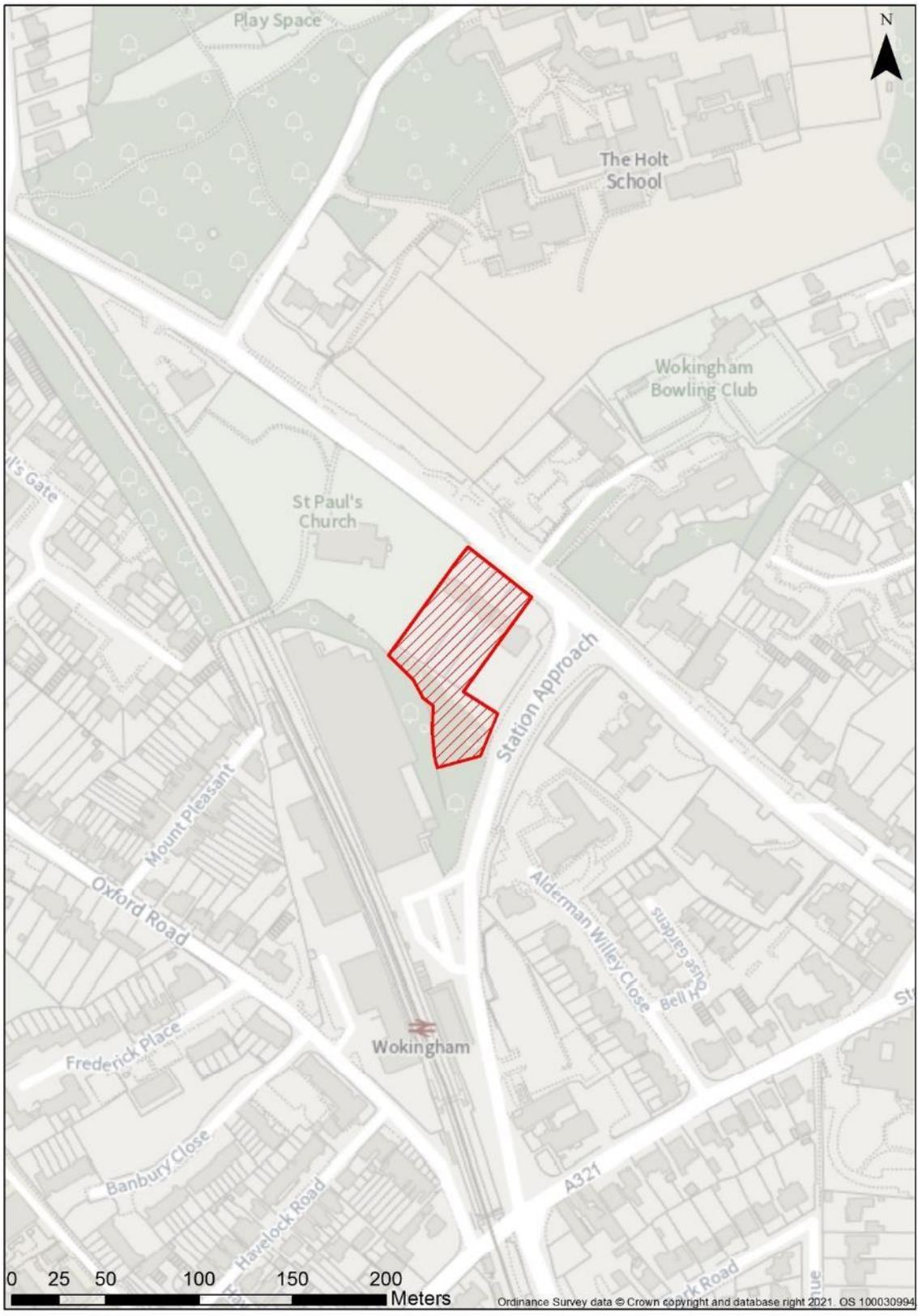
Land off Wheatsheaf Close, Sindlesham



Station Industrial Estate, Oxford Road, Wokingham

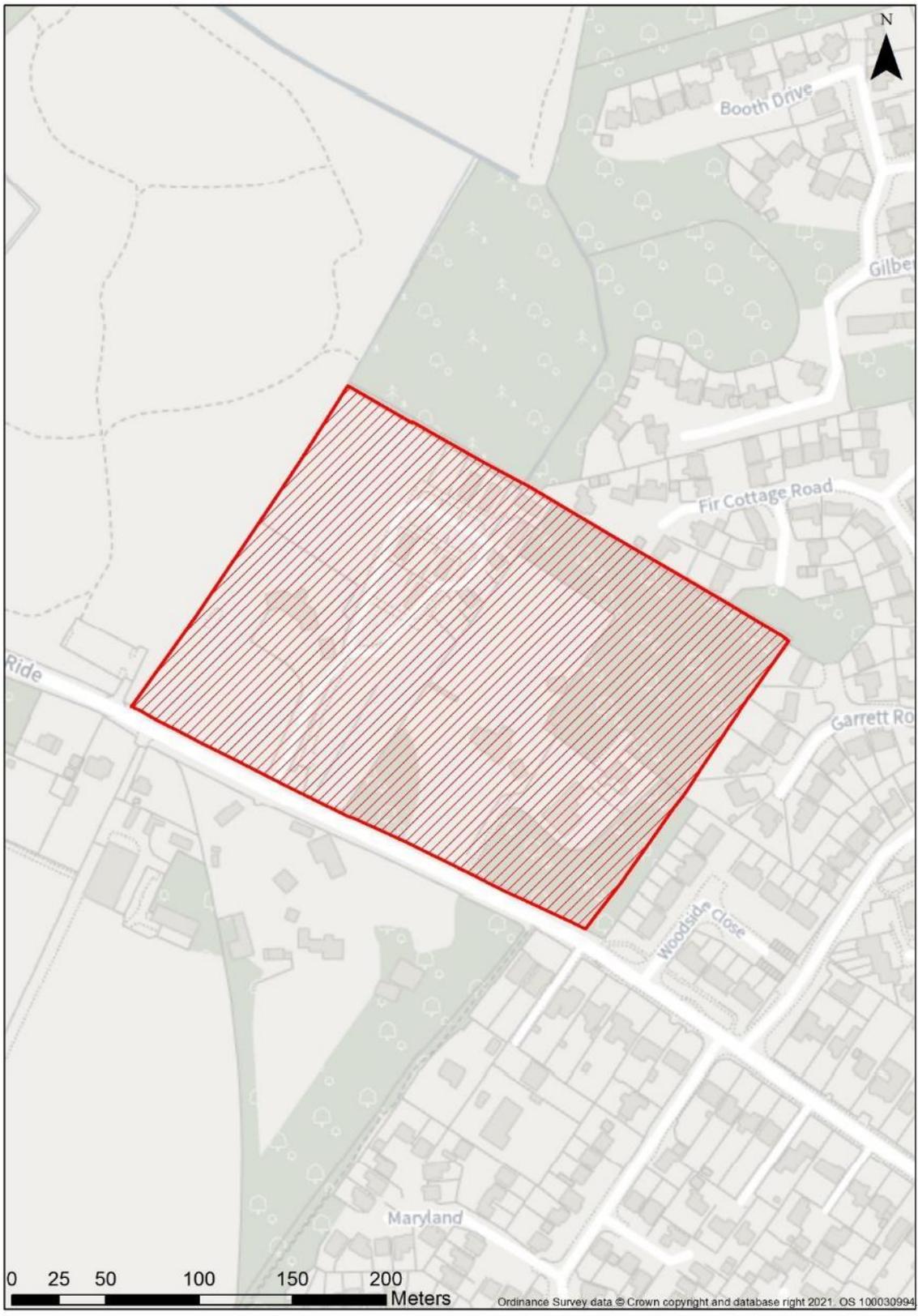


54-58 Reading Road, Wokingham

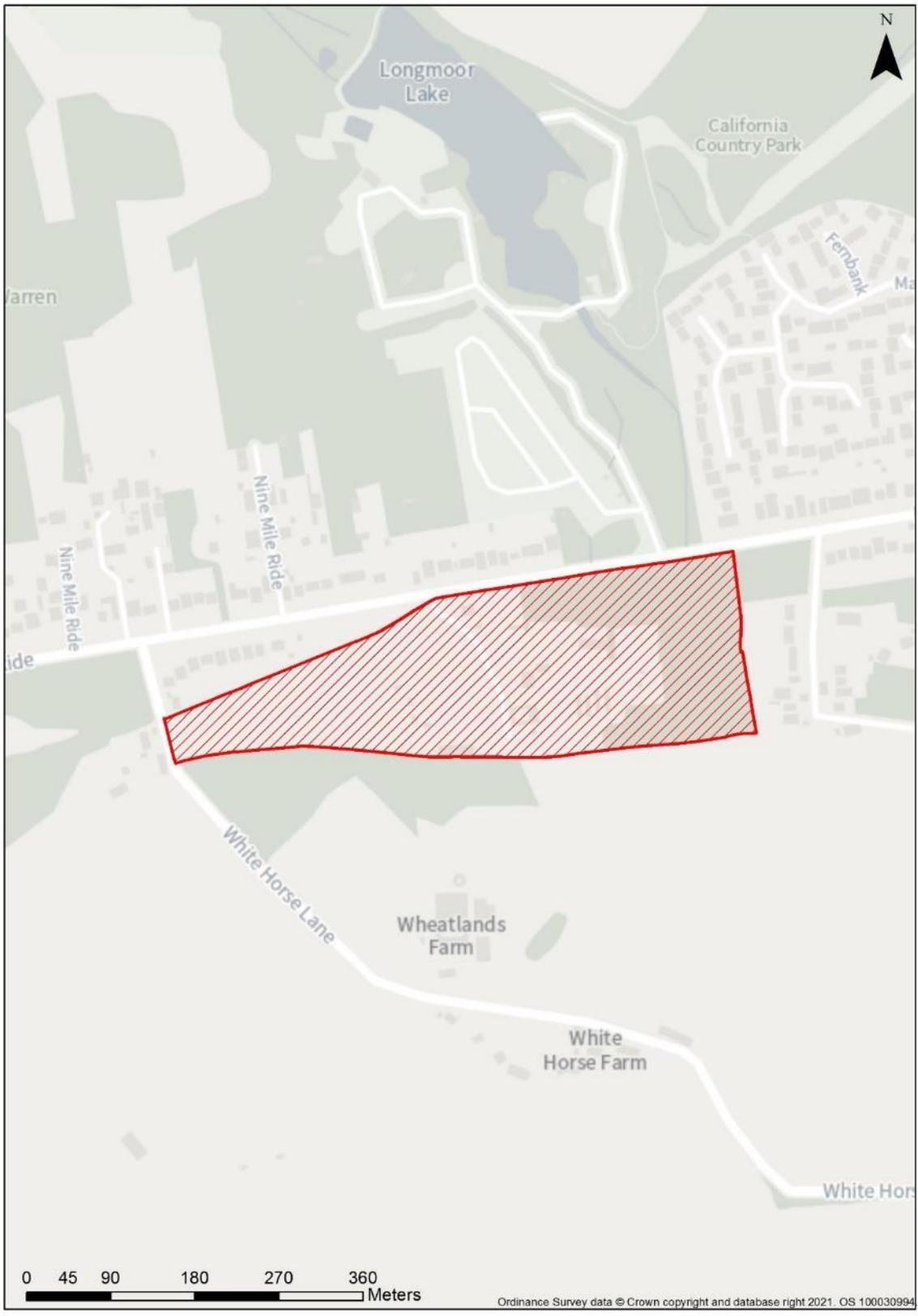




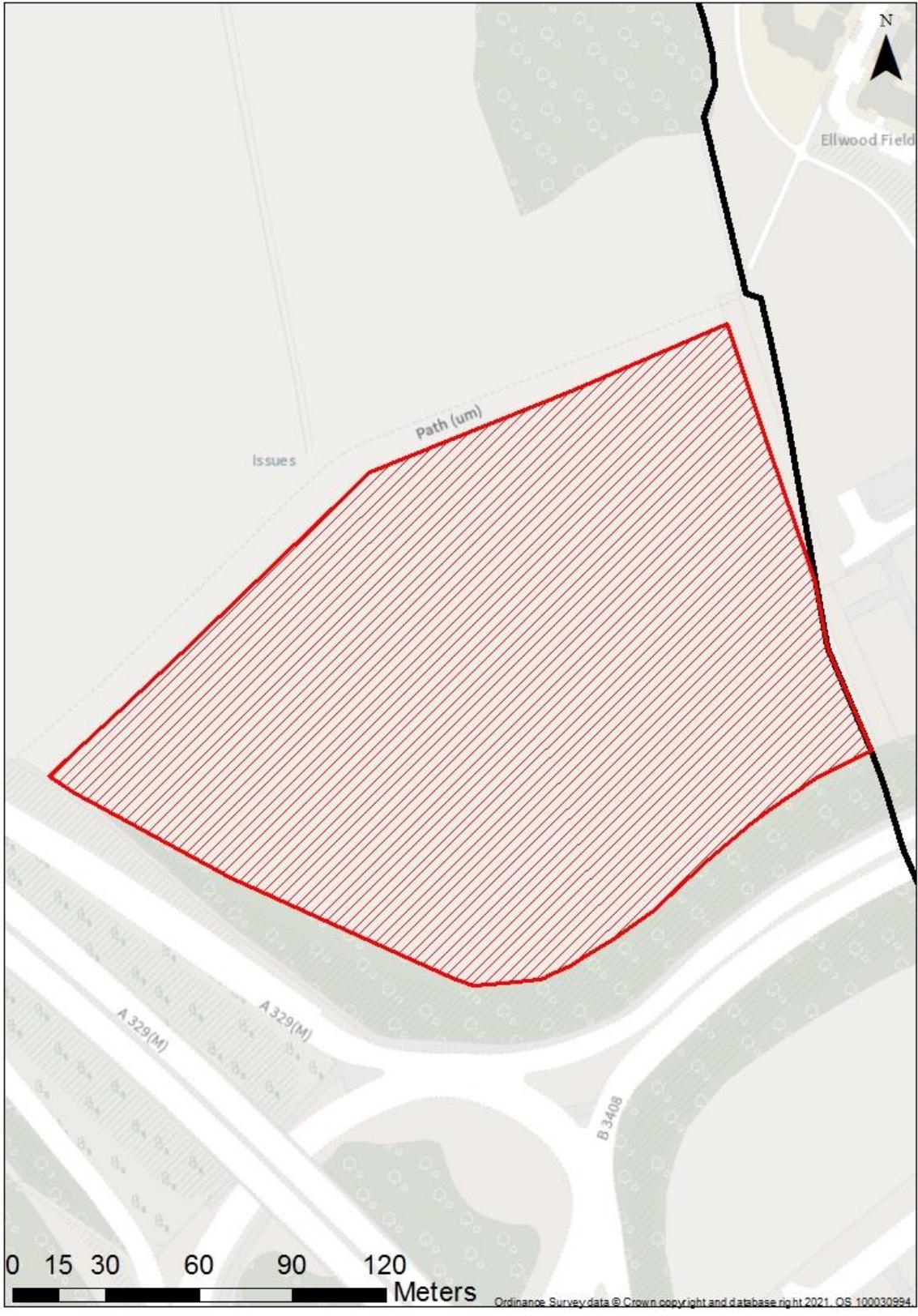
31-33 Barkham Ride, Finchampstead



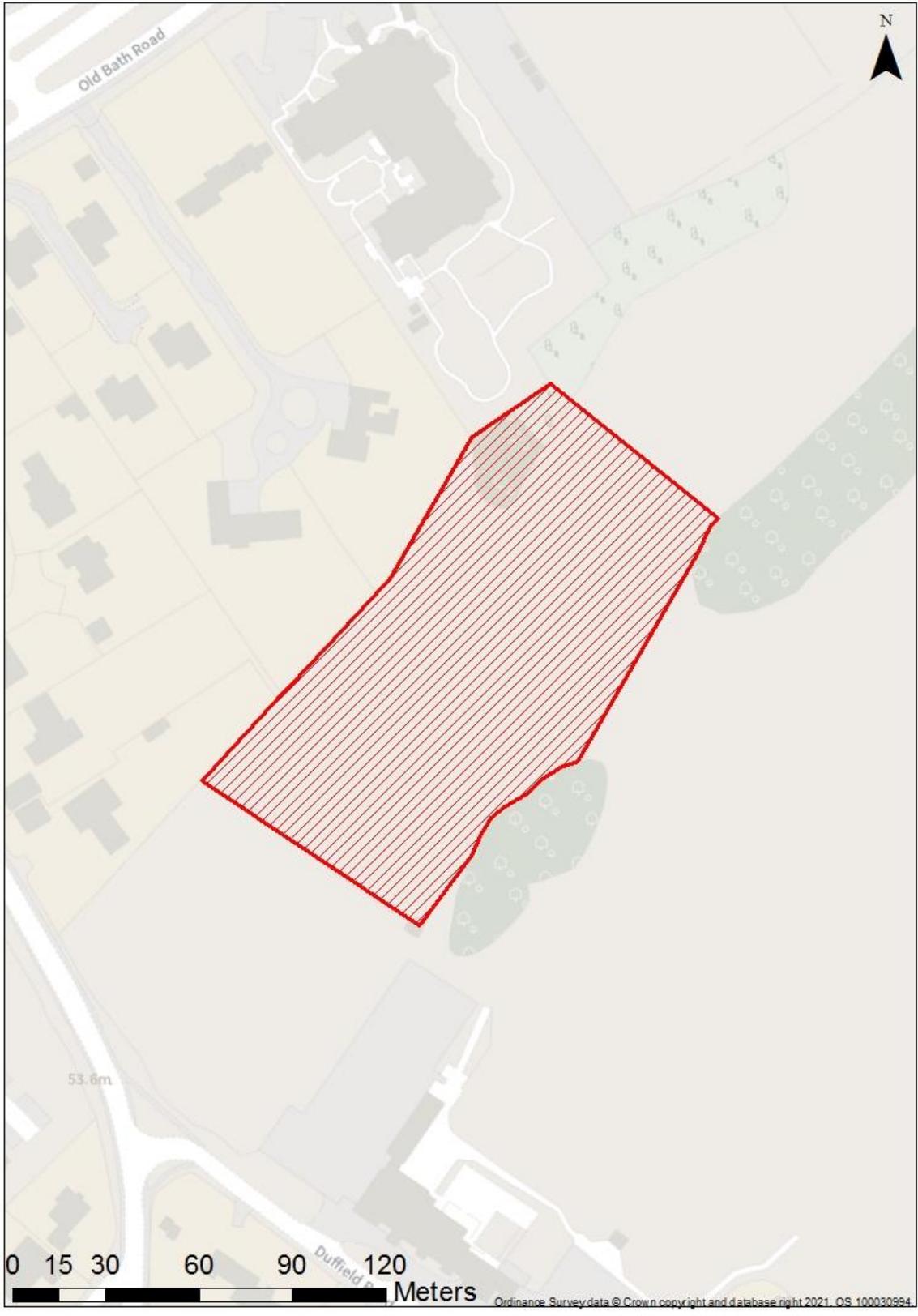
Greenacres Farm, Nine Mile Ride, Finchampstead



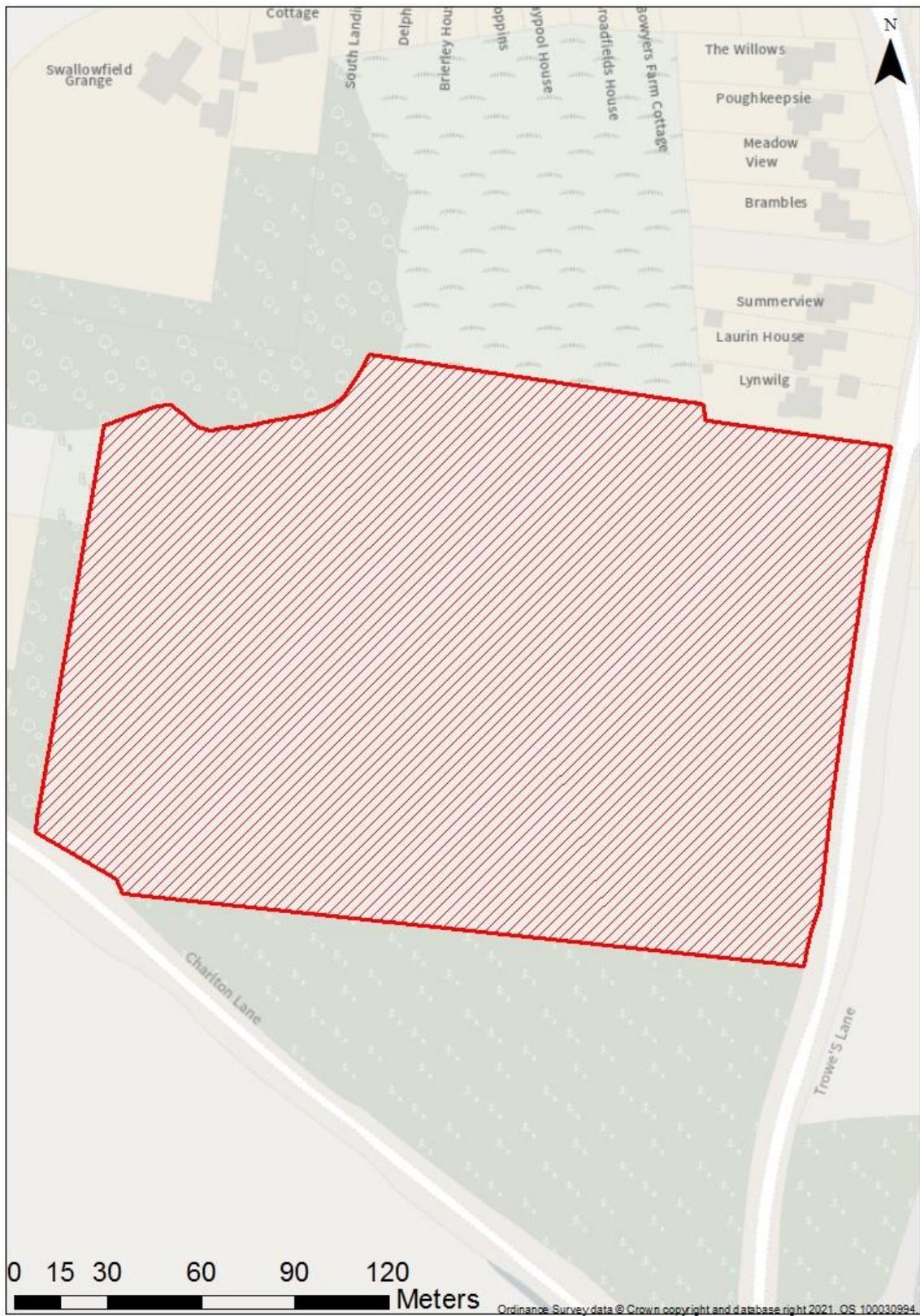
Land north of London Road and East of A329(M)



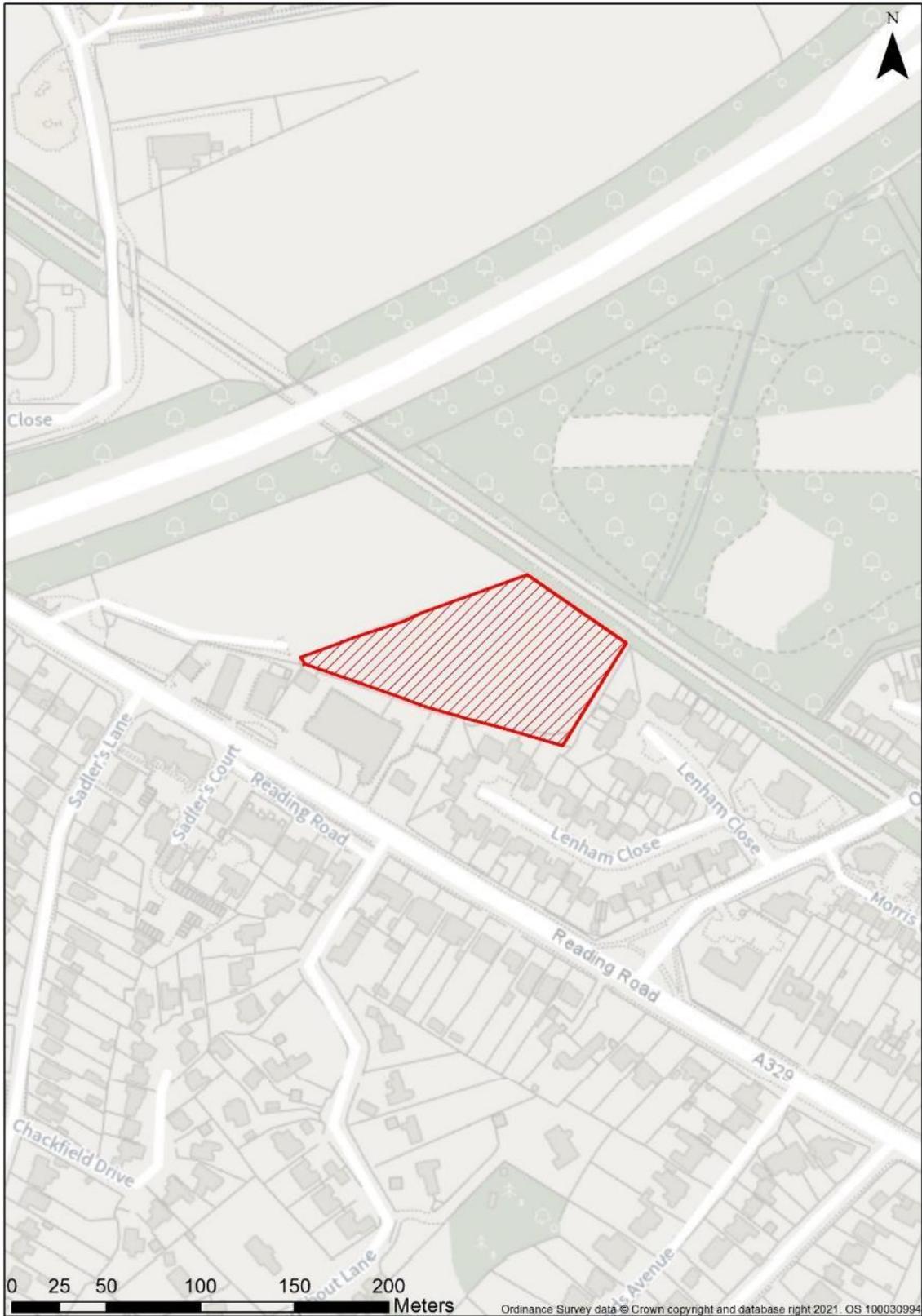
Land east of Pound Lane, Sonning (Sonning Golf Club)



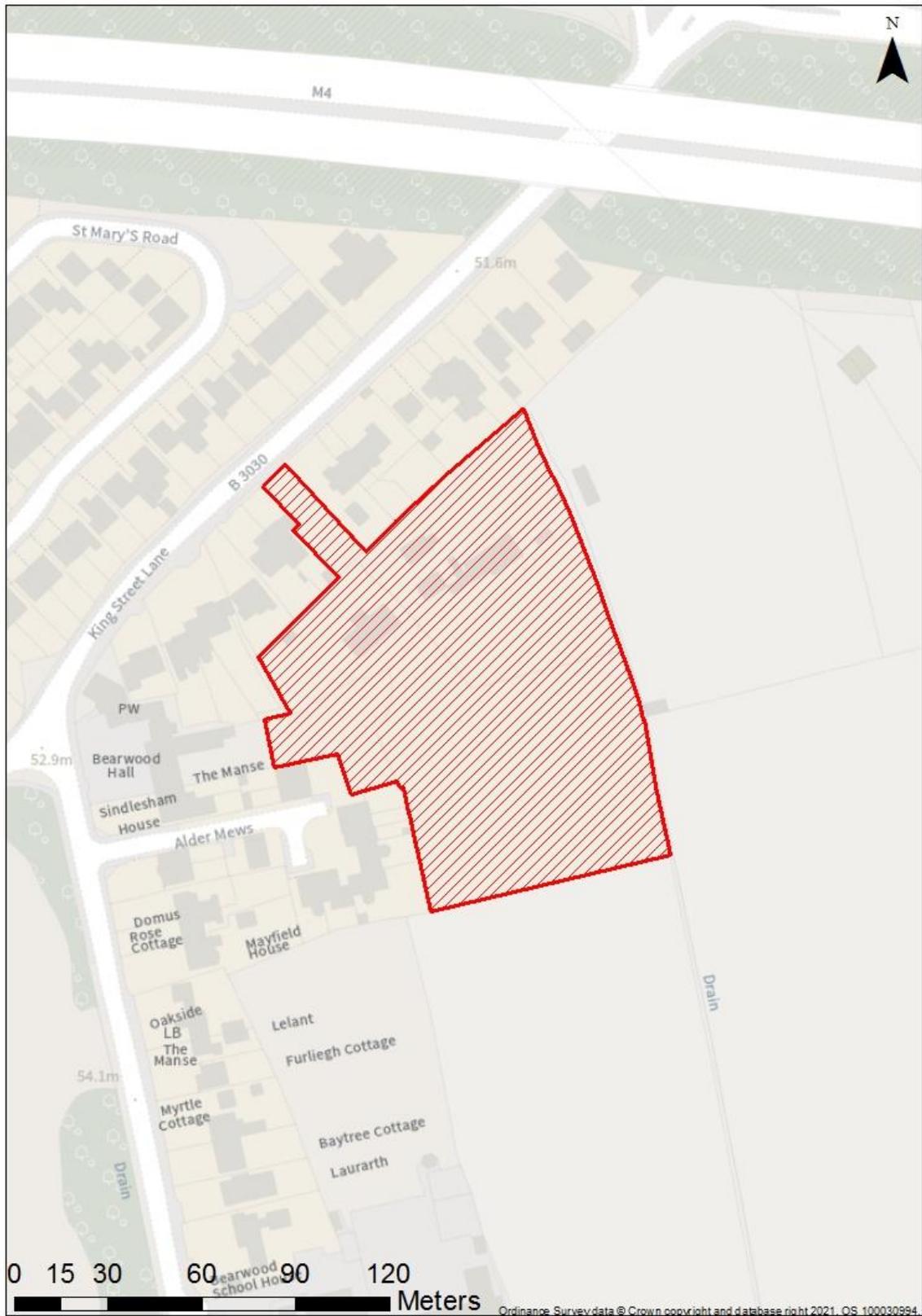
Land west of Trowes Lane, Swallowfield



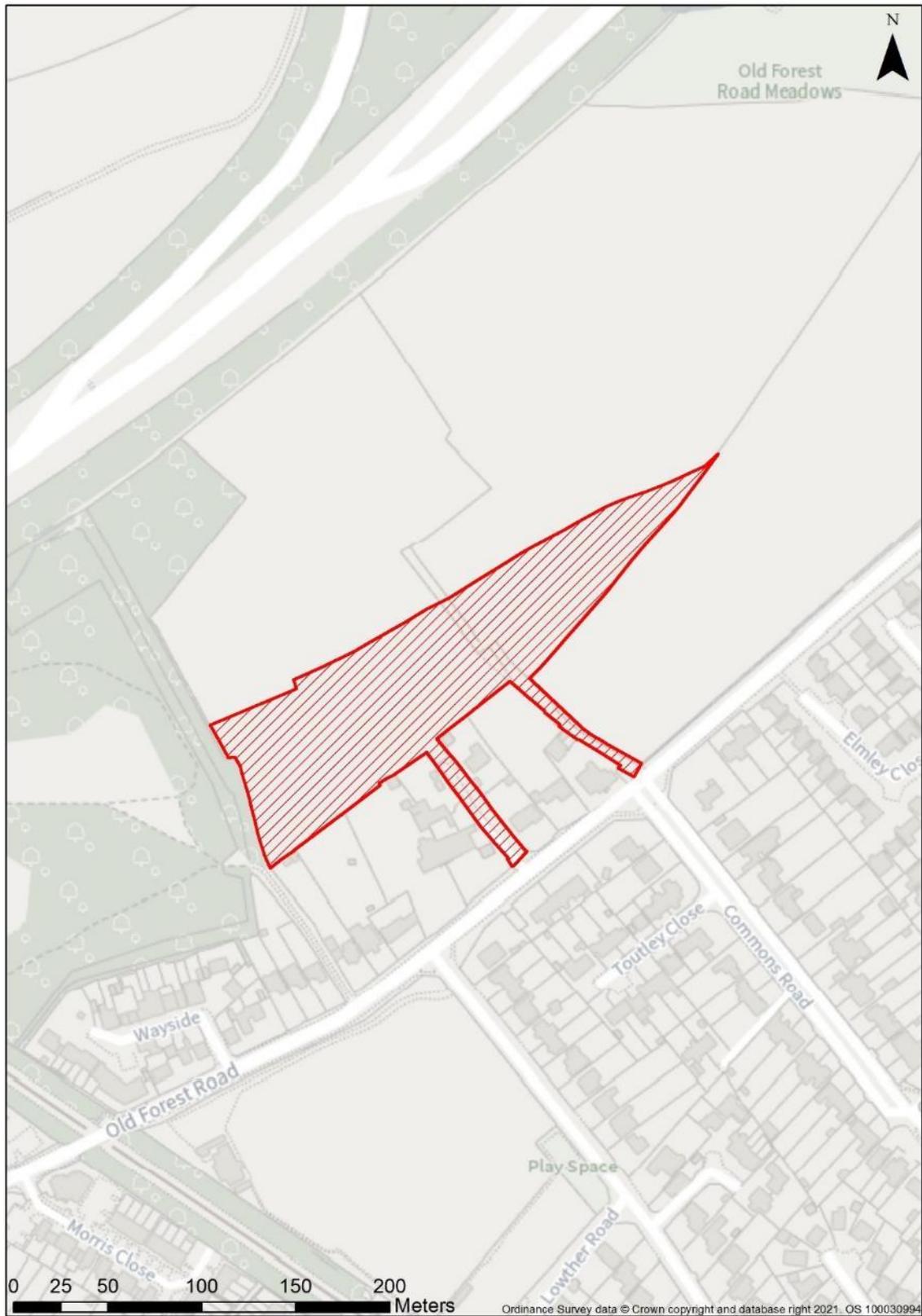
Land to the rear of Bulldog Garage, Reading Road, Wokingham



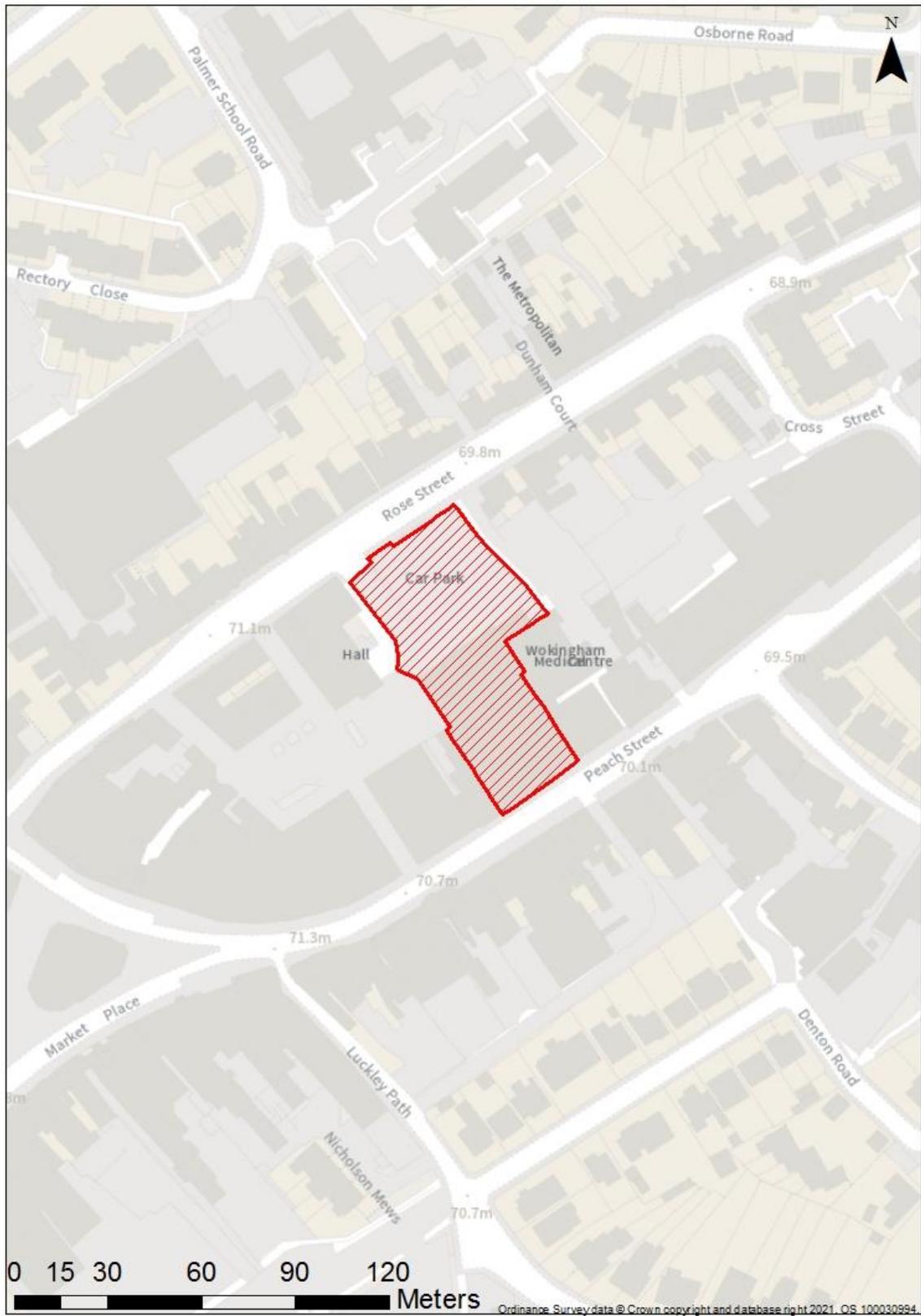
69 King Street Lane, Winnersh



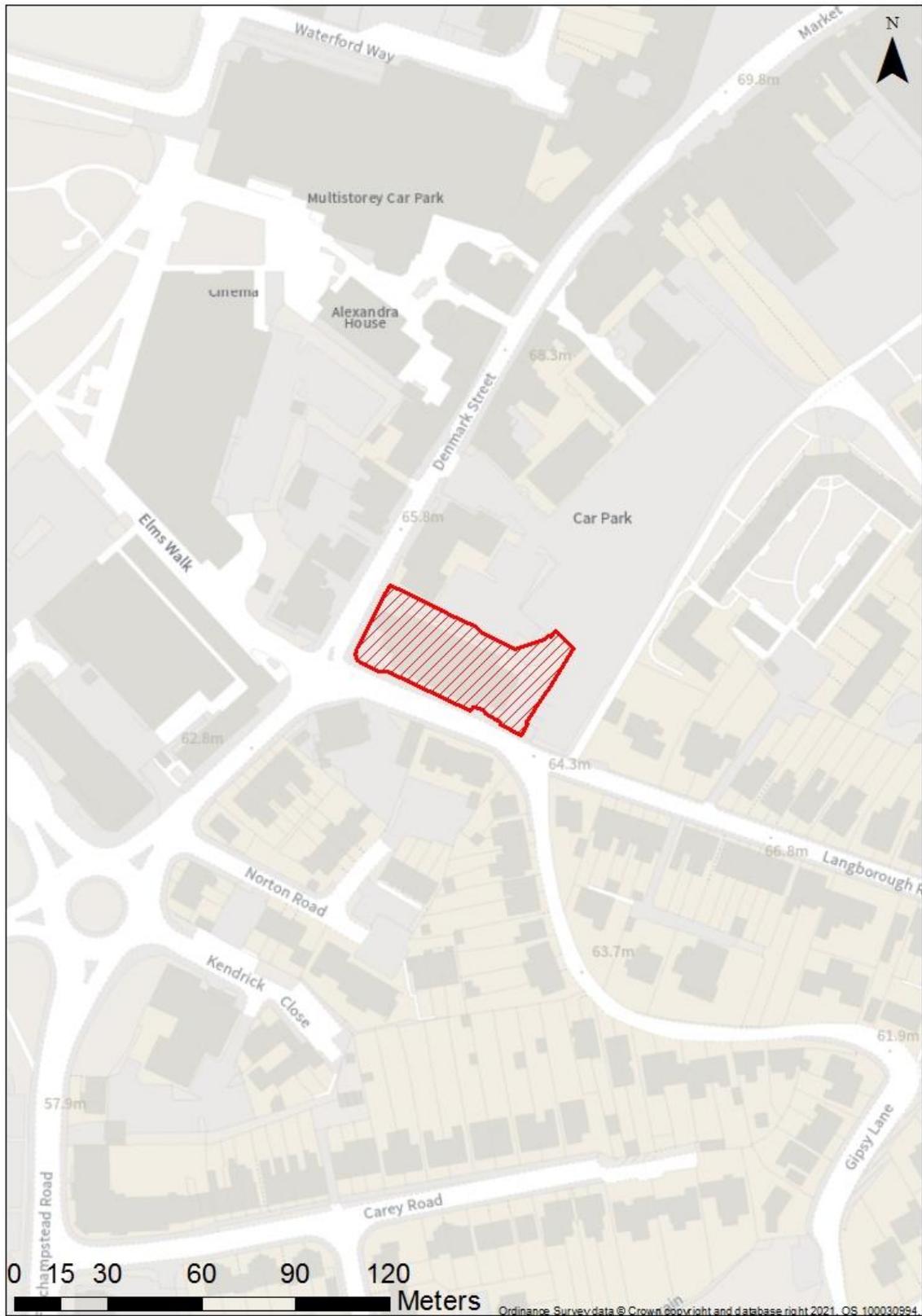
Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh



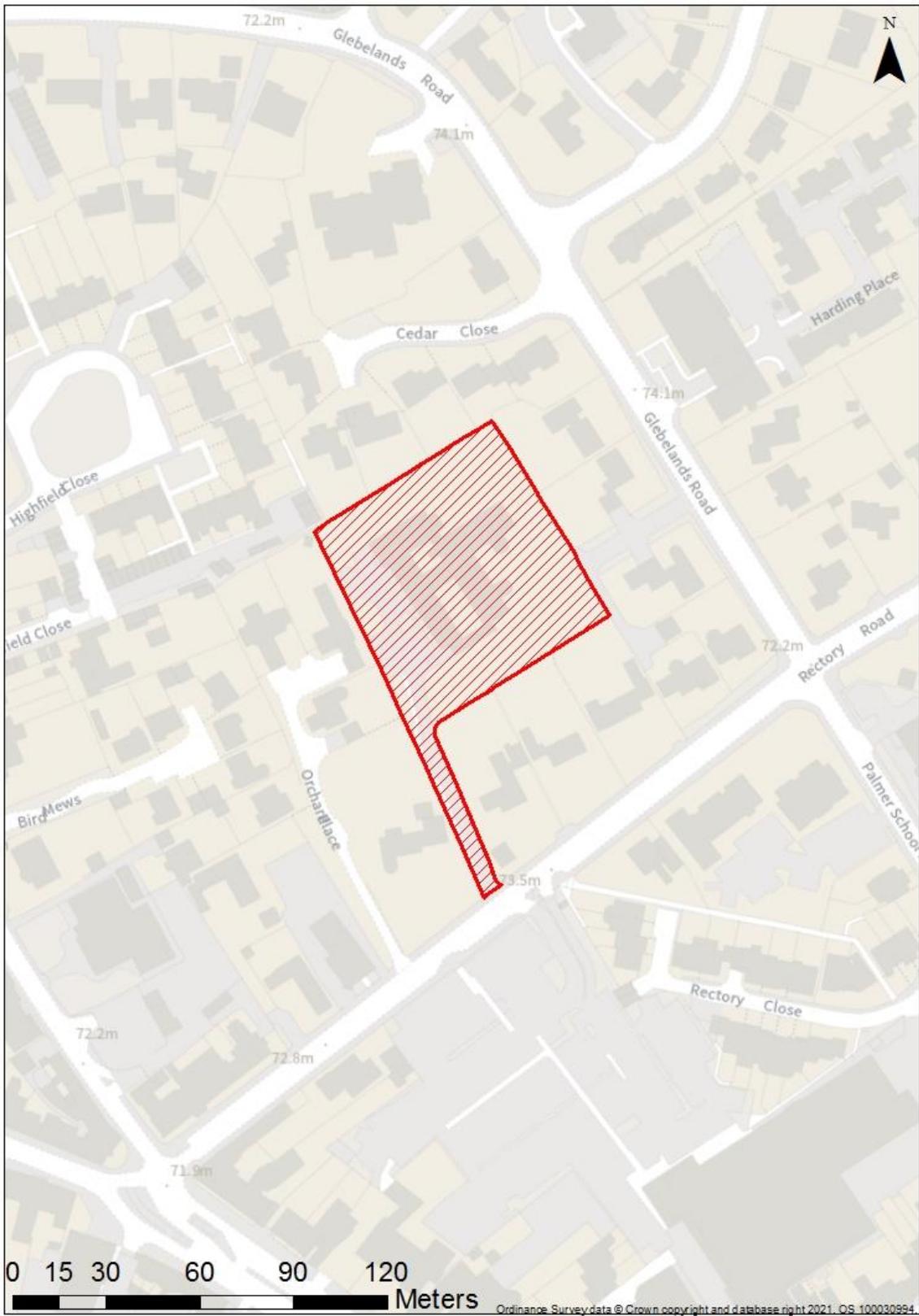
Former M&S, 26-36 Peach Street, Wokingham



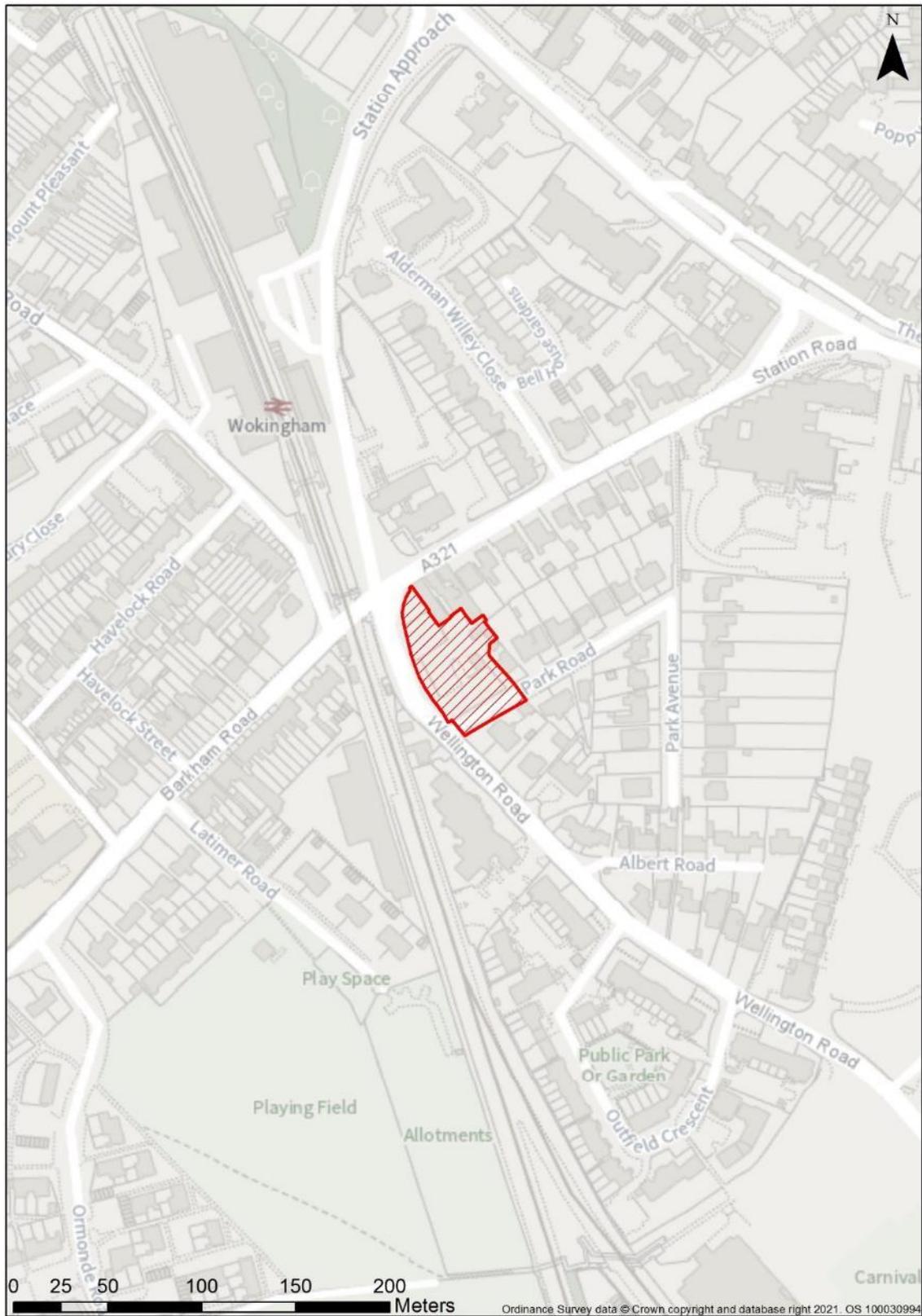
Wokingham Library, Denmark Street, Wokingham



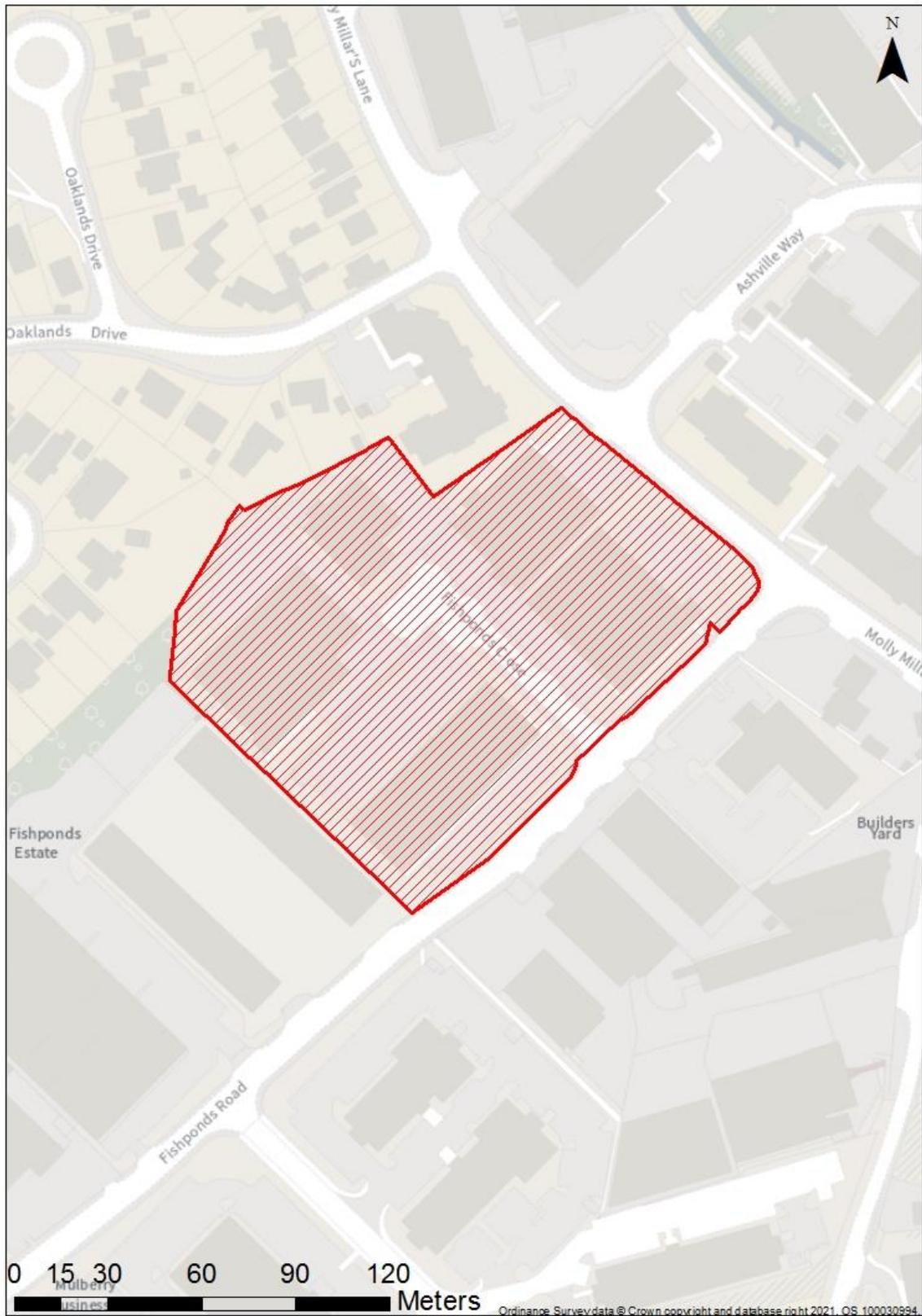
Suffolk Lodge, Rectory Road, Wokingham



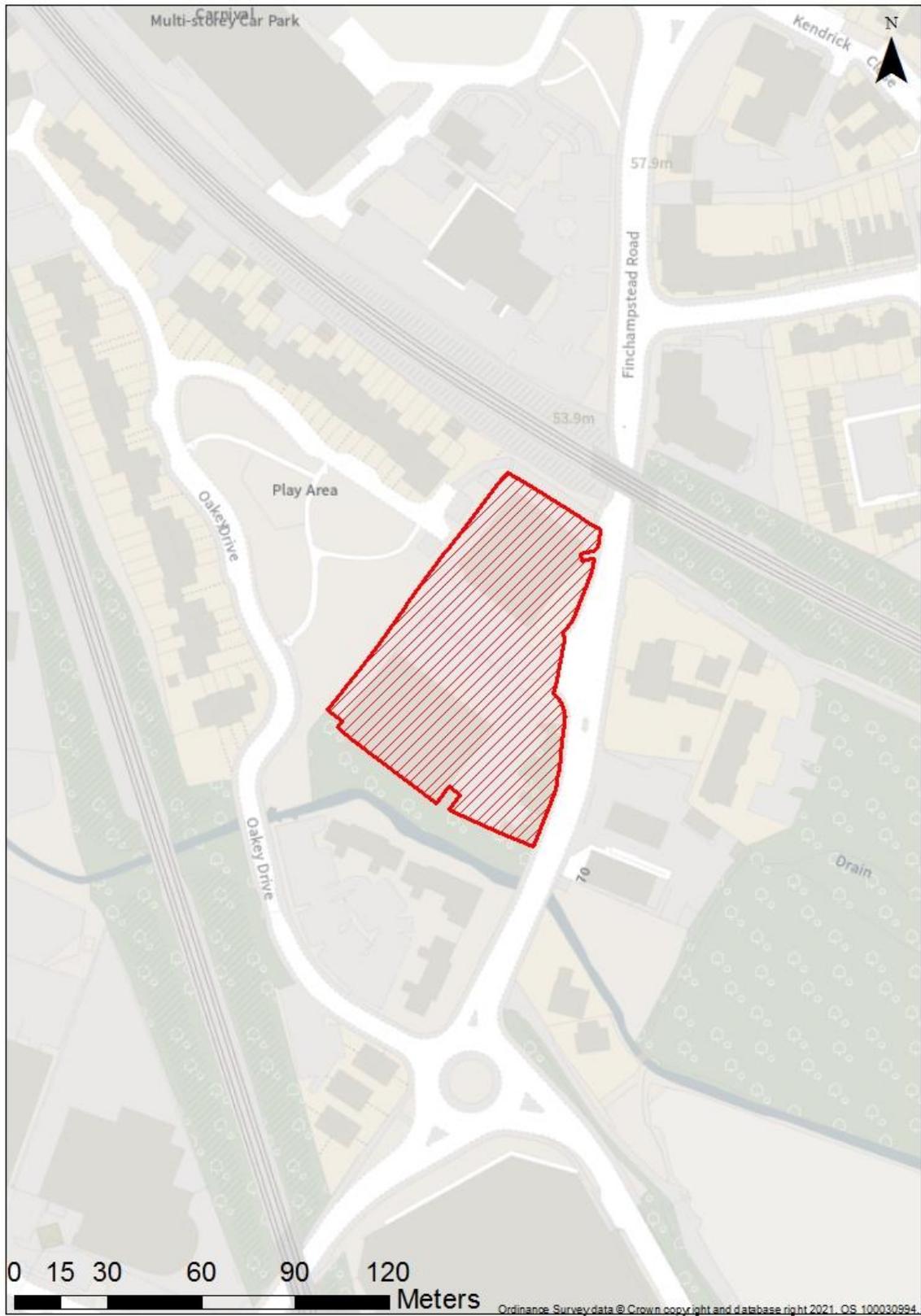
Land at the corner of Wellington Road and Station Road (accessed via Park Road), Wokingham



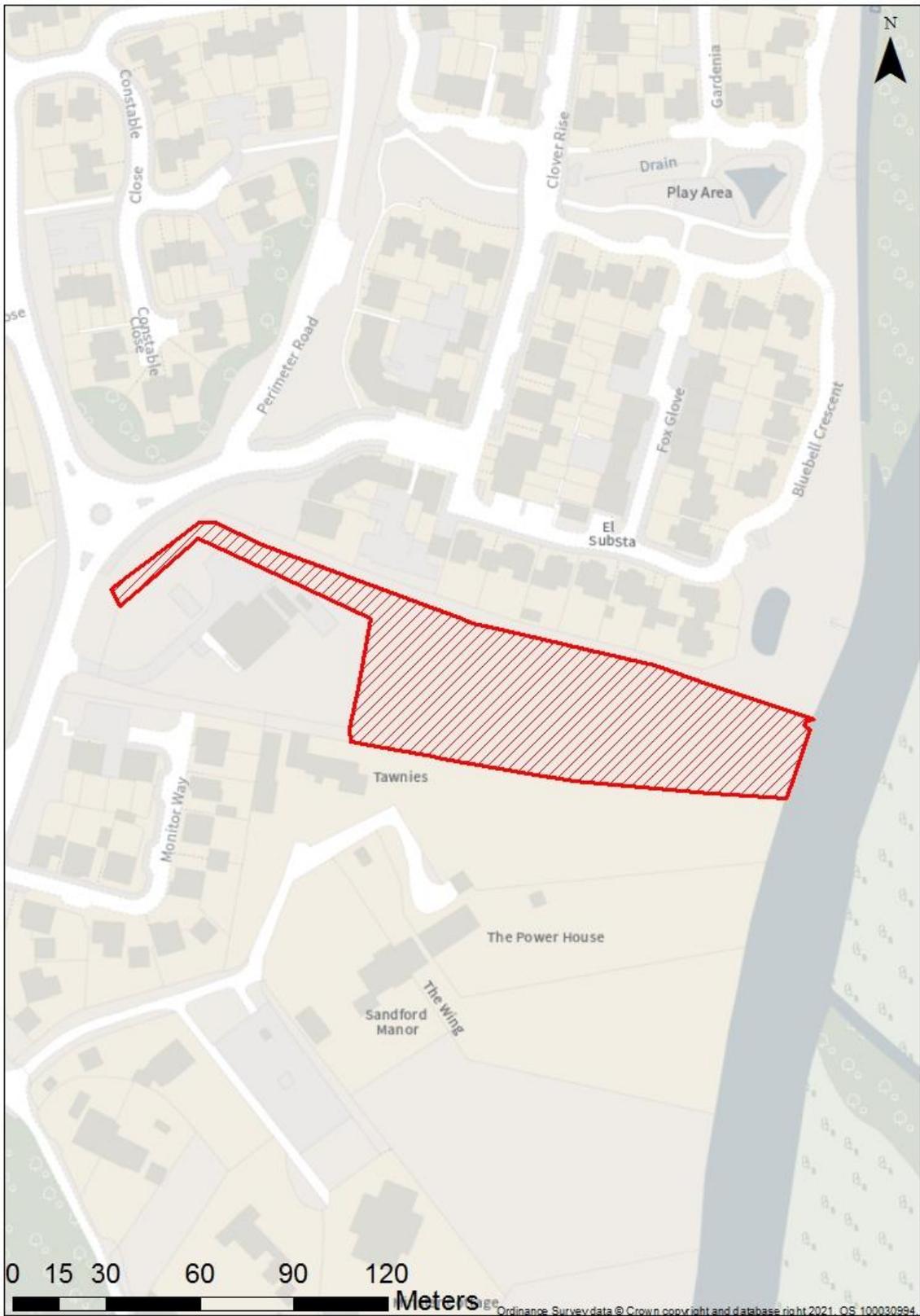
Millars Business Park, Molly Millars Lane, Wokingham



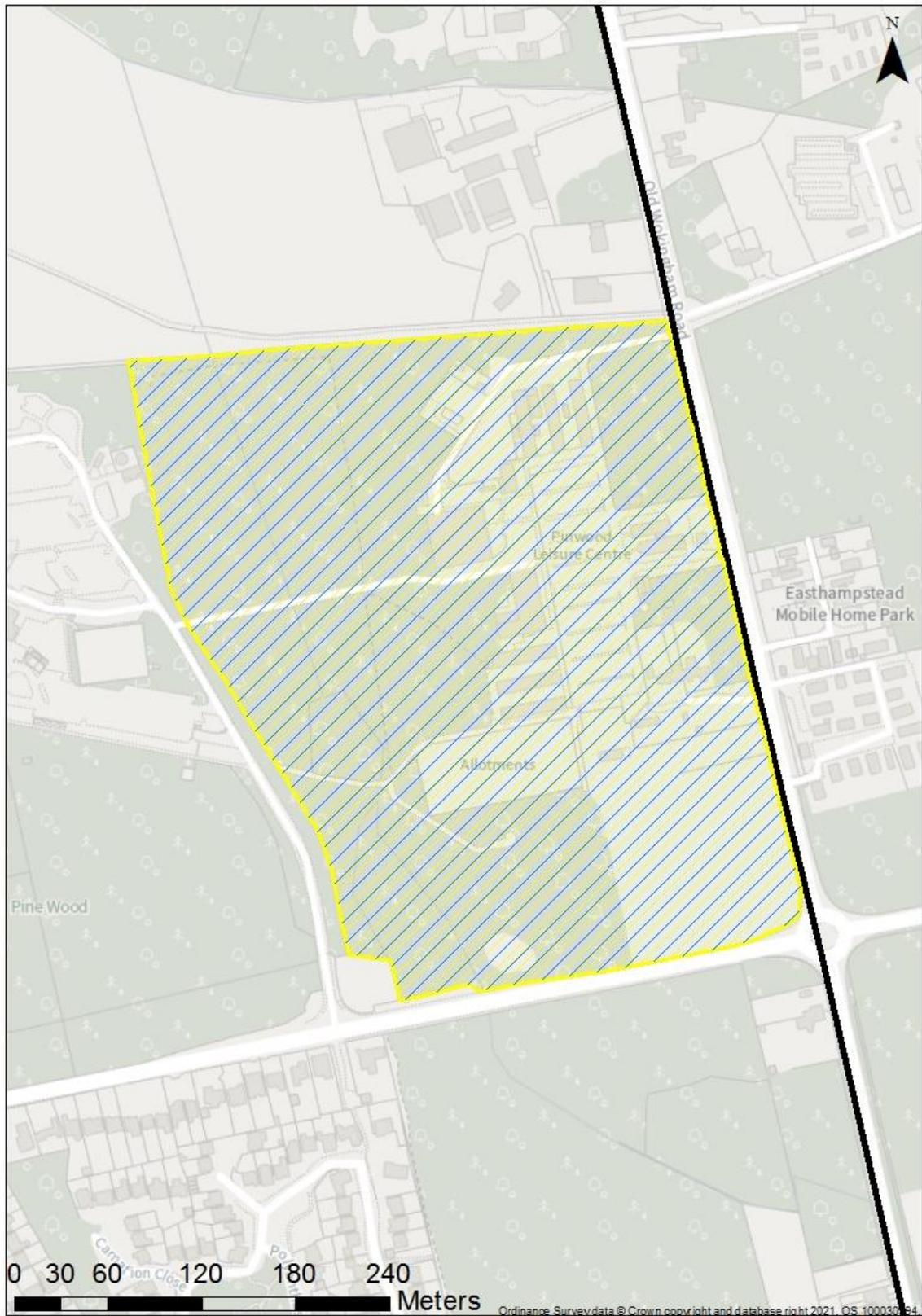
Bridge Retail Park, Finchampstead Road, Wokingham



Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley



Pinewood, Old Wokingham Road, Crowthorne, Wokingham



# APPENDIX J: DEVELOPMENT GUIDELINES

## Arborfield SDL

Site reference	Address	Description	Planning status (if relevant)	Development guidelines
5BA012	Reading FC Training Ground, Hogwood Park Barkham	Area (ha): 10.42 Land use: Proposed for housing	Outline planning permission (163547) granted 31/03/21	- Site to be developed in line with outline planning permission (163547) for up to 140 new homes with associated parking, soft and hard landscaping within the site, ancillary works and a new Suitable Alternative Natural Greenspace (SANG)
5FI028	Westward Cottage, Sheerlands Road	Area (ha): 2.54 Land use: Proposed for housing	N/A	- Development in line with the principles of the SDL policy and SPD - Opportunities to improve pedestrian and cycle links, including pedestrian crossings - Investigate opportunities to improve existing access from Sheerlands Road - Retain, where possible, onsite mature and protected trees - Sensitivity of new development to the setting of listed buildings within the site and surrounding area

## South of M4 SDL

Site reference	Address	Description	Planning status (if relevant)	Development guidelines
5SH011	Lane End House, Shinfield	Area (ha): 0.29 Land use: Proposed for housing	N/A	Investigate vehicle access arrangements from Brookers Hill Housing to reflect the character of the surrounding residential area

				Retain, where possible, onsite mature and protected trees Investigate potential noise and air quality impacts from the M4 and provide suitable mitigation measures, such as a suitable buffer
5SH025	Land north of Arborfield Road, Shinfield	Area (ha): 7 Land use: Proposed for housing	N/A	Development in line with the principles of the SDL policy and SPD Development should avoid areas of high flood risk New vehicular access preferred from Arborfield Road Investigate secondary vehicular access from the northern parcel (which is currently under construction) Opportunities to improve pedestrian access to Shinfield Road Centre Opportunities to improve pedestrian and cycle access through the site Retain, where possible, onsite mature and protected trees
5SH023, 27	Land east and west of Hyde End Road, Shinfield	Area (ha): 10.4 Land use: Proposed for housing	N/A	Development in line with the principles of the SDL policy and SPD Access from Hyde End Road Provide connectivity to the adjacent new development Provide connectivity to areas of open space within the site and the surrounding area, including the new park Langley Mead Sensitivity of new development to the areas of adjacent ancient woodland

North Wokingham SDL

Site reference	Address	Description	Planning status (if relevant)	Development guidelines
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5WK002	Ashridge Farm, Wokingham	Area (ha): 8.7  Land use: Proposed for housing	Full planning permission (201515) granted 25/06/21	- Site to be developed in line with full planning permission (201515) for 153 new homes, associated landscaping, parking, open space, drainage, construction of a new access onto Warren House Road and Bell Foundry Lane and provision of an area of Suitable Alternative Natural Greenspace (SANG)
5WK051	Land east of Toutley Depot, Wokingham	Area (ha): 7.7  Land use: Proposed for housing and a care home	Outline planning application for up to 130 residential units and a 70-bed care home under consideration (211777)	- Development in line with the principles of the North Wokingham SDL policy and SPD - Investigate vehicle access arrangements from A321 Twyford Road - Retain, where possible, onsite mature and protected trees - Access points should be sensitive of mature trees along the Twyford Road green route enhancement area - Provide pedestrian and cycle connectivity to the wider new development, local centre and facilities and areas of open space - Built development should maintain the natural setting of the Emm Brook and retain a suitable buffer from the watercourse - Investigate potential noise impacts from the A329(M) and provide suitable mitigation measures, such as a suitable buffer

#### South Wokingham SDL

Site reference	Address	Description	Planning status (if relevant)	Development guidelines
5WK006	South of Gipsy Lane, Wokingham	Area (ha): 3.87	N/A	- Development in line with the principles of the SDL policy and SPD

		Land use: Proposed for housing		<ul style="list-style-type: none"> <li>- Development should avoid area of high flood risk</li> <li>- Investigate vehicle access opportunities from the new South Wokingham Distributor Road and Finchampstead Road</li> <li>- Opportunities to maximise pedestrian and cycle connectivity into both Wokingham town centre, the wider SDL and proposed areas of open space</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Built development should maintain the natural setting of the Emm Brook and retain a suitable buffer from the watercourse</li> <li>- Investigate potential noise impacts from the existing railway line and provide suitable mitigation measures, such as a suitable buffer</li> </ul>
5WK043	Land to the west of St Anne's Drive and south of London Road, Wokingham	<p>Area (ha): 3.4</p> <p>Land use: Proposed for housing</p>	Full planning application for 54 dwellings under consideration (203544)	<ul style="list-style-type: none"> <li>- Development in line with the principles of the SDL policy and SPD</li> <li>- Vehicle access from London Road</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Access points should be sensitive of mature trees along the London Road green route</li> <li>- Provide pedestrian and cycle connectivity to the wider new development, local centre and facilities and adjoining areas of open space</li> </ul>

Other proposed allocations

Site reference	Address	Description	Planning status (if relevant)	Development guidelines
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5BA024	Land north of The Shires, Barkham	Area (ha): 0.4 Land use: Proposed for housing	Currently under construction in line with reserved matters planning permission (191750)	- Currently under construction in line with reserved matters planning permission (191750) for four new homes
5BA013	Woodlands Farm, Wood Lane, Barkham	Area (ha): 1.1 Land use: Proposed for Gypsy and Traveller pitches	N/A	- Investigate access arrangements. Access via Wood Lane to be appropriate for vehicles towing a caravan or a mobile home - Sensitivity of new development to the setting of Langleypond Farmhouse Grade II listed building - Site to be developed in accordance with the requirements of Draft Plan policy H12: Traveller sites
5CV001	Land east of Park View Drive North, Charvil	Area (ha): 4.5 Land use: Proposed for housing	N/A	- Development should avoid area of high flood risk - Housing to reflect the character of the surrounding residential area - Vehicle access preferred from A4 New Bath Road - New access points should be sensitive of mature trees along the A4 green route - Investigate potential noise impacts from the A4 New Bath Road and provide suitable mitigation measures, such as a suitable buffer
5CV002	Land West of Park Lane, Charvil	Area (ha): 8.82 Land use: Proposed for housing	N/A	- Investigate access arrangements, with access preferred from Park Lane - Opportunities to maximise pedestrian connectivity to the adjacent site to the north-east - Opportunities to provide pedestrian and cycle connectivity to areas of open space through the site and the surrounding area, including Charvil Country Park which abuts the eastern boundary - Low density housing in keeping with the surrounding area, including the consented scheme adjacent to the site

				<ul style="list-style-type: none"> <li>- Investigate potential noise impacts from the existing railway line and provide suitable mitigation measures, such as a suitable buffer</li> <li>- Retain onsite mature trees, in particular on the western boundary to maintain separation from Charvil and Sonning</li> </ul>
5FI024	Jovike, Lower Wokingham Road, Finchampstead	<p>Area (ha): 0.79</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Vehicle access from Lower Wokingham Road</li> <li>- Housing to reflect the character of the surrounding residential area</li> <li>- Sensitivity to mature and protected trees along the Lower Wokingham Road green route</li> </ul>
5FI001	Tintagel Farm, Sandhurst Road, Finchampstead	<p>Area (ha): 0.6</p> <p>Land use: Proposed for Gypsy and Traveller pitches</p>	N/A	<ul style="list-style-type: none"> <li>- Access from Sandhurst Road to be appropriate for vehicles towing a caravan or a mobile home</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Any improvements to access from Sandhurst Road should be sensitive of mature trees along the green route</li> <li>- Site to be developed in accordance with the requirements of Draft Plan policy H12: Traveller sites</li> </ul>
5FI015	Land to the rear of 166 Nine Mile Ride, Finchampstead	<p>Area (ha): 0.51</p> <p>Land use: Proposed for Gypsy and Traveller pitches</p>	<p>Planning permission granted for four additional GRT pitches 28/01/21 (201143)</p>	<ul style="list-style-type: none"> <li>- Site to be developed in line with full planning permission (ref 201143) for four additional GRT pitches, including reconfiguration of the existing site</li> </ul>
5HU002	Land adjacent to Whistley Green Cottage, Whistley Green, Hurst	<p>Area (ha): 0.37</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Vehicle access from Broadwater Lane</li> <li>- Housing to reflect the character of the surrounding residential area</li> <li>- New access points should be sensitive of mature and protected trees along the Broadwater Lane green route</li> <li>- Development is sensitively designed to reflect the location within an Area of Special Character</li> </ul>

				- Sensitivity of new development to the setting of the nearby Grade II listed buildings
5HU030	Land north-west of Hogmoor Lane, Hurst	Area (ha): 0.86  Land use: Proposed four housing	N/A	- Vehicle access from Broadwater Lane - Housing to reflect the character of the surrounding residential area - New access points should be sensitive of mature and protected trees along the Broadwater Lane green route - Investigate opportunities for pedestrian access into the development and along Broadwater Lane - Sensitivity of new development to the adjoining Area of Special Character and setting of the nearby Grade II listed buildings
5RU007	Land to the rear of 9-17 Northbury Lane, Ruscombe	Area (ha): 0.51  Land use: Proposed for housing	N/A	- New access point preferred from Northbury Lane - New access from Northbury Lane should avoid impacts on protected trees - Sensitivity of new development to the setting of Grade II listed buildings
5RU008	Land between 39-53 New Road, Ruscombe	Area (ha): 0.86  Land use: Proposed for housing	N/A	- New access point preferred from New Road - Retain, where possible, onsite mature and protected trees - Sensitivity of new development to the setting of Grade II listed buildings
5SH031	Rustlings, The Spring and Land to rear of Cushendall, Shinfield Road, Shinfield	Area (ha): 0.05  Land use: Proposed for housing	N/A	- Vehicle access from Shinfield Road - Sensitivity of new development to adjacent protected trees
5SO001	Land at Sonning Farm, Sonning	Area (ha): 1.37  Land use: Proposed for housing	N/A	- Vehicle access preferred from Garde Road - Housing to reflect the character of the surrounding residential area - New access should be sensitive of mature trees around the site

				- Sensitivity of new development to the adjacent Sonning Conservation Area
5TW010	Land at Bridge Farm, Twyford	Area (ha): 12.2  Land use: Proposed for housing	Outline planning application for up to 200 homes (212720) under consideration	<ul style="list-style-type: none"> <li>- Development should avoid areas of high flood risk</li> <li>- Investigate access arrangements. Improved vehicle access from A4 New Bath Road should be possible</li> <li>- New access points should be sensitive of mature trees along the A4 green route</li> <li>- Opportunities to provide pedestrian and cycle connectivity to Twyford village centre</li> <li>- Investigate potential noise impacts from the A4 New Bath Road and provide suitable mitigation measures, such as a suitable buffer</li> </ul>
5WI008	Winnersh Plant Hire, Reading Road, Winnersh	Area (ha): 1.6  Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Development should avoid area of high flood risk</li> <li>- Vehicle access preferred from Reading Road</li> <li>- Opportunities to provide pedestrian and cycle connectivity to areas of open space through the site and the surrounding area, including Hatch Farm Country Park which abuts the southern boundary</li> <li>- Overhead high voltage power lines traversing the site will need to be considered in the design and layout of the overall scheme</li> </ul>
5WI004, 06, 10	Winnersh Farms, Winnersh	Area (ha): 19.3  Land use: Proposed for housing (includes a new SEN school)	Outline planning application for 87 homes (212404) under consideration on part of the site	<ul style="list-style-type: none"> <li>- Development should avoid area of high flood risk</li> <li>- Housing to reflect the character of the surrounding residential area</li> <li>- Investigate vehicle access opportunities as a minimum from Woodward Close and Maidensfield</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Investigate potential noise and air quality impacts from the M4 and A329(M) and provide suitable mitigation measures, such as a suitable buffer</li> </ul>

				<ul style="list-style-type: none"> <li>- Built development should maintain the natural setting of the Emm Brook and retain a suitable buffer from the watercourse</li> </ul>
5WI009	Land on north-west side of Old Forest Road, Winnersh	<p>Area (ha): 2.7</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Vehicular access preferred from Old Forest Road</li> <li>- Investigate opportunities for secondary vehicular access from the North Wokingham Distributor Road (NWDR)</li> <li>- Development should avoid the existing area of Old Forest Meadows SANG</li> <li>- Opportunities to provide pedestrian connectivity to adjacent areas of green space at Old Forest Road Meadows SANG</li> </ul>
5WI011	Land off Wheatsheaf Close, Sindlesham	<p>Area (ha): 0.73</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Investigate access arrangements. Improved access should be possible from Wheatsheaf Close</li> <li>- Opportunities to improve pedestrian links along Mole Road so residents can access existing services and facilities in Winnersh centre</li> <li>- Retain, where possible, onsite mature and protected trees</li> </ul>
5WK029	Station Industrial Estate, Oxford Road, Wokingham	<p>Area (ha): 0.65</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Development to be integrated and guided by the wider Wokingham Town Centre Masterplan Supplementary Planning Document</li> <li>- Opportunity for comprehensive redevelopment of station gateway public realm</li> <li>- Vehicular access from Oxford Road</li> <li>- Opportunities to achieve higher density development across the site</li> <li>- Investigate potential noise impacts from the railway line and provide suitable mitigation measures, such as a suitable buffer</li> </ul>
5WK012	54-58 Reading Road, Wokingham	<p>Area (ha): 0.43</p>	Full planning application for 34 retirement living	<ul style="list-style-type: none"> <li>- Development to be integrated and guided by the wider Wokingham Town Centre Masterplan Supplementary Planning Document</li> </ul>

		Land use: Proposed for housing	apartments (202065) under consideration	<ul style="list-style-type: none"> <li>- Vehicular access from Reading Road</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Access points should be sensitive of mature trees along the Reading Road green route</li> <li>- Opportunities to achieve higher density development across the site</li> <li>- Sensitivity of new development to the setting of the adjacent Grade II listed church</li> </ul>
5BA032, 33	Rooks Nest Farm and 24 Barkham Ride	Area (ha): 41.43  Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Vehicle access from Barkham Ride</li> <li>- Housing to reflect the character of the surrounding residential area</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to provide pedestrian and cycle connectivity to areas of open space through the site and the surrounding area, including Rooks Nest Wood Country Park and California Country Park</li> <li>- Landscape buffer to ensure appropriate transition from the residential area to the open countryside</li> </ul>
5FI003	31-33 Barkham Ride, Finchampstead	Area (ha): 5.42  Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Vehicle access from Barkham Ride</li> <li>- Housing to reflect the character of the surrounding residential area</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to provide connectivity to areas of open space through the site and the surrounding area, including Rooks Nest Wood Country Park which abuts the western boundary</li> </ul>
5FI004	Greenacres Farm, Nine Mile Ride, Finchampstead	Area (ha): 9.03  Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Vehicle access from Nine Mile Ride</li> <li>- Any new access points should be sensitive of mature and protected trees along the Nine Mile Ride green route</li> </ul>

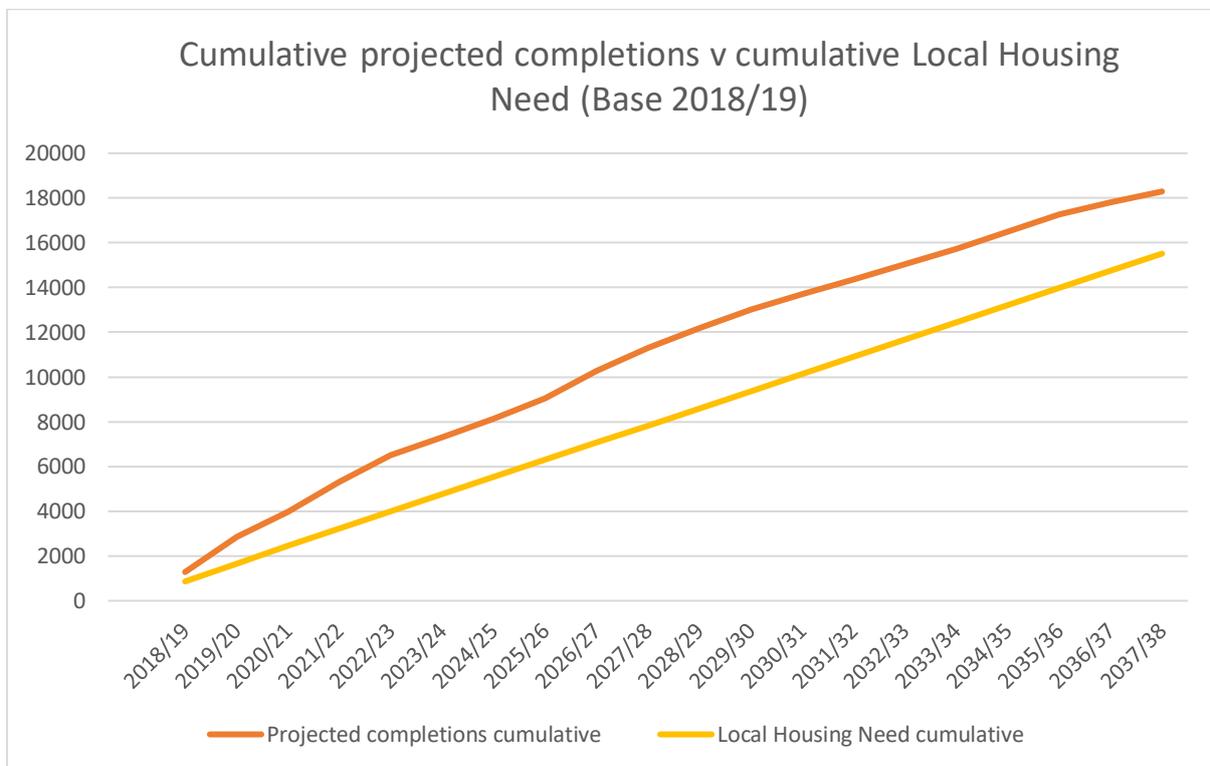
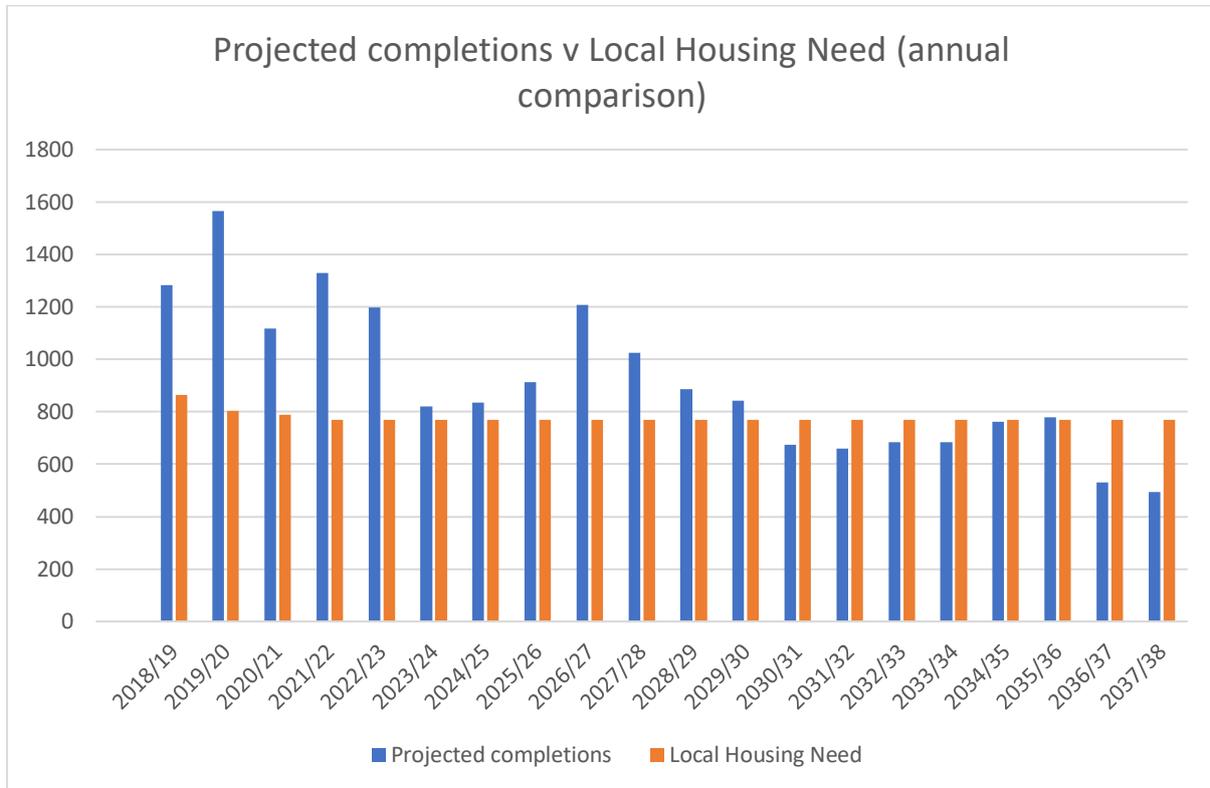
				<ul style="list-style-type: none"> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to provide pedestrian and cycle connectivity to the local countryside via the public rights of way through the site</li> </ul>
5HU051	Land north of London Road and East of A329(M)	<p>Area (ha): 3.21</p> <p>Land use: Proposed for housing (C3) and residential institutions (C2)</p>	N/A	<ul style="list-style-type: none"> <li>- Opportunities to maximise pedestrian connectivity to planned services and facilities as part of the adjacent Amen Corner North development (in Bracknell Forest)</li> <li>- Opportunities to improve pedestrian and cycle links, including pedestrian crossings</li> <li>- Investigate opportunities to improve pedestrian access to London Road</li> <li>- Vehicular access preferred from Chiltern View situated at the adjacent Amen Corner North development. Access arrangements should be investigated further, working in partnership with Bracknell Forest Council</li> <li>- Opportunities to provide pedestrian connectivity to areas of green space at the adjacent Amen Corner SANG and Keephatch Meadows SANG</li> <li>- Investigate potential noise impacts from the A329(M) and provide suitable mitigation measures (if required), such as a suitable buffer</li> </ul>
5SO008	Land east of Pound Lane, Sonning (Sonning Golf Club)	<p>Area (ha): 1.34</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Opportunities to improve pedestrian and cycle links, including pedestrian crossings (e.g., A4) where necessary</li> <li>- Investigate vehicular access arrangements from Pound Lane via the adjacent consented scheme to the west</li> </ul>
5SW019	Land west of Trowes Lane, Swallowfield	<p>Area (ha): 4.22</p>	N/A	<ul style="list-style-type: none"> <li>- Investigate vehicular access arrangements from Trowes Lane</li> </ul>

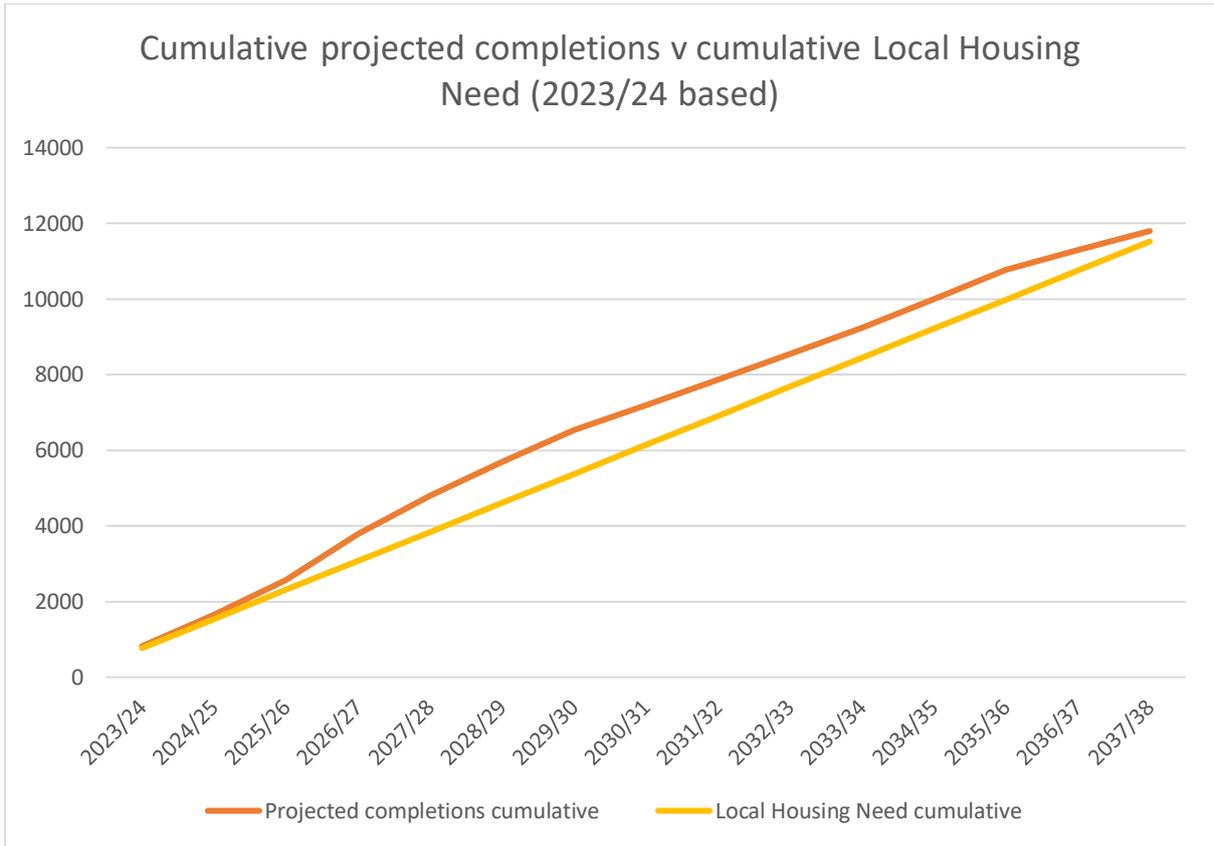
		Land use: Proposed for housing		- Opportunities to improve pedestrian connectivity through adjacent site to the north
5WI012	Land to the rear of Bulldog Garage, Reading Road, Wokingham	Area (ha): 0.8 Land use: Proposed for housing	N/A	- Any improvements to access from Reading Road should be sensitive of mature trees along the green route - Investigate access arrangements from the North Wokingham Distributor Road
5WI014	69 King Street Lane, Winnersh	Area (ha): 1.25 Land use: Proposed for housing	N/A	- Investigate improvement opportunities for vehicle and pedestrian access from King Street Lane - Sensitivity of new development to the adjacent Sindlesham Conservation Area and locally listed heritage asset - Retain, where possible, onsite mature and protected trees - Landscape buffer to ensure appropriate transition from the residential area to the open countryside
5WI019	Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh	Area (ha): 1.6 Land use: Proposed for housing	N/A	- Investigate access arrangements through a comprehensive scheme with the adjacent site allocation, with access from Old Forest Road - Investigate opportunities for secondary vehicular access from the North Wokingham Distributor Road (NWDR) - Opportunities to provide pedestrian connectivity to adjacent areas of green space at Old Forest Road Meadows SANG
5WK050	Former M&S, 26-36 Peach Street, Wokingham	Area (ha): 0.34 Land use: Proposed for housing and town centre uses (E use class)	N/A	- Development to be guided by the wider Wokingham Town Centre Masterplan Supplementary Planning Document (North East Peach Street Key Opportunity Site) - Development is sensitively designed to reflect Wokingham Town Centre Conservation Area location

				<ul style="list-style-type: none"> <li>- Maintain an active ground floor retail frontage to Peach Street</li> <li>- Vehicular access preferred from Rose Street</li> <li>- Opportunities to achieve higher density development across the site</li> </ul>
5WK047	Wokingham Library, Denmark Street, Wokingham	<p>Area (ha): 0.16</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Development to be guided by the wider Wokingham Town Centre Masterplan Supplementary Planning Document</li> <li>- Development is sensitively designed to reflect Wokingham Town Centre Conservation Area location</li> <li>- New vehicular access from Denmark Street or Langborough Road</li> <li>- Opportunities to achieve higher density development across the site</li> </ul>
5WK048	Suffolk Lodge, Rectory Road, Wokingham	<p>Area (ha): 0.75</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Vehicular access from Rectory Road</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to achieve higher density development across the site</li> </ul>
5WK046	Land at the corner of Wellington Road and Station Road, Wokingham	<p>Area (ha): 0.16</p> <p>Land use: Proposed for housing</p>	N/A	<ul style="list-style-type: none"> <li>- Development to be guided by the wider Wokingham Town Centre Masterplan Supplementary Planning Document</li> <li>- Investigate opportunities for vehicle access from Park Road</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to achieve higher density development across the site</li> </ul>
5WK030	Millars Business Park, Molly Millars Lane, Wokingham	<p>Area (ha): 1.75</p> <p>Land use: Proposed for housing</p>	Full application for two industrial buildings (210705) under	<ul style="list-style-type: none"> <li>- Vehicular access preferred from Fishponds Road</li> <li>- Retain, where possible, onsite mature and protected trees</li> <li>- Opportunities to achieve higher density development across the site</li> </ul>

			consideration on part of the site	- Incorporate a landscape buffer to ensure an appropriate transition from residential and non-residential uses
5WK045	Bridge Retail Park, Finchampstead Road, Wokingham	Area (ha): 0.6 Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Development should avoid area of high flood risk</li> <li>- Opportunities to achieve higher density development across the site</li> <li>- Access preferred from Finchampstead Road (A321)</li> <li>- Development is sensitively designed to reflect the setting of listed buildings.</li> <li>- Investigate potential noise impacts, including from the railway line and provide suitable mitigation measures, such as a suitable buffer</li> <li>- Built development should maintain the natural setting of the Emm Brook and retain a suitable buffer from the watercourse</li> <li>- Retain, where possible, onsite mature and protected trees</li> </ul>
5WO004	Land to the rear of Sandford Pumping Station, Mohawk Way, Woodley	Area (ha): 0.6 Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> <li>- Investigate potential vehicular access arrangements from Mohawk Way / Clover Rise</li> <li>- Provide a suitable buffer from development and the adjacent Sandford Pumping Station</li> </ul>

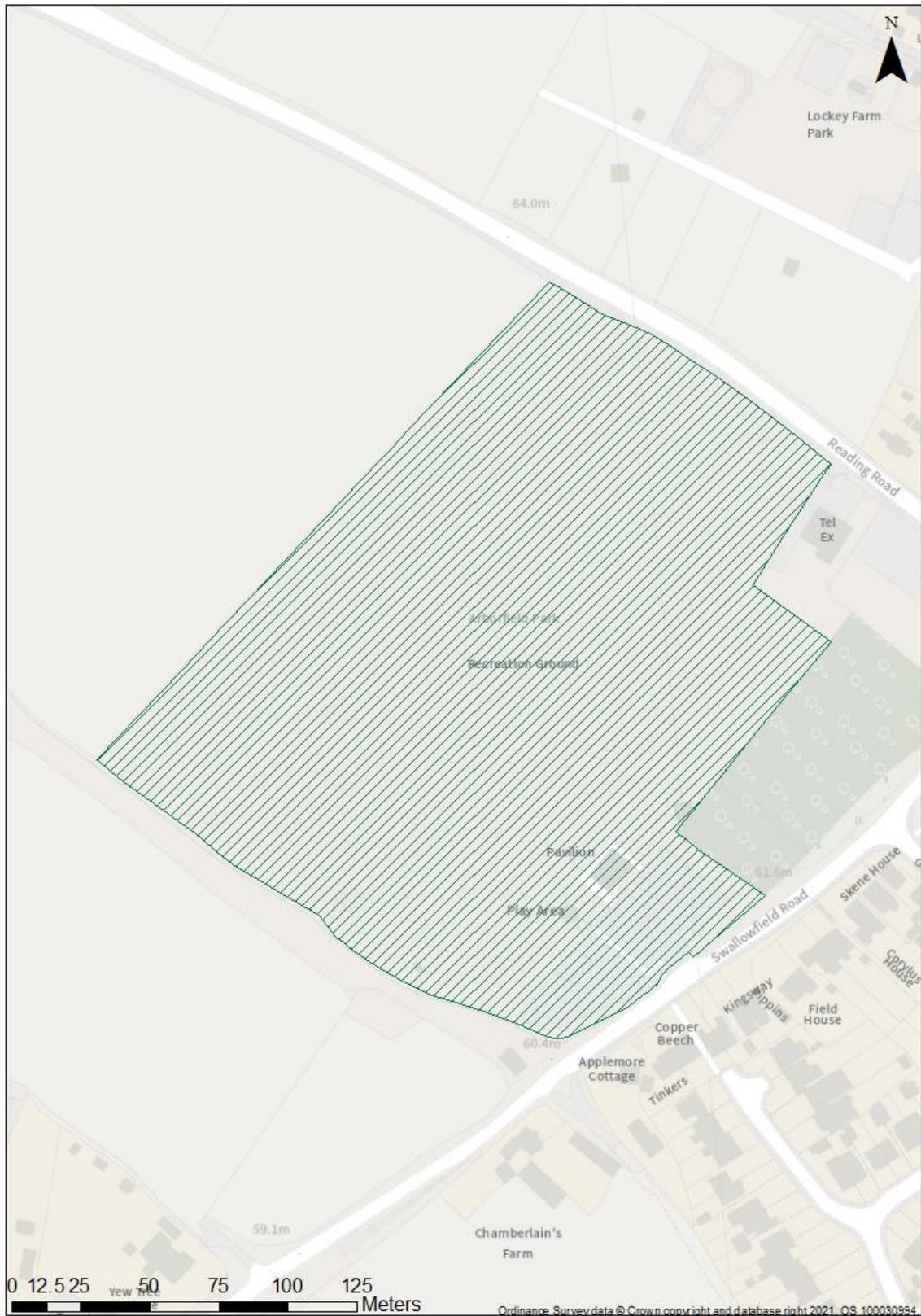
# APPENDIX K: HOUSING TRAJECTORY



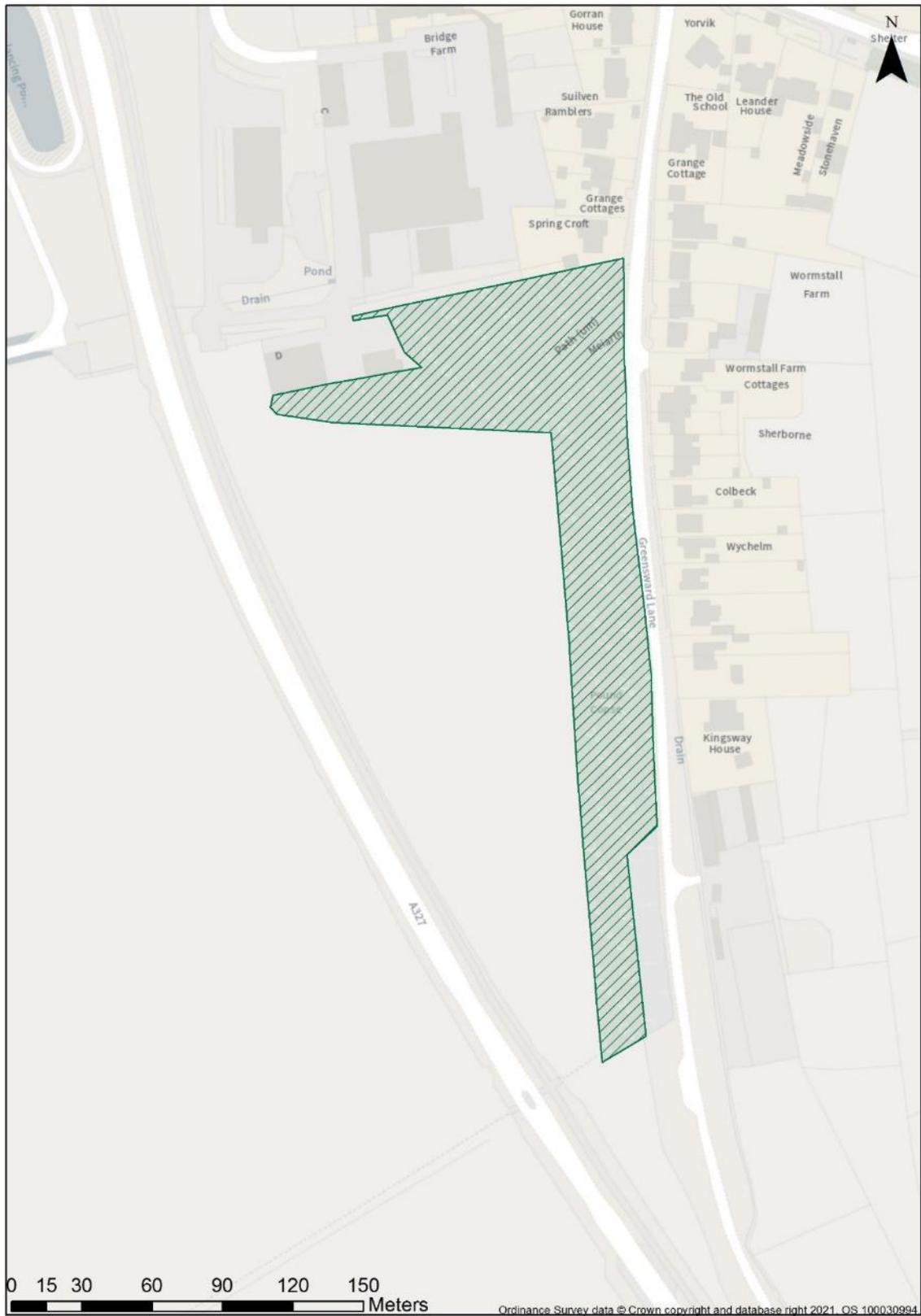


# APPENDIX L: LOCAL GREEN SPACE

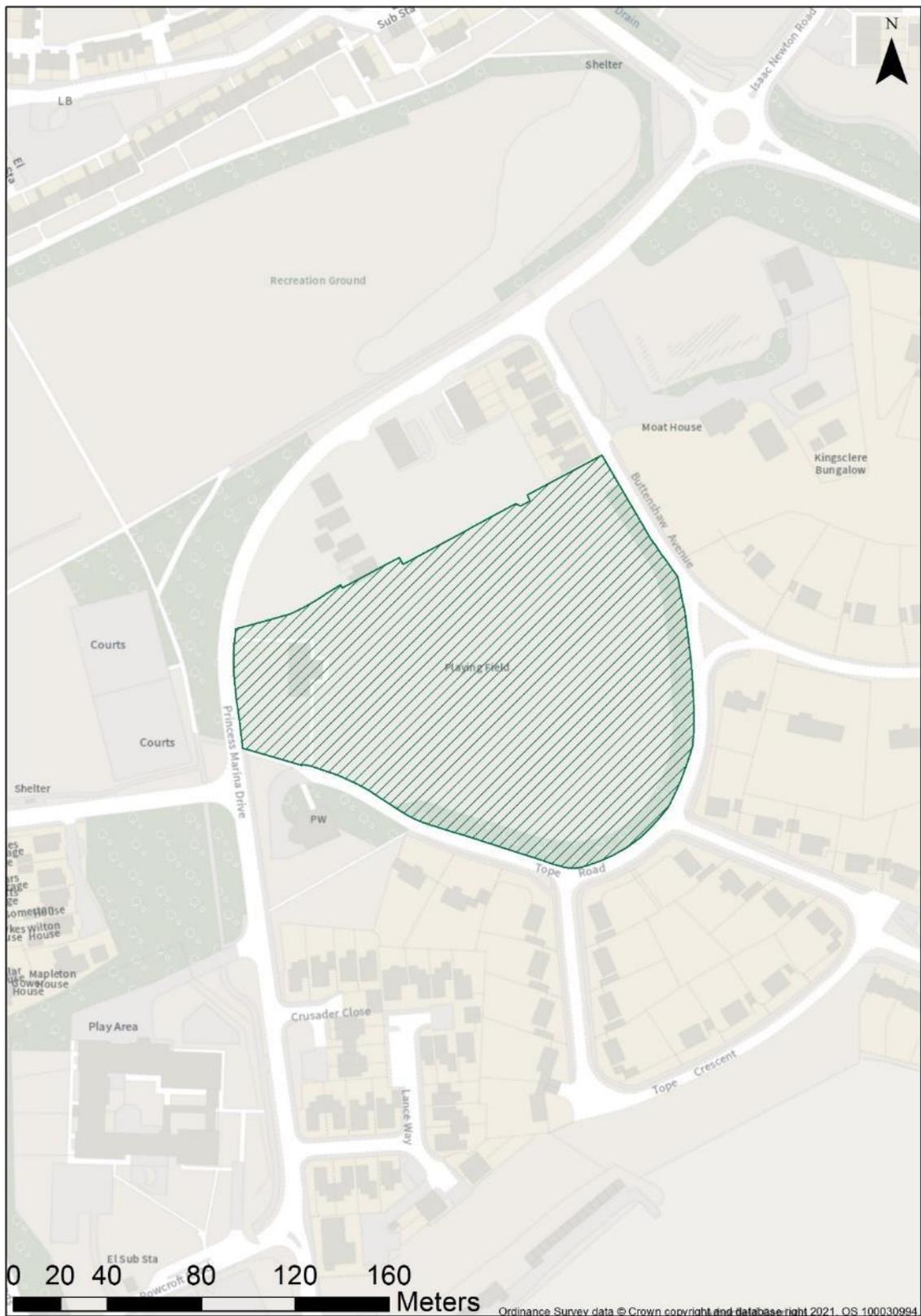
## Arborfield Park, Swallowfield Road, Arborfield



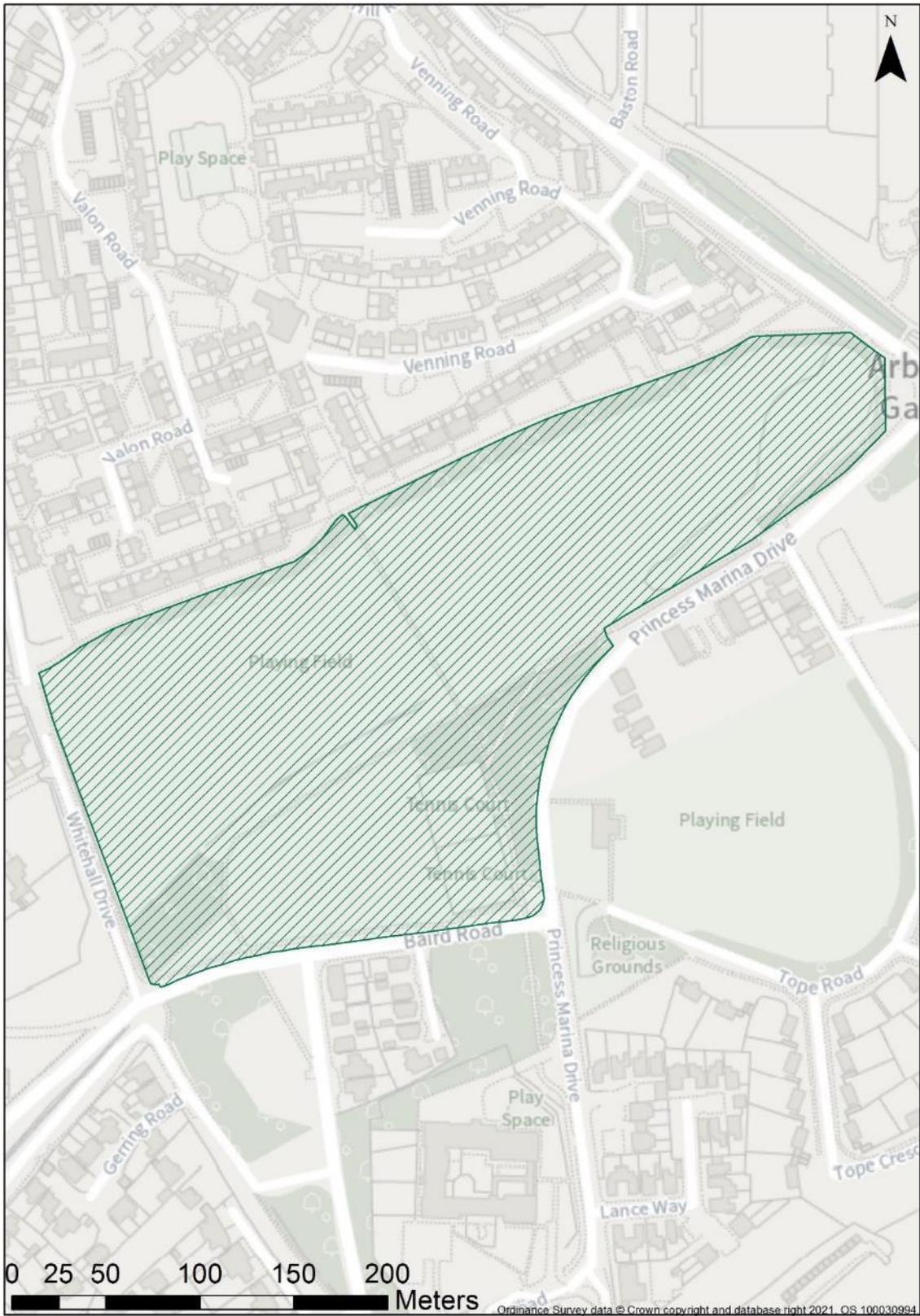
Pound Copse, Greensward Lane, Arborfield



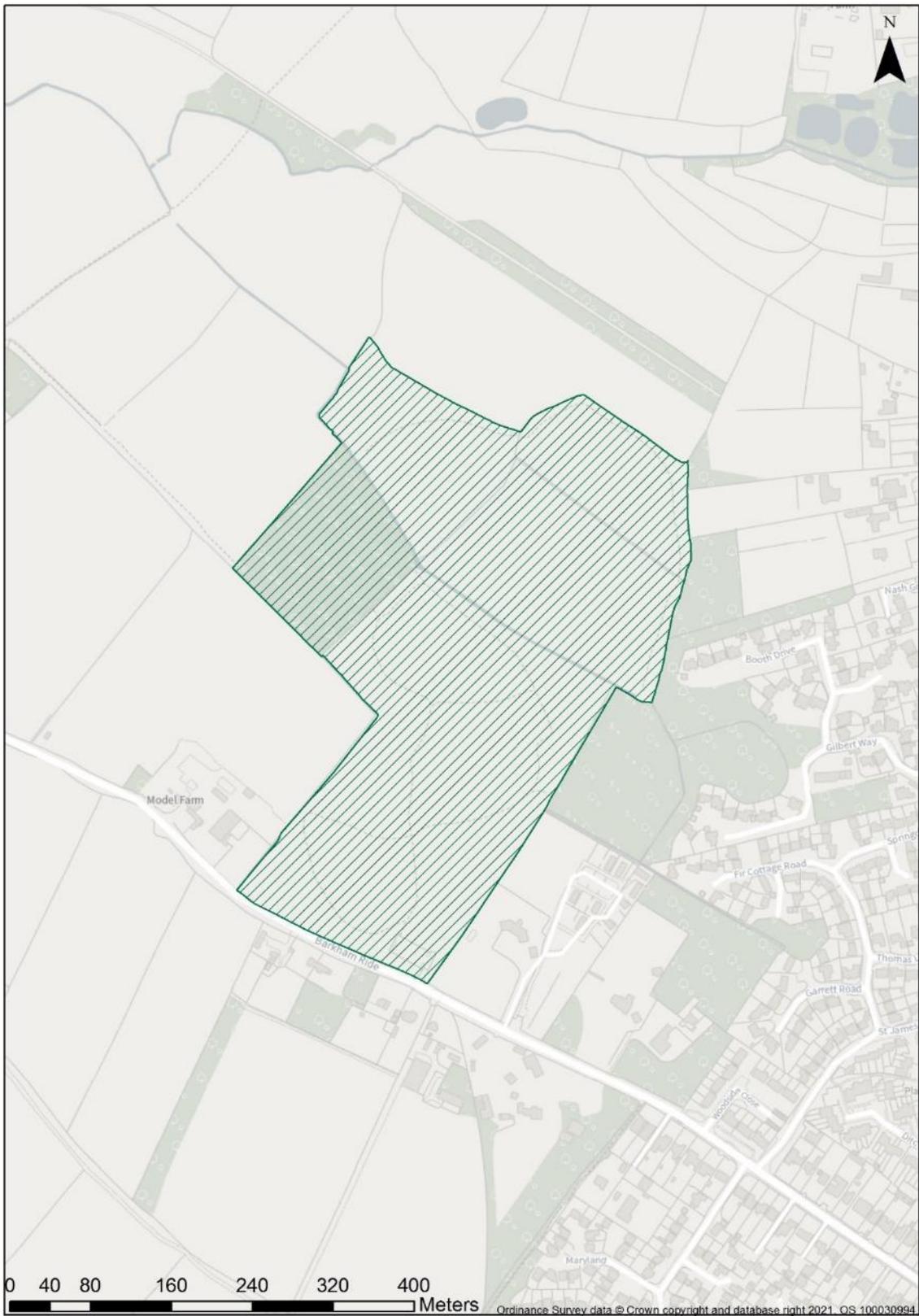
The cricket and rugby pitches within the Arborfield Garrison SDL (A), Princess Marina Drive, Arborfield / Barkham



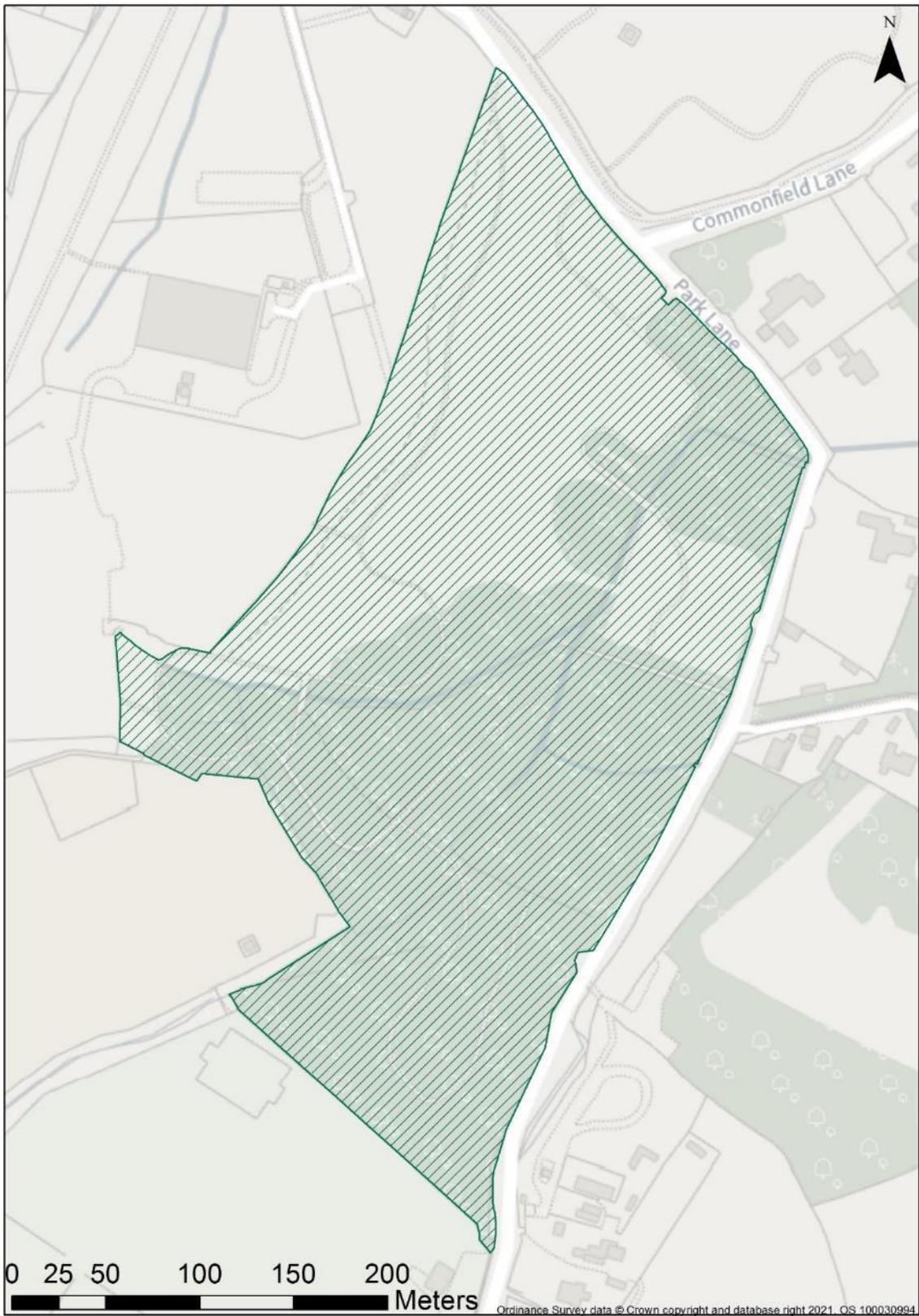
The cricket and rugby pitches within the Arborfield Garrison SDL (B), Princess Marina Drive, Arborfield / Barkham



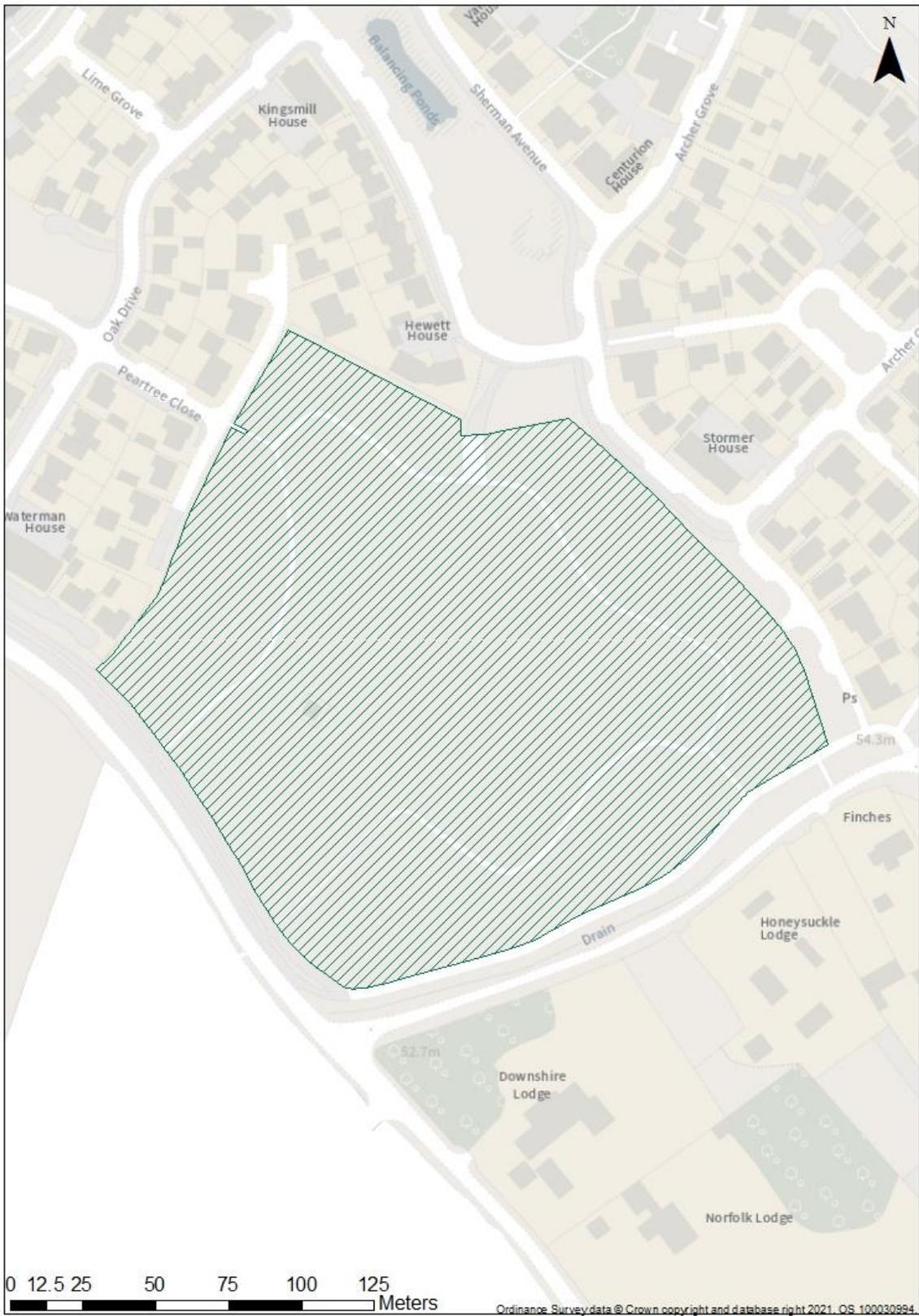
Rook's Nest Wood Country Park, Barkham Ride, Barkham



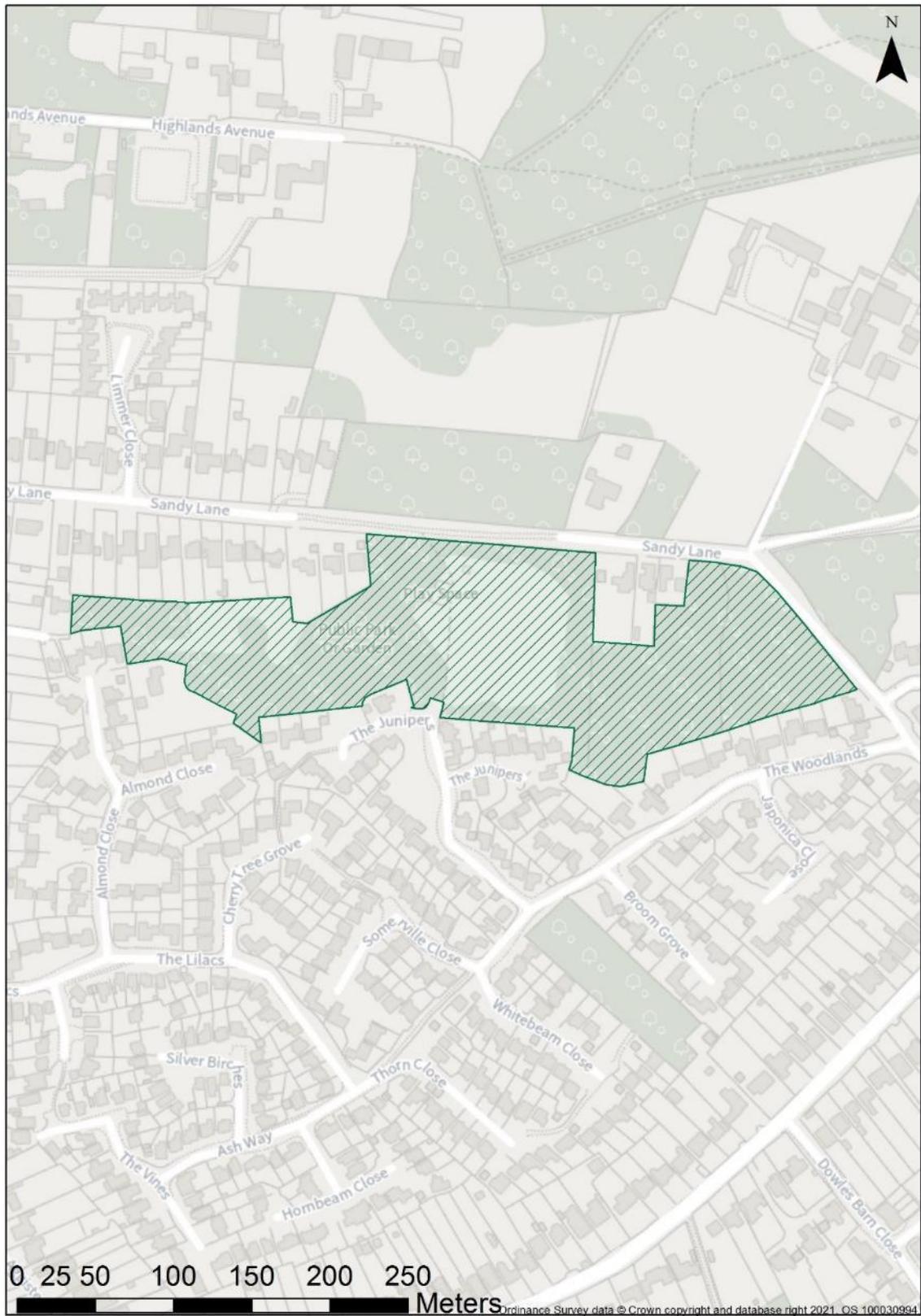
Hazebrouck Meadows (A), Biggs Lane and Commonfield Lane, Barkham



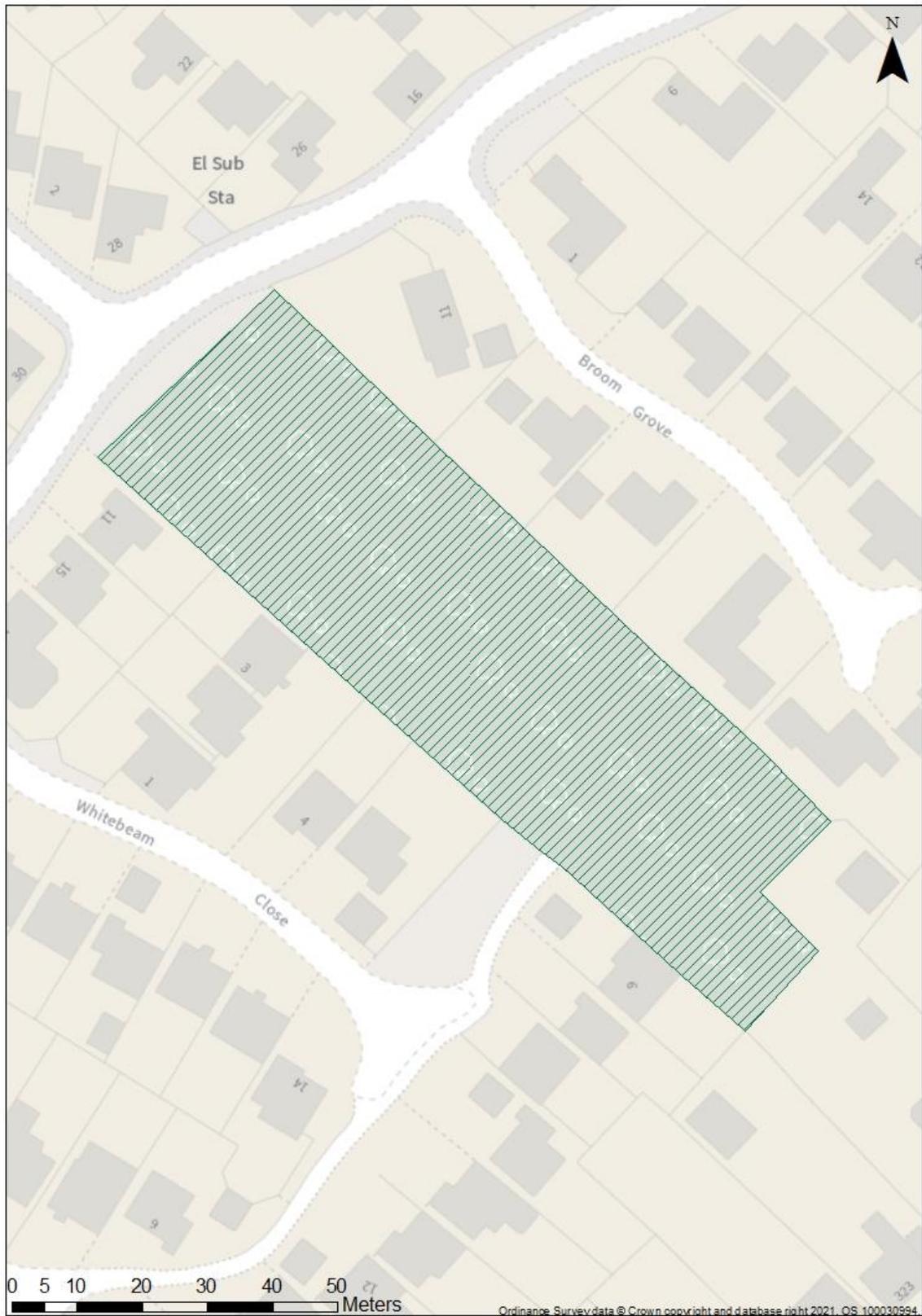
Hazebrouck Meadows (B), Biggs Lane and Commonfield Lane, Barkham



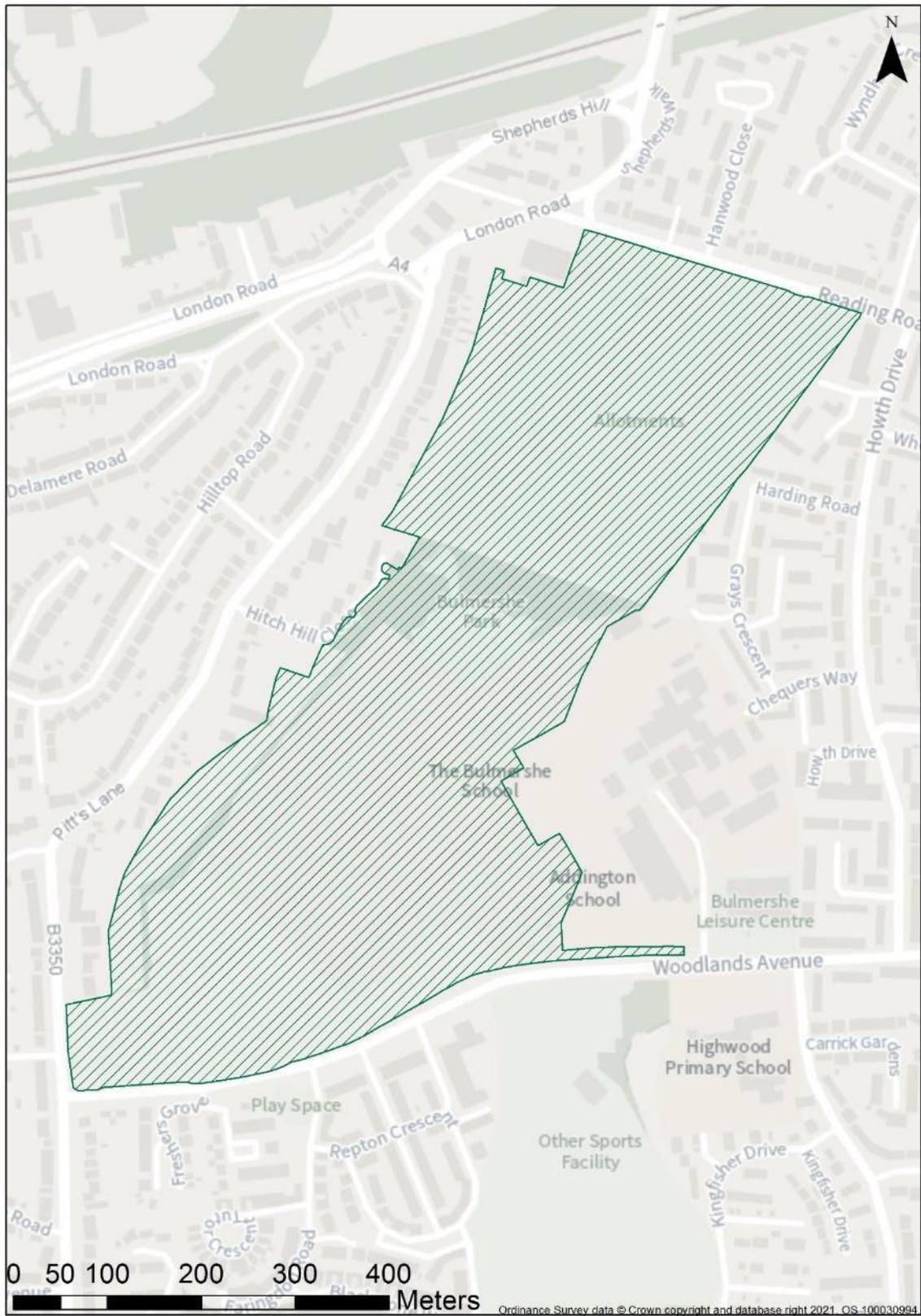
Elizabeth Park, The Junipers, Barkham



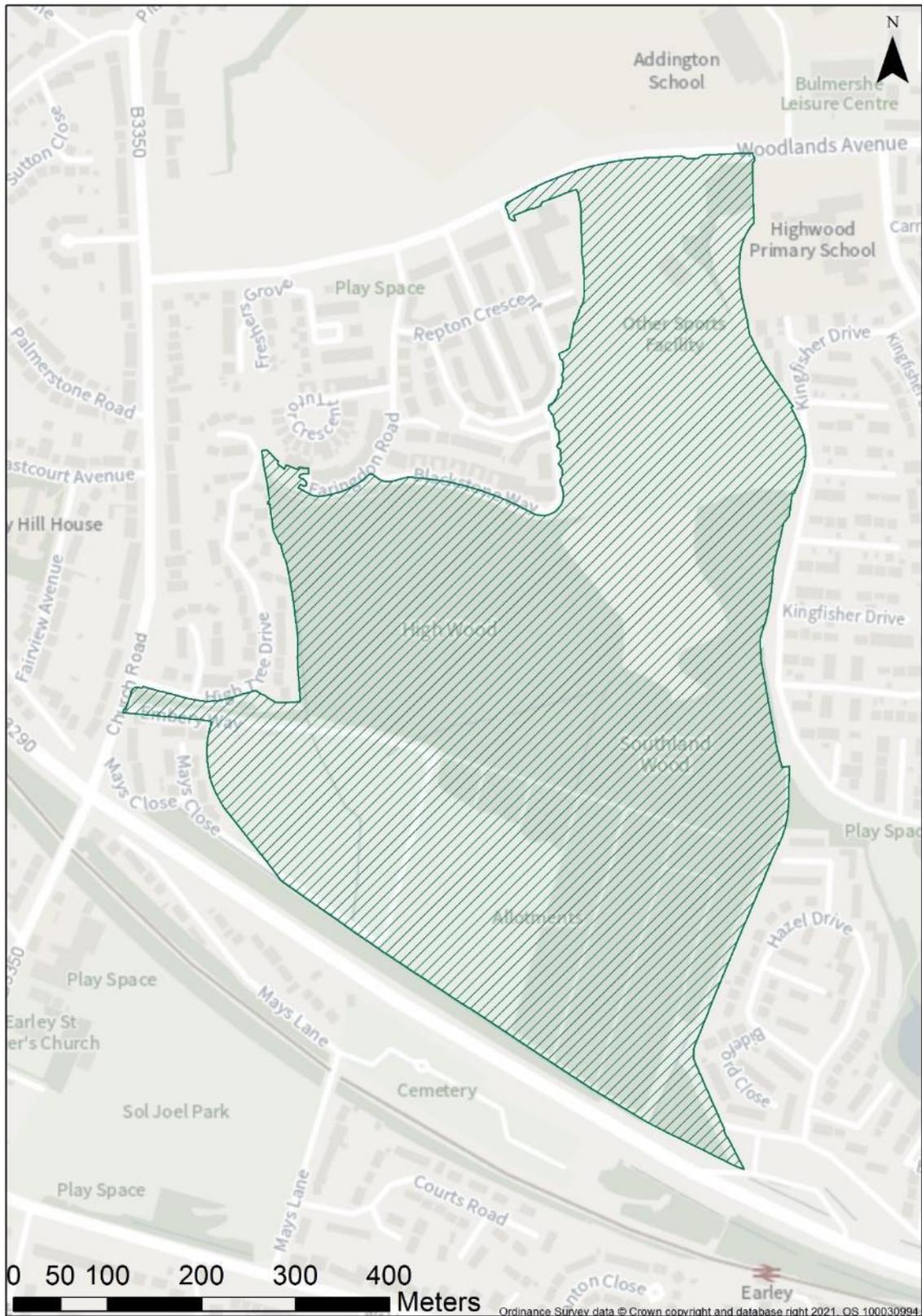
The Junipers, Barkham



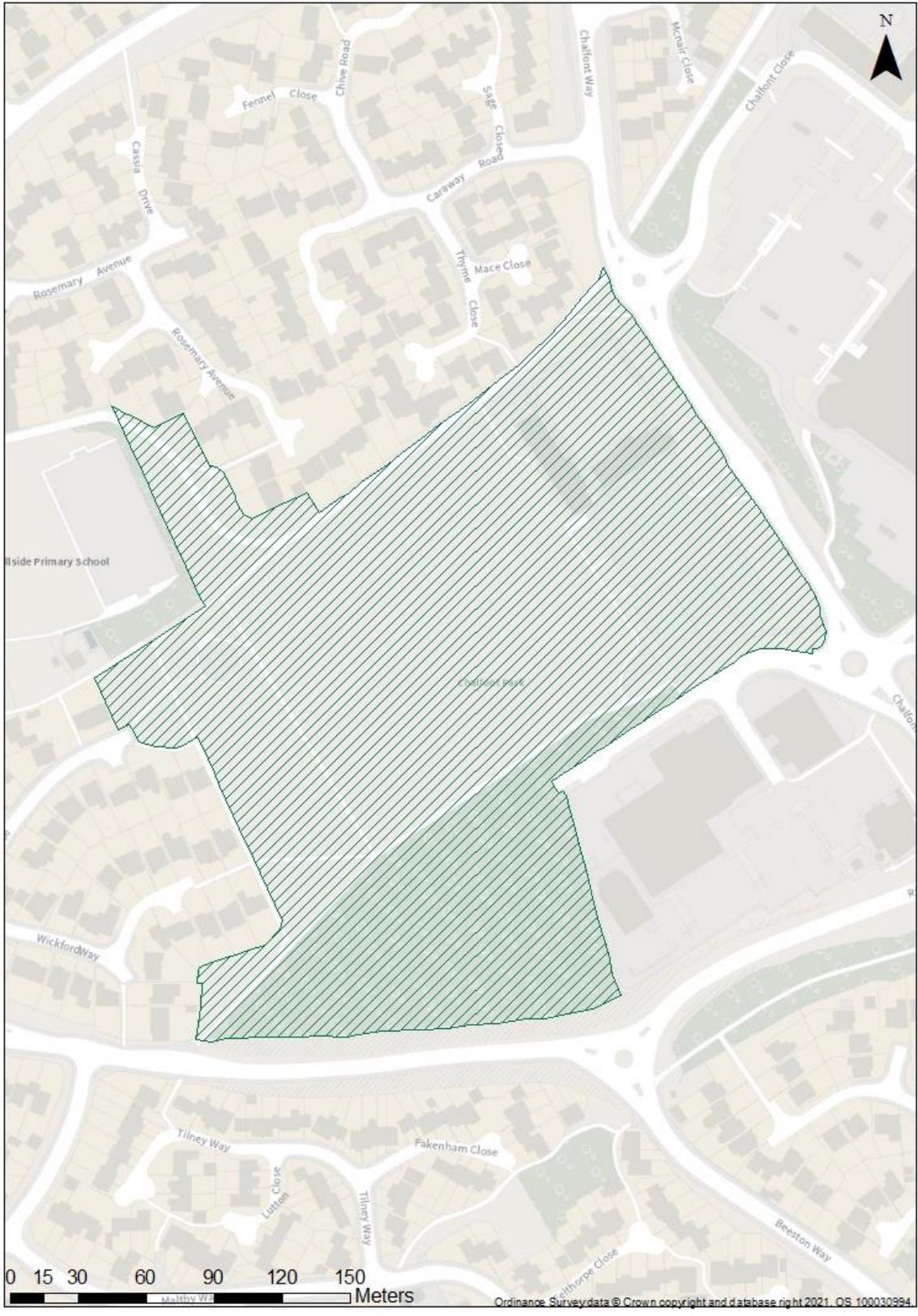
Land south of Reading Road, Bulmershe (North), Woodley / Earley



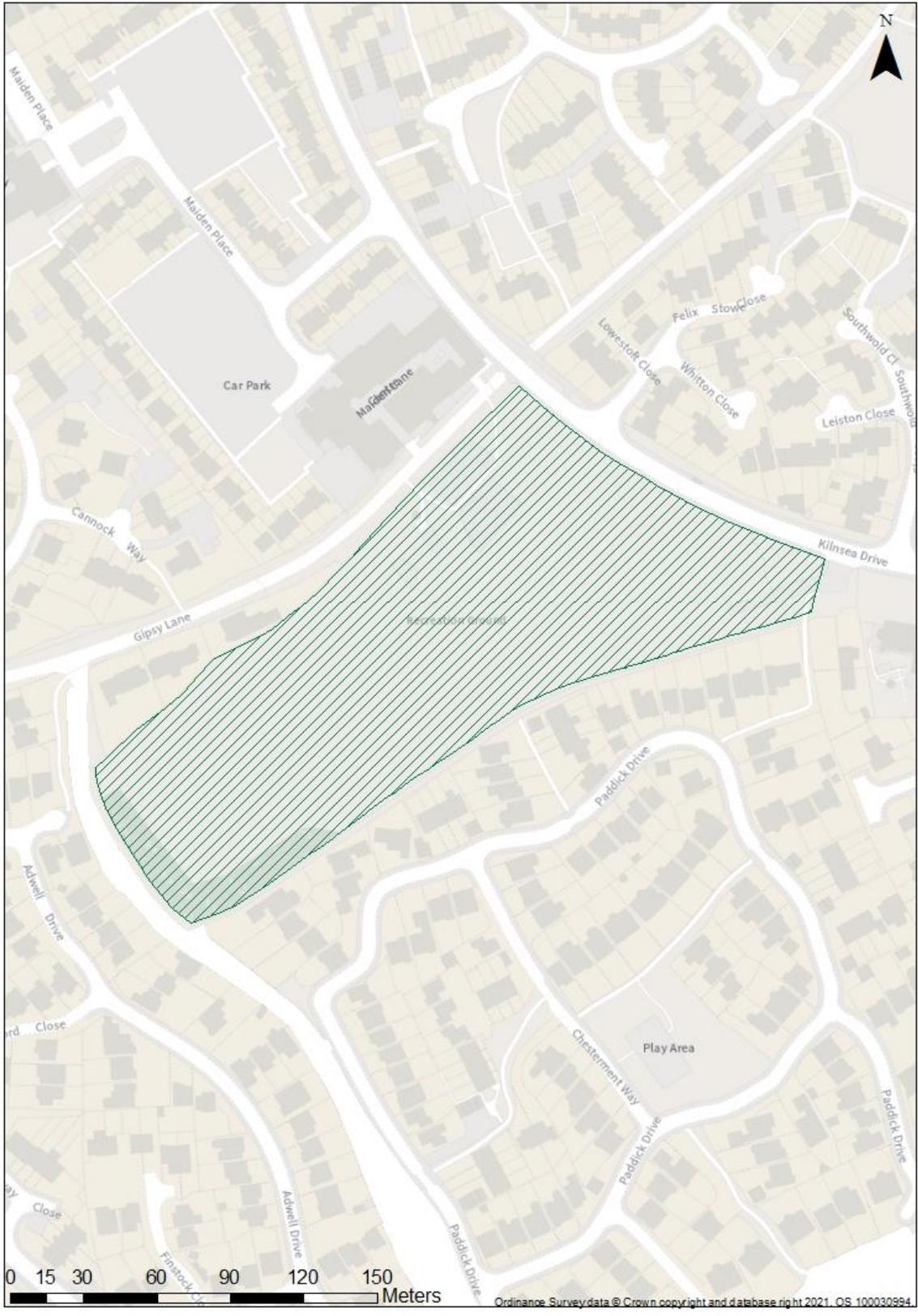
Land south of Reading Road, Bulmershe (South), Woodley / Earley



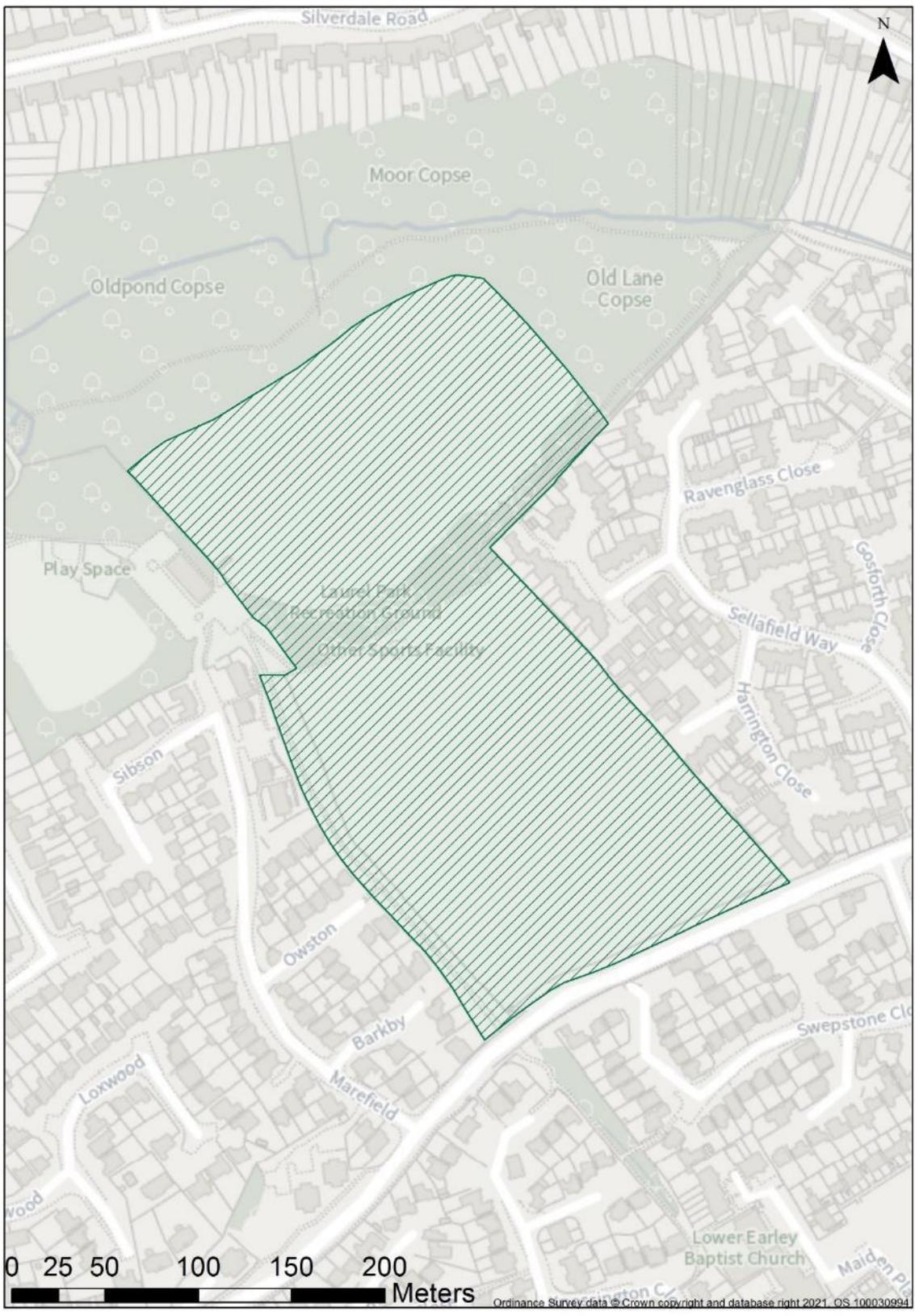
Chalfont Woods and Chalfont Park, south of Chalfont Way, Earley



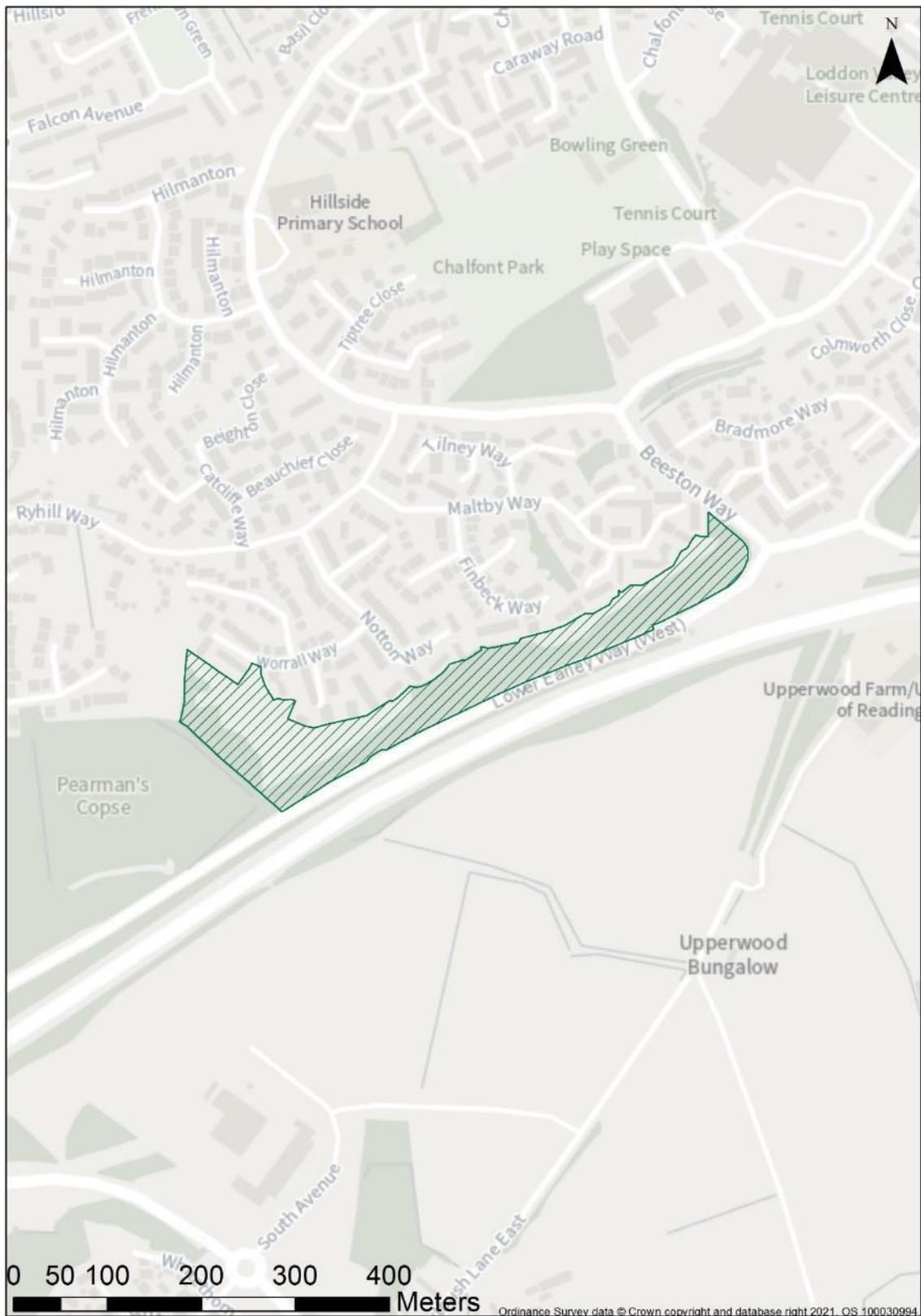
Events Field, Kilnsea Drive, Earley



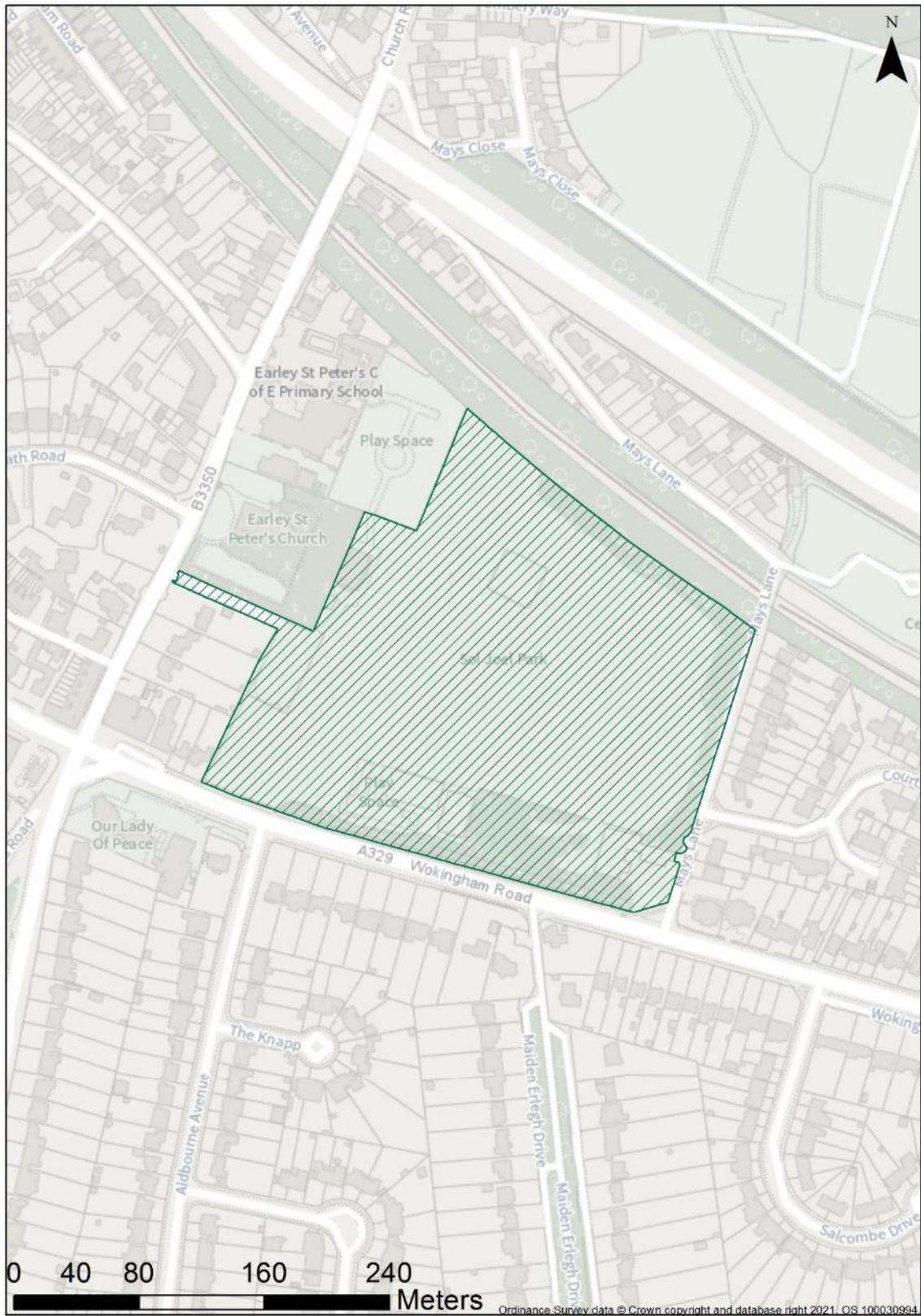
Laurel Park, Marefield, Earley



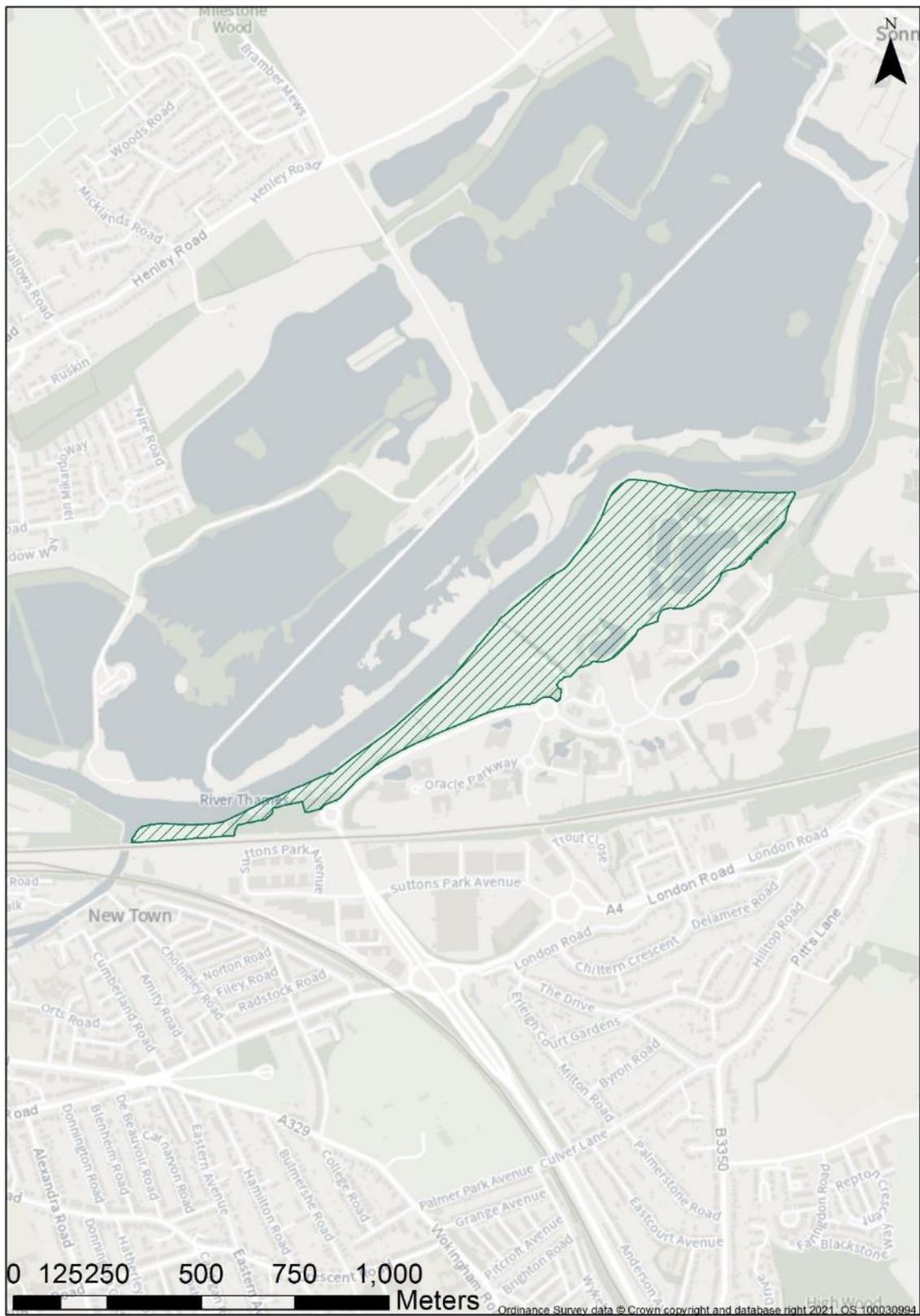
Loddon Fields, Lower Earley Way, Earley



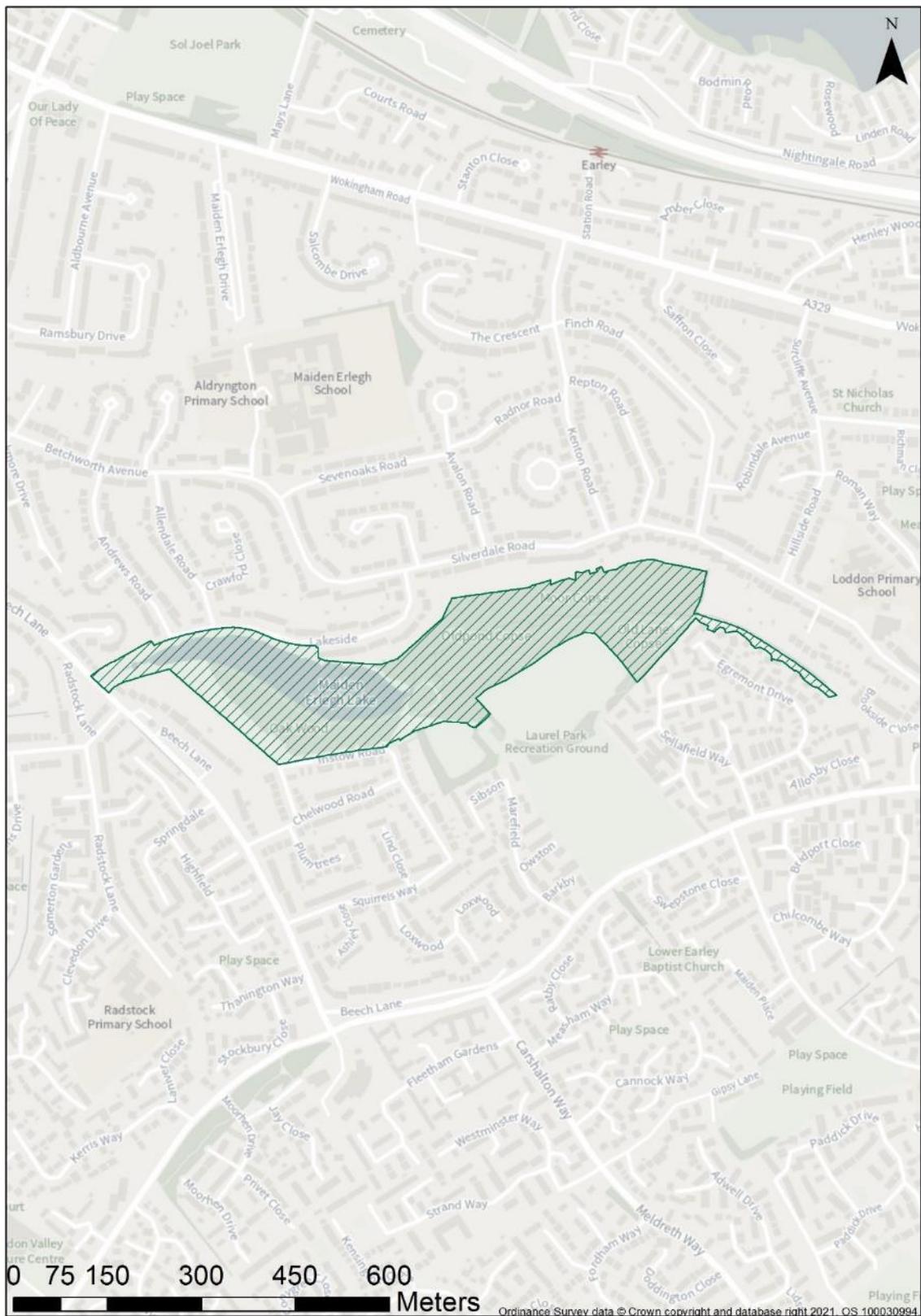
Sol Joel Park, Church Road, Earley



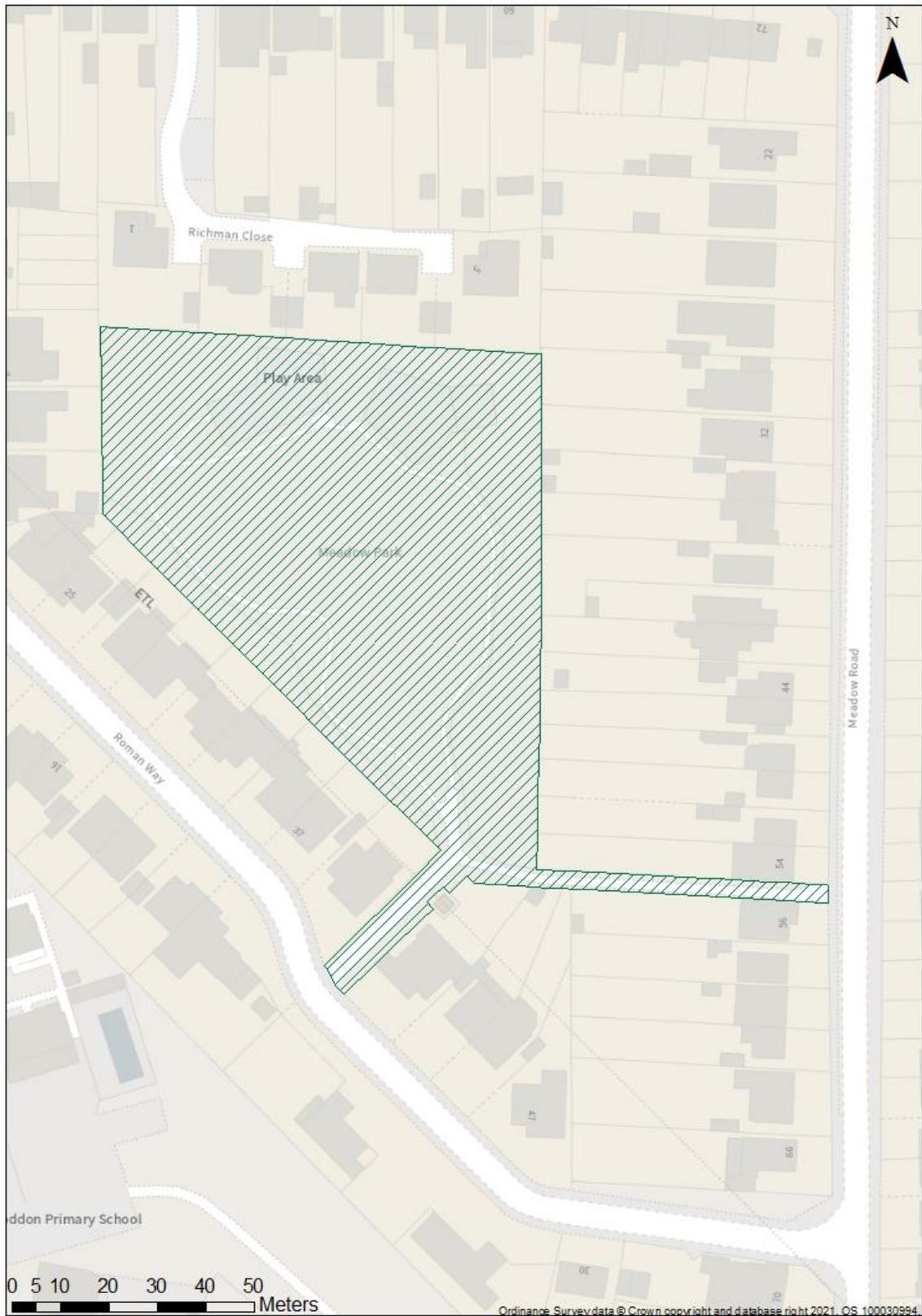
Land south of the River Thames, Earley / Sonning



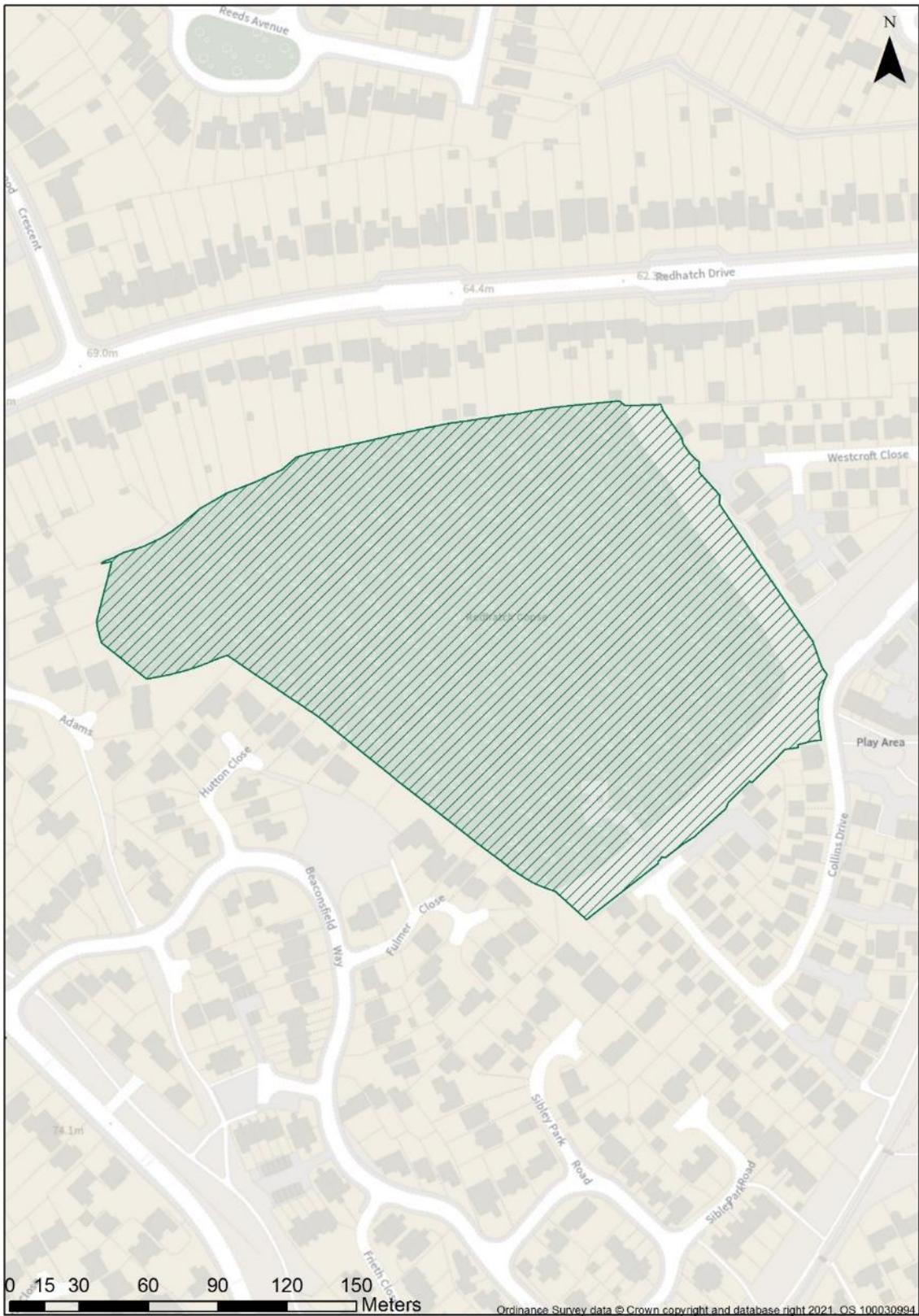
Maiden Erlegh Lake and Local Nature Reserve, Maiden Erlegh Park, Earley



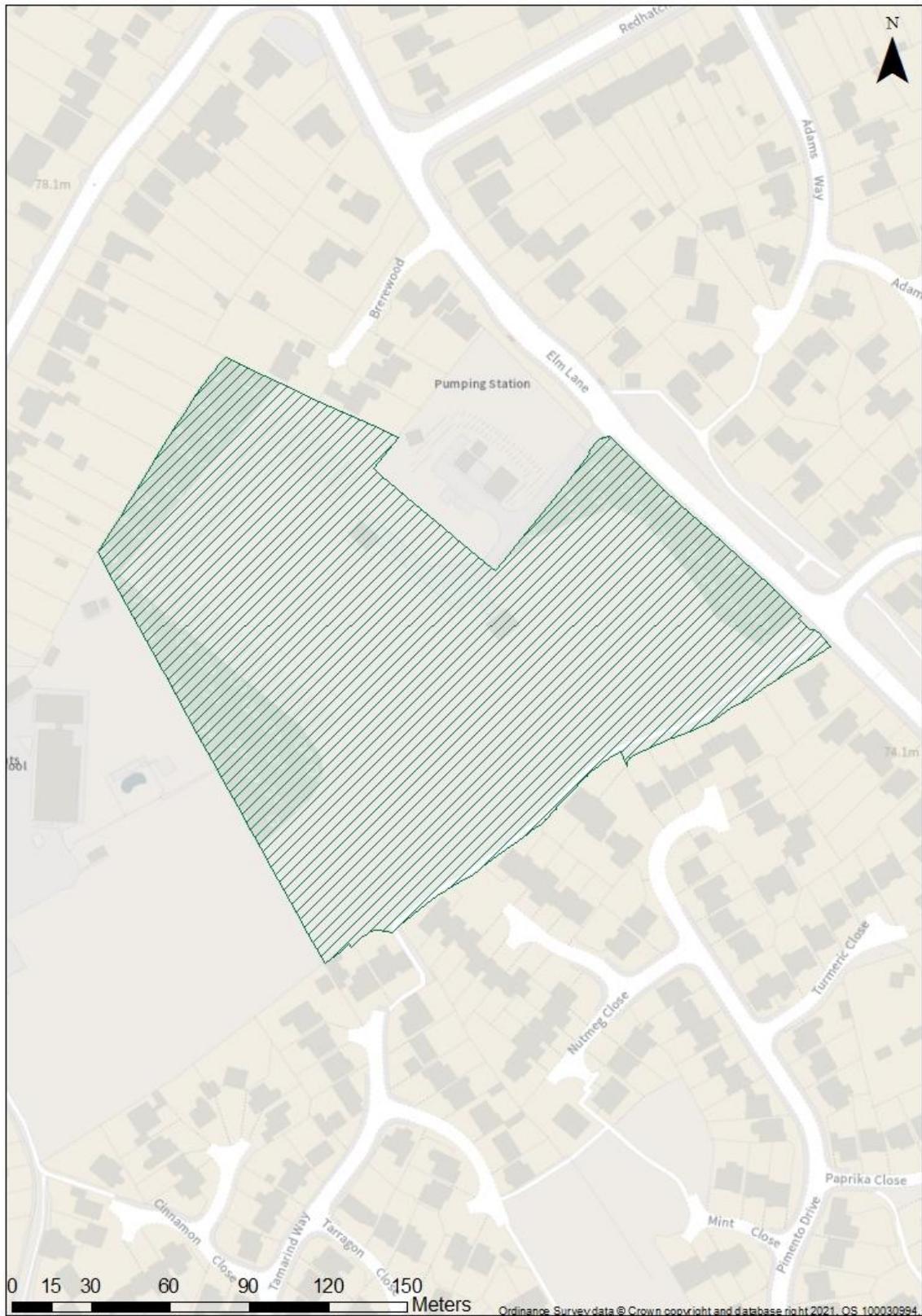
Meadow Park, Meadow Road, Earley



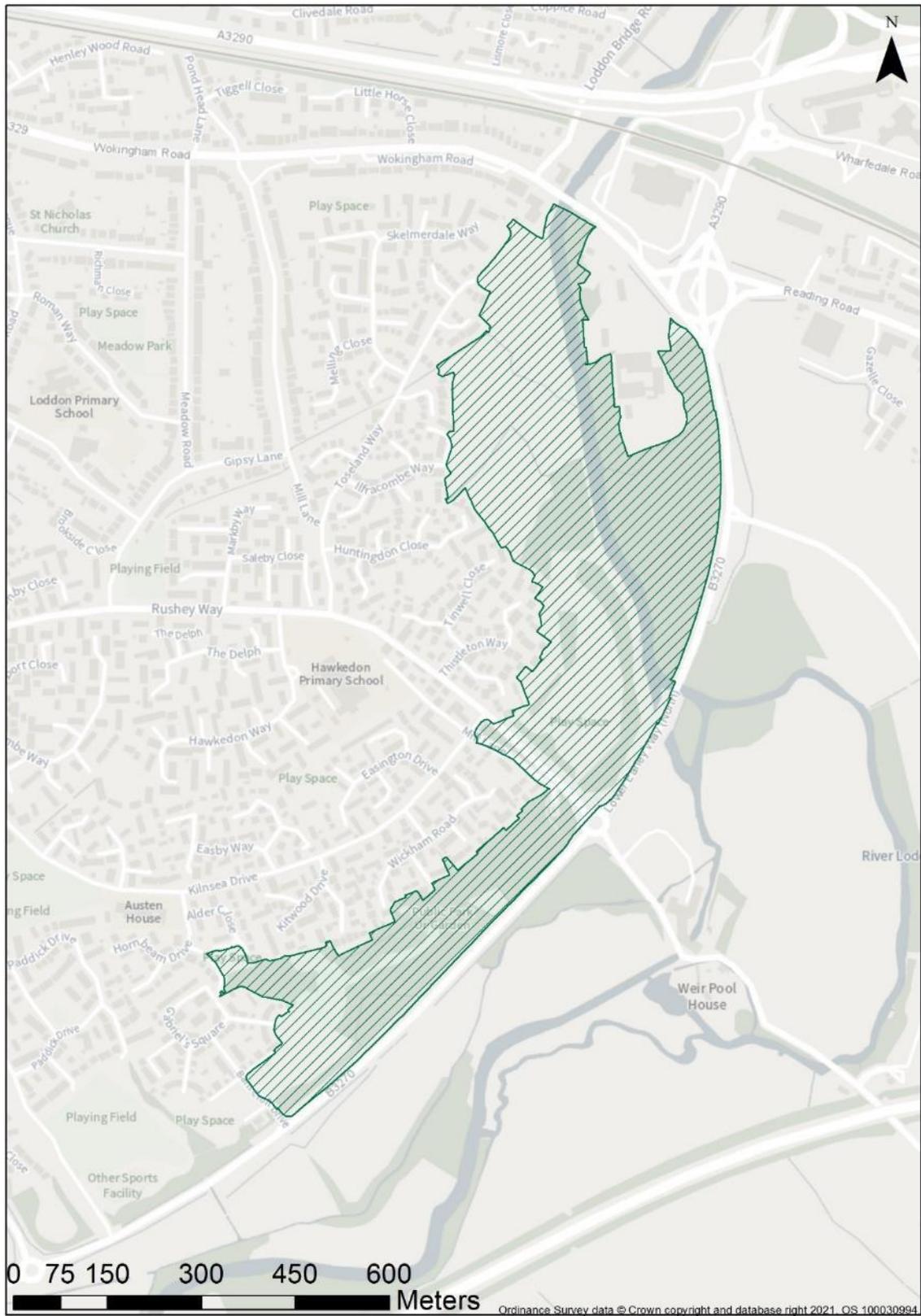
Redhatch Copse, Redhatch Drive, Earley



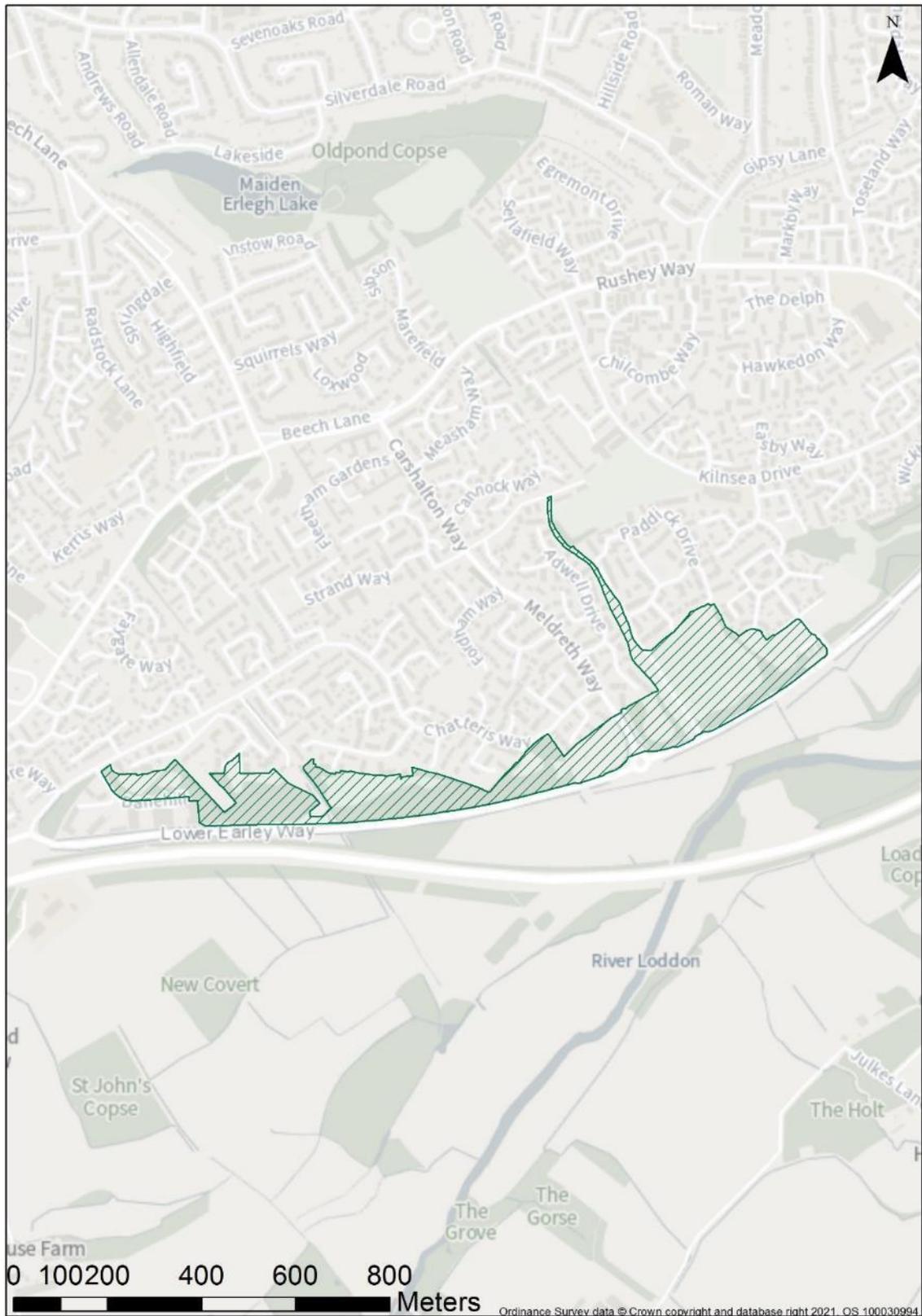
Thames Water Reservoir (Hillside), Elm Lane, Earley



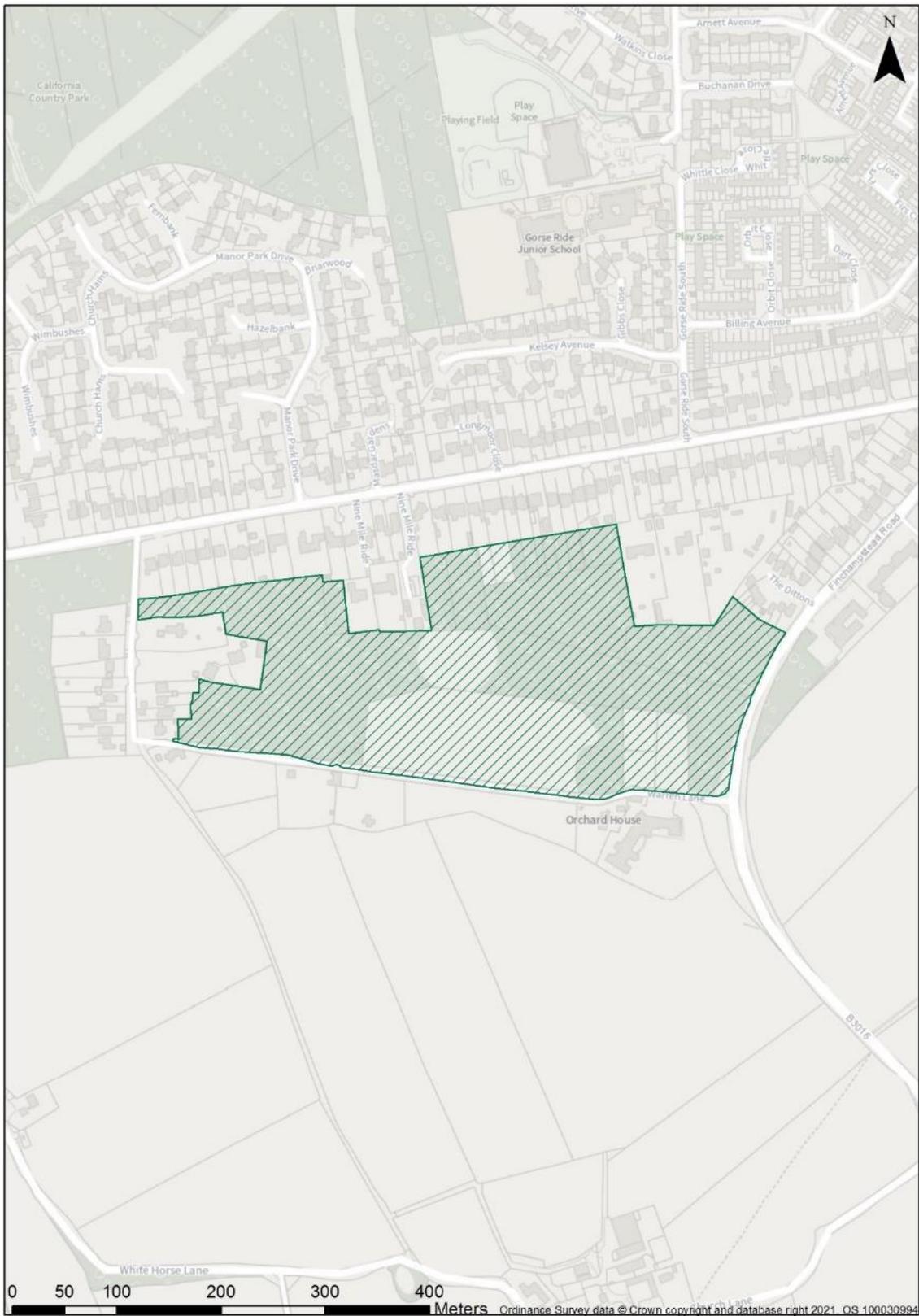
Lower Earley Meadows (Riverside Park) and Woodlands (A), Wokingham Road and Danehill, Earley



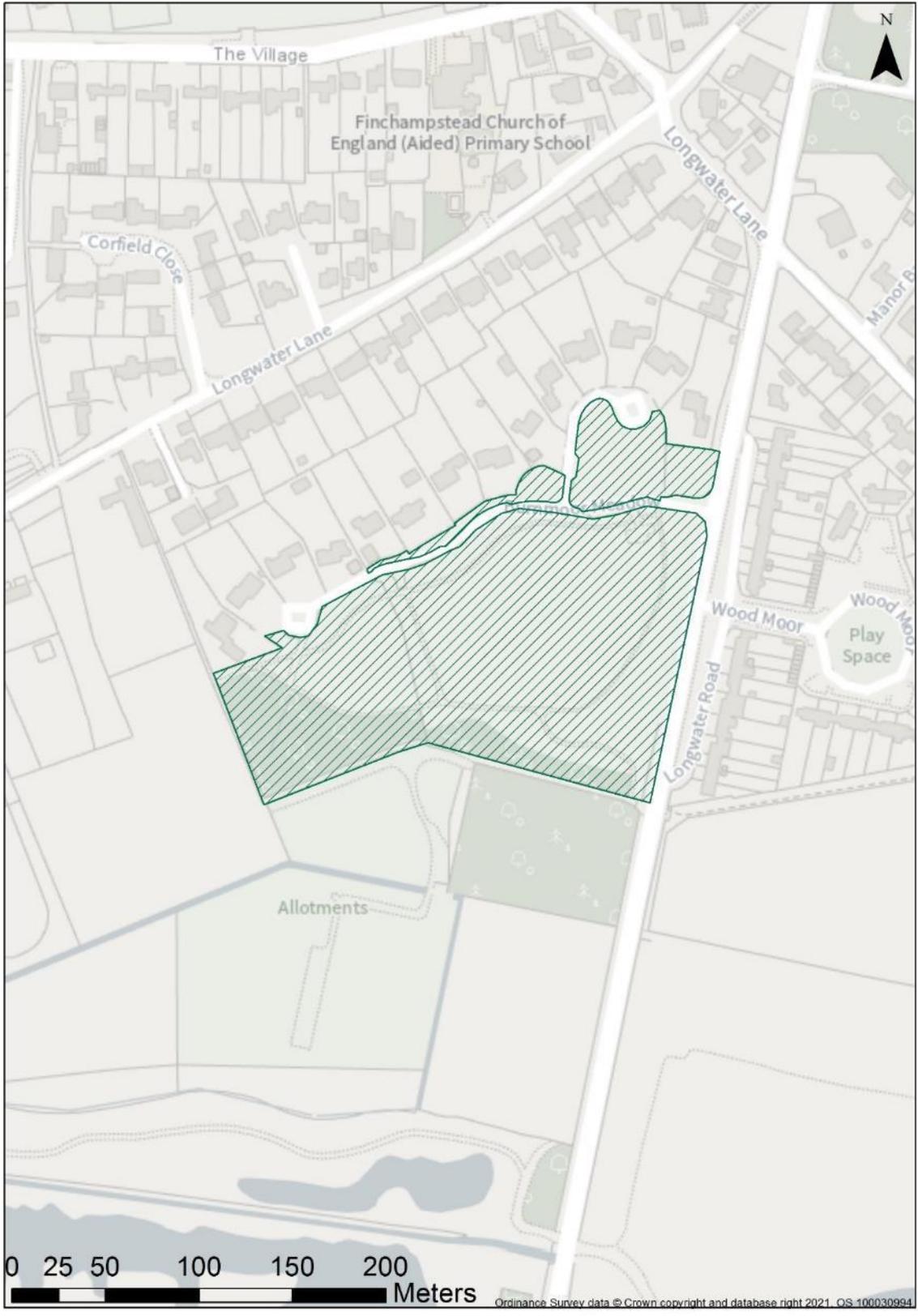
Lower Earley Meadows (Riverside Park) and Woodlands (B), Wokingham Road and Danehill, Earley



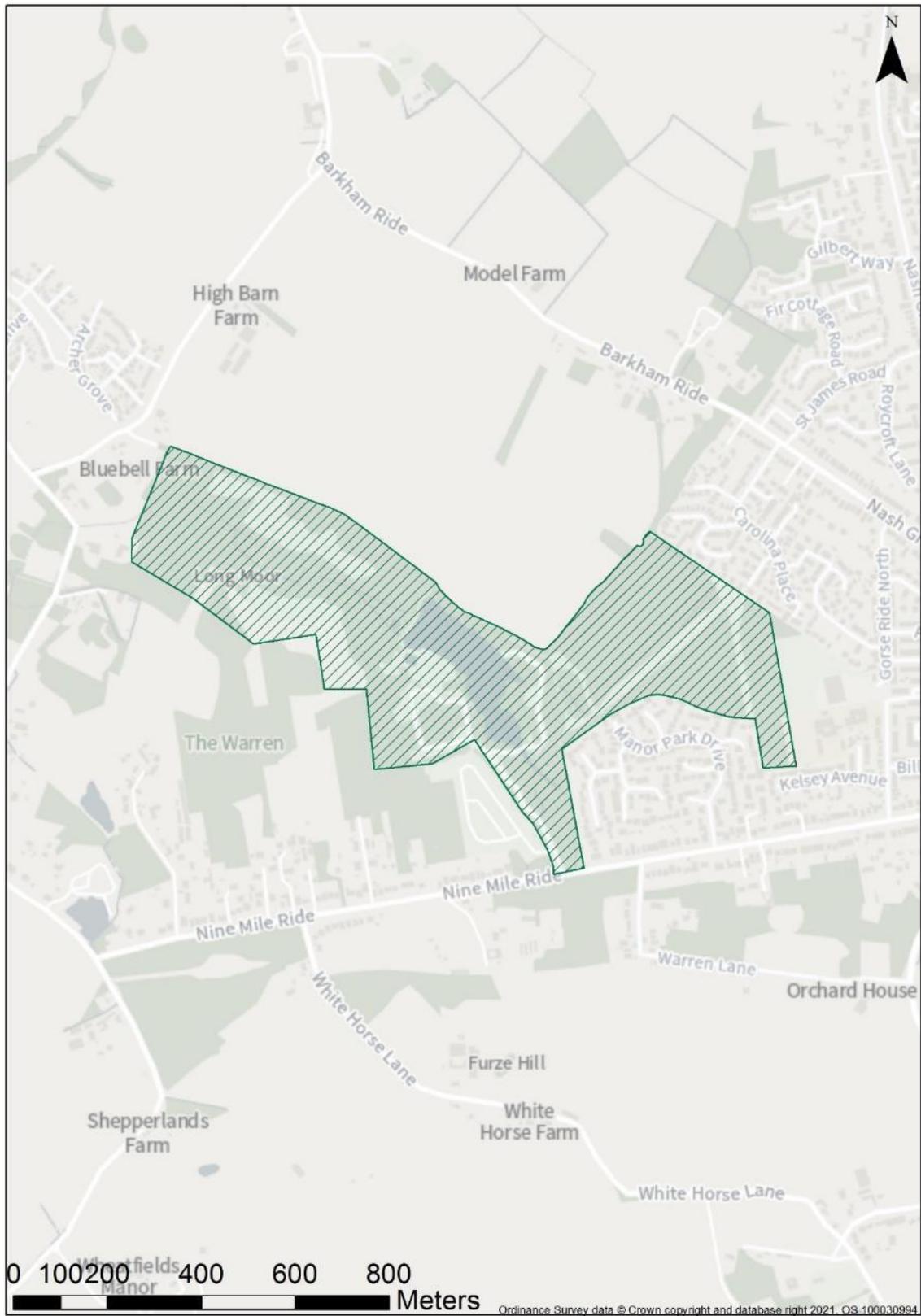
Warren Wood Country Park, Warren Lane, Finchampstead



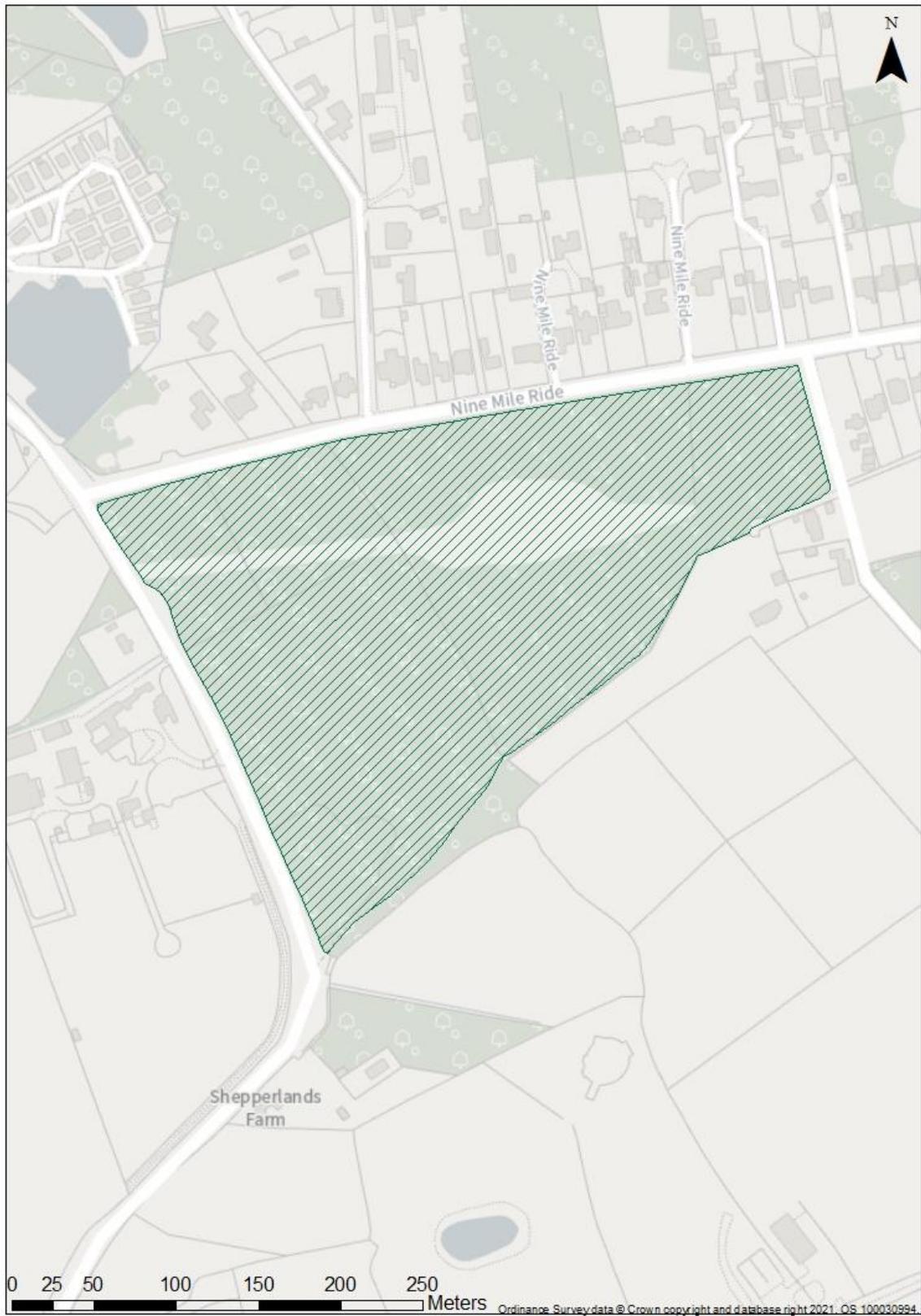
Burnmoor Meadow, Longwater Road, Finchampstead



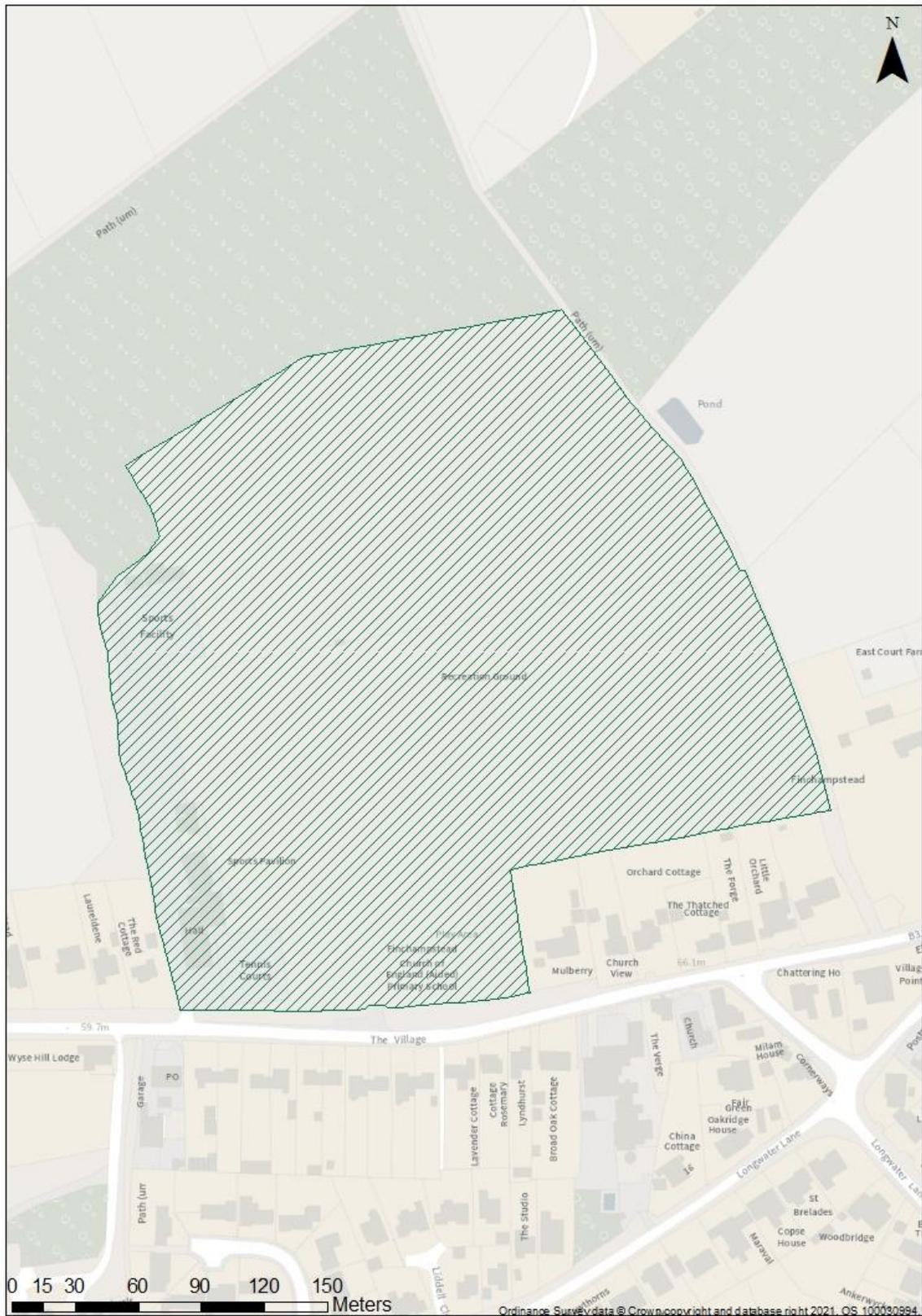
California Country Park and Longmoor Bog, Nine Mile Ride, Finchampstead



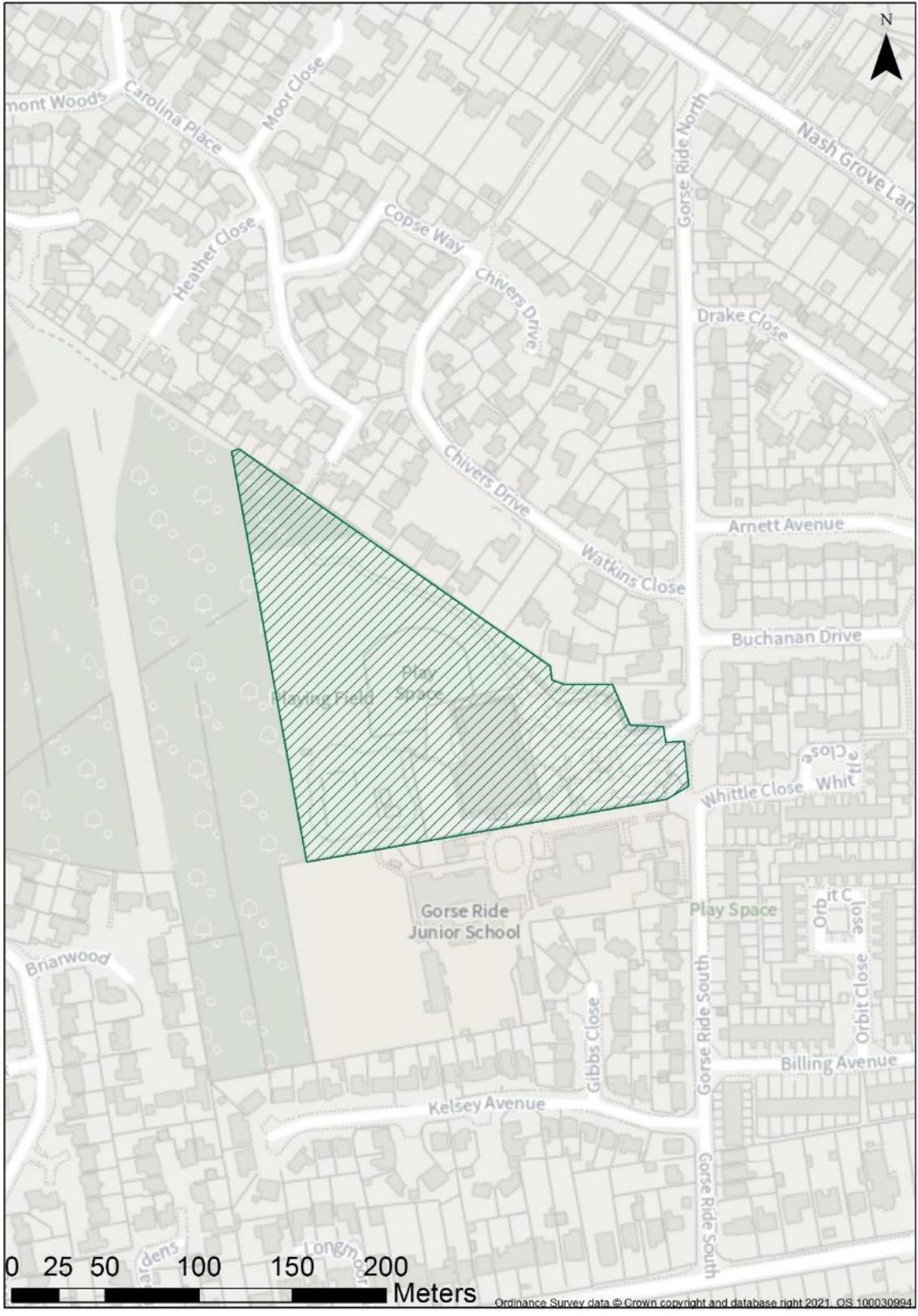
Shepperlands Farm, Park Lane, Finchampstead



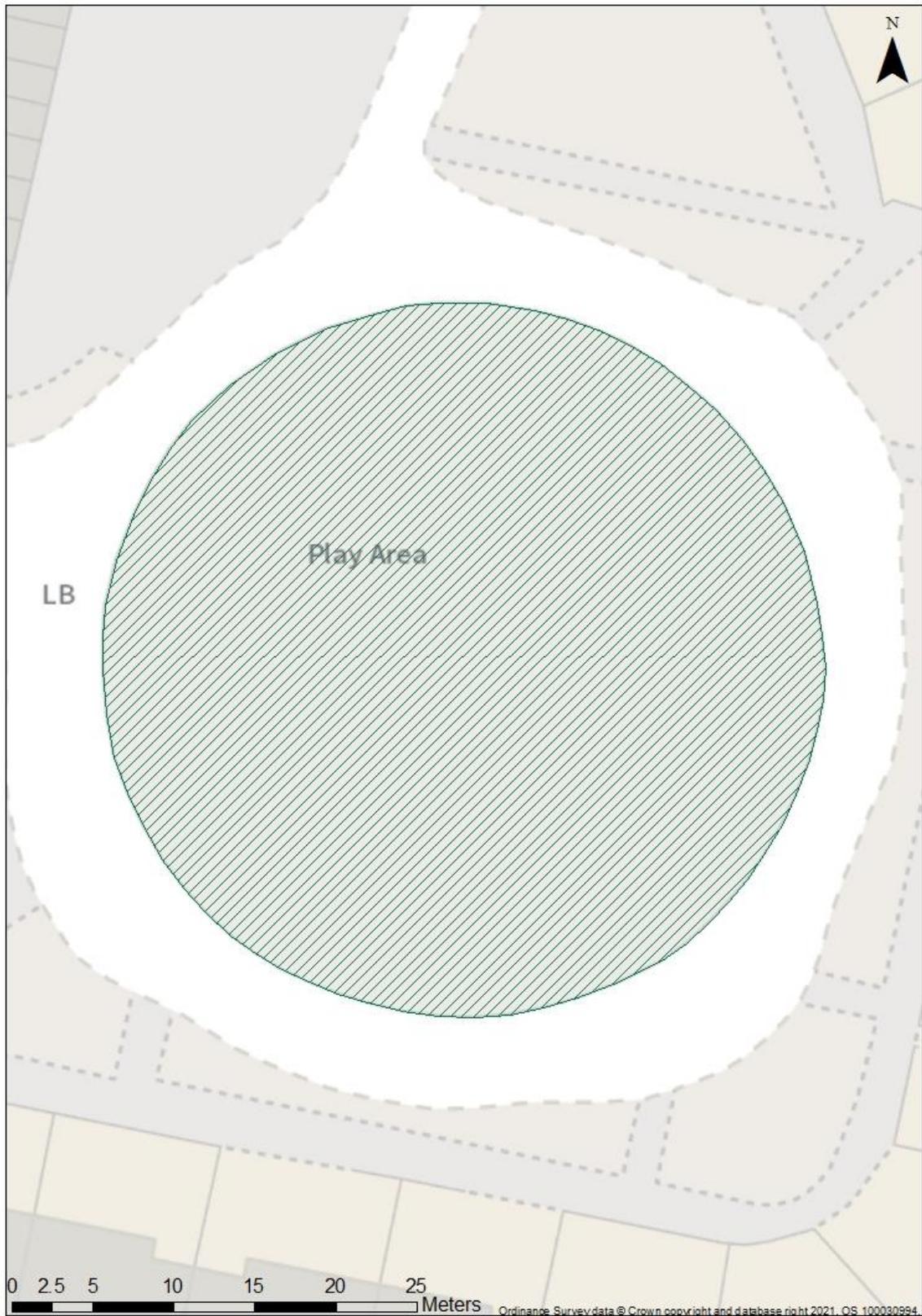
Finchampstead Memorial Park, The Village, Finchampstead



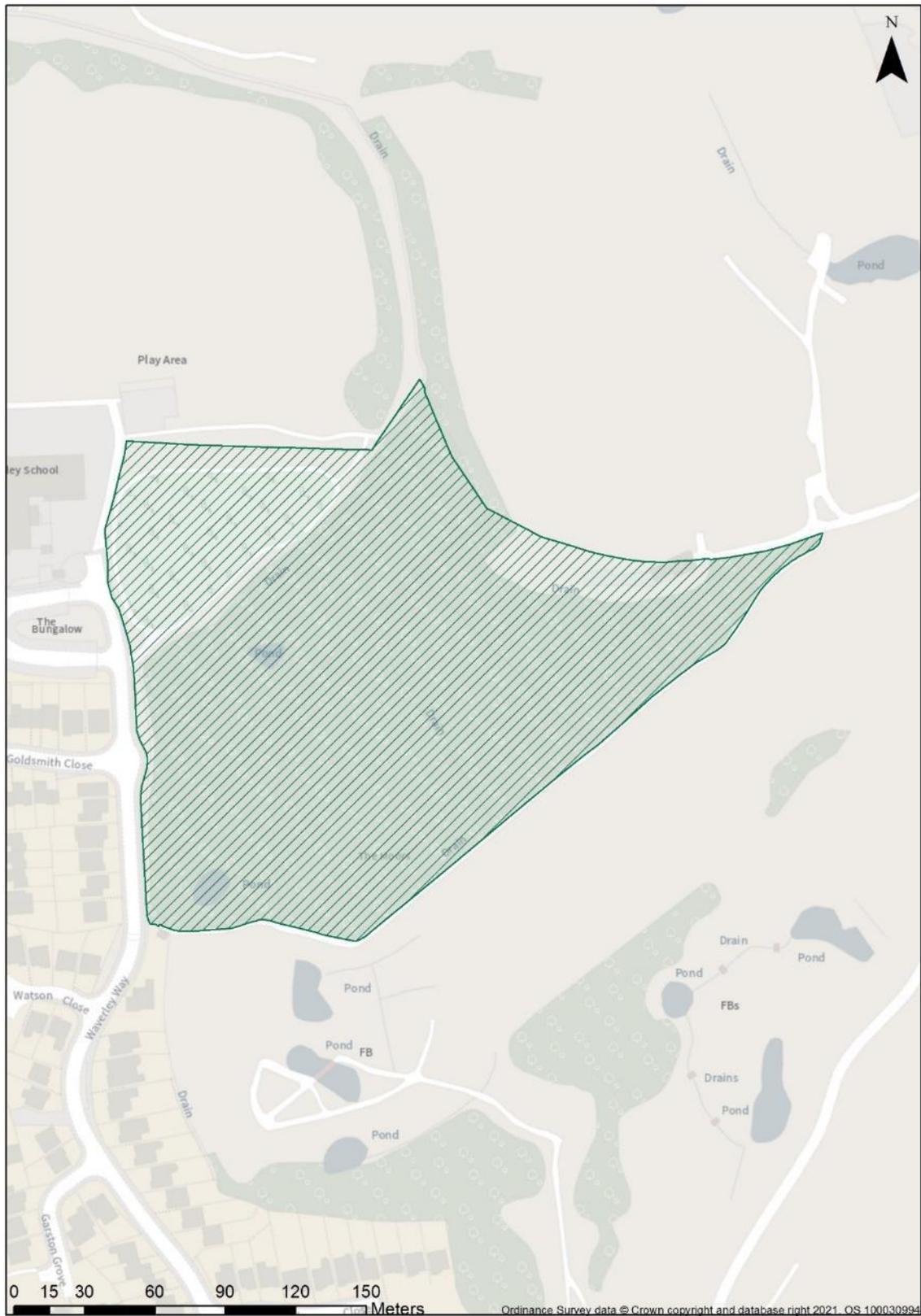
Finchampstead Baptist Church / Gorse Ride playing fields, Gorse Ride North, Finchampstead



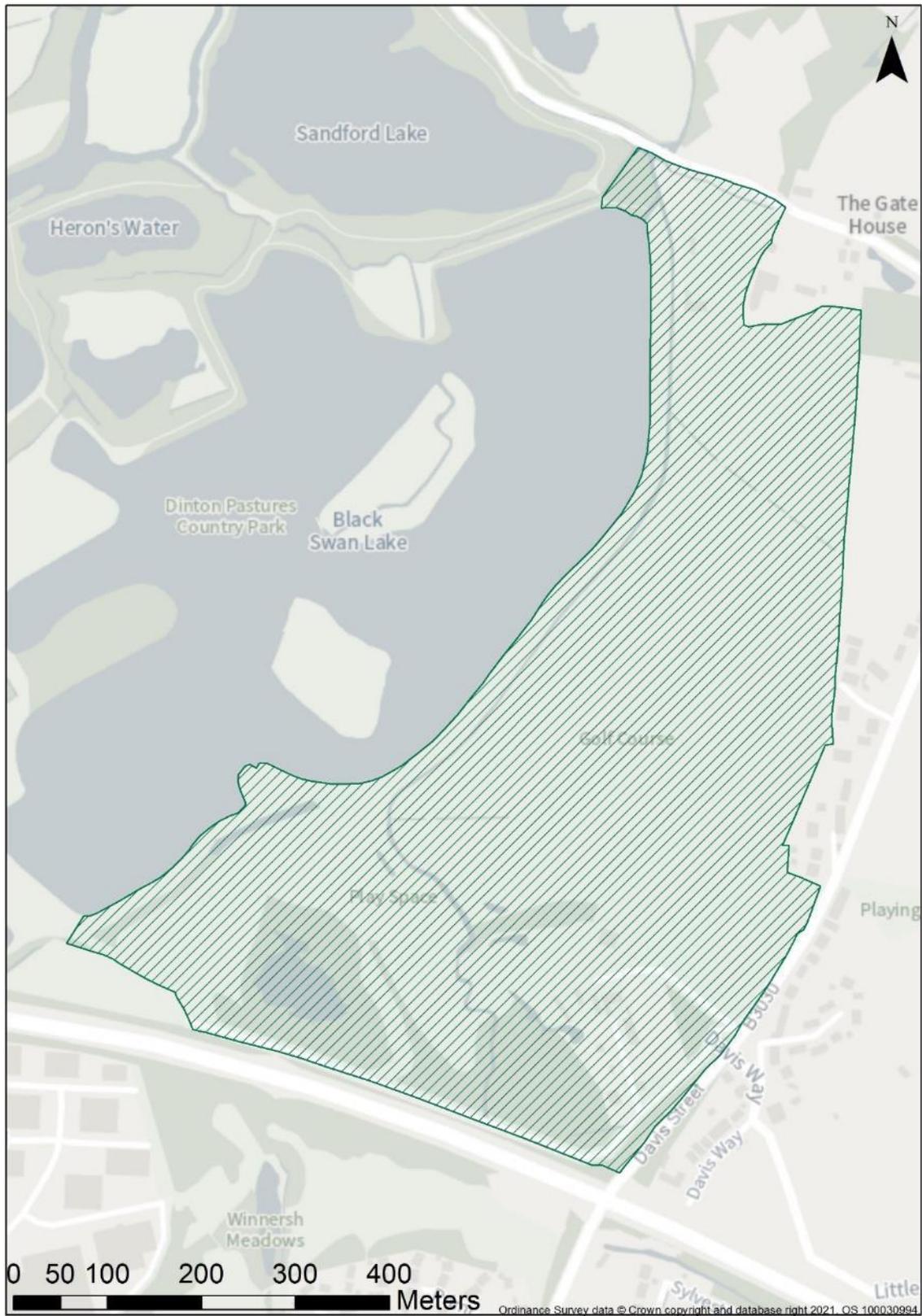
Woodmoor Play Area, Woodmoor, Finchampstead



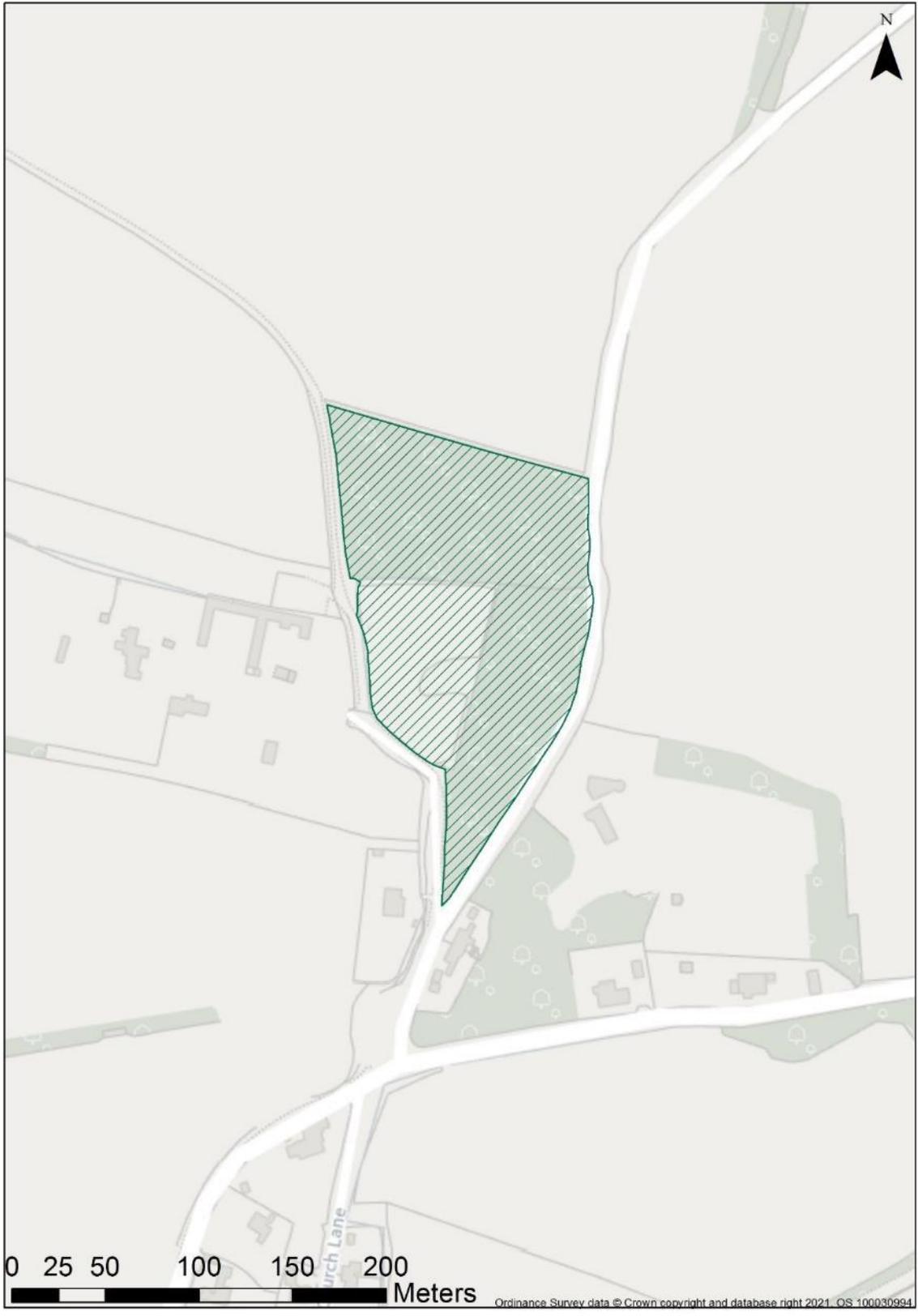
The Moors, Waverley Way, Finchampstead



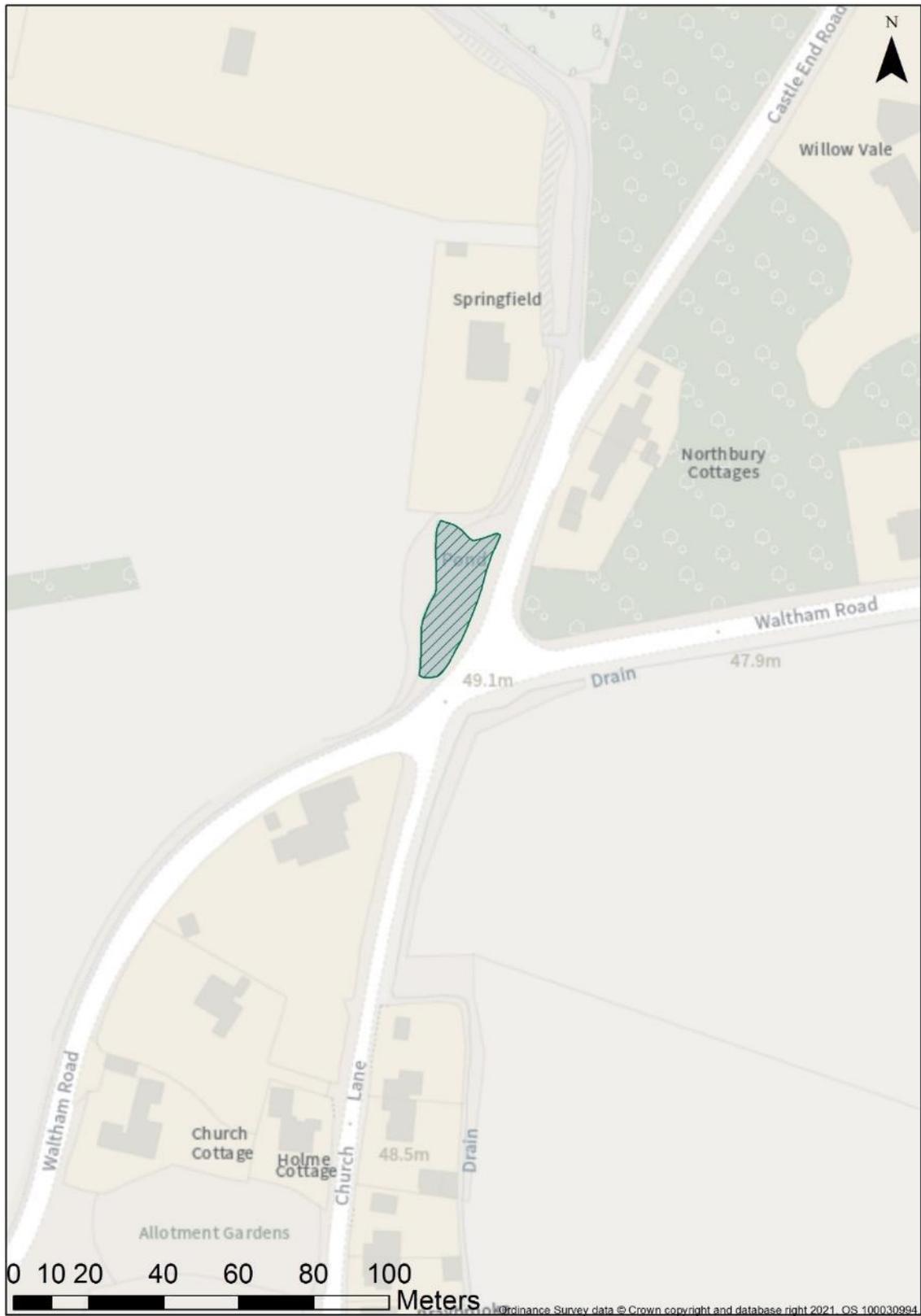
Dinton Pastures, Hurst



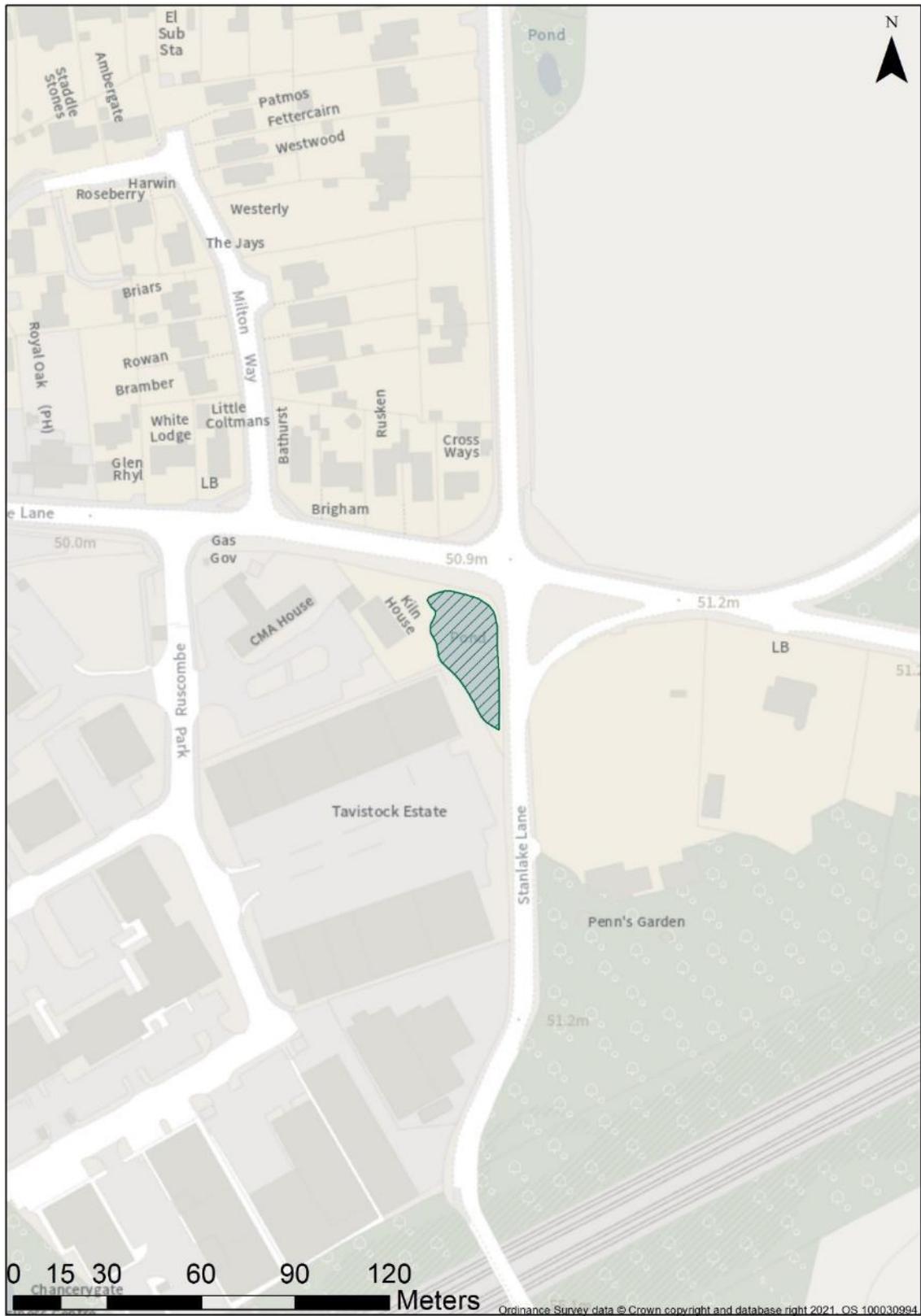
Ruscombe Wood and Pond, Castle End Road, Ruscombe



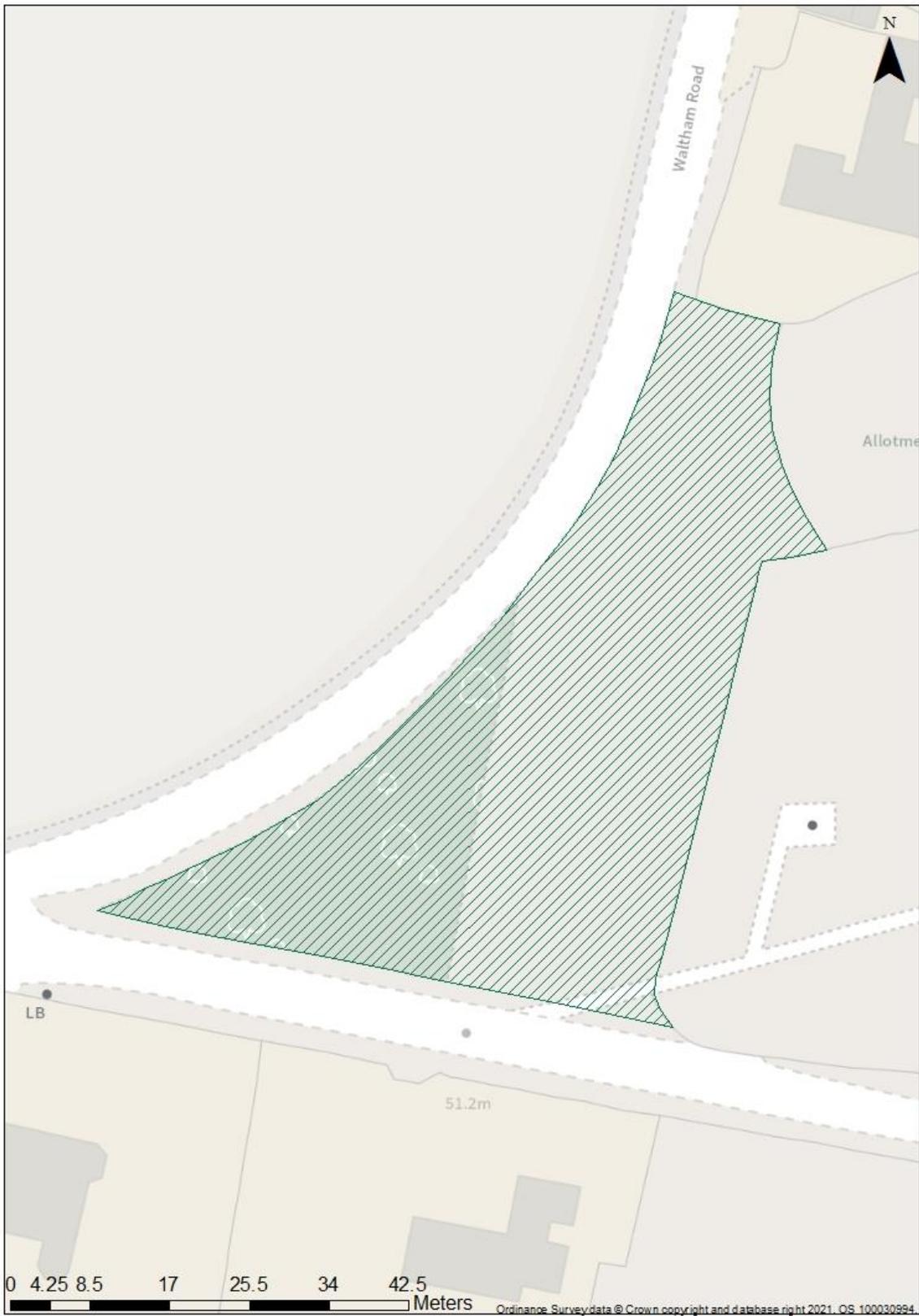
Ruscombe Ponds (A), Castle End Road, Ruscombe



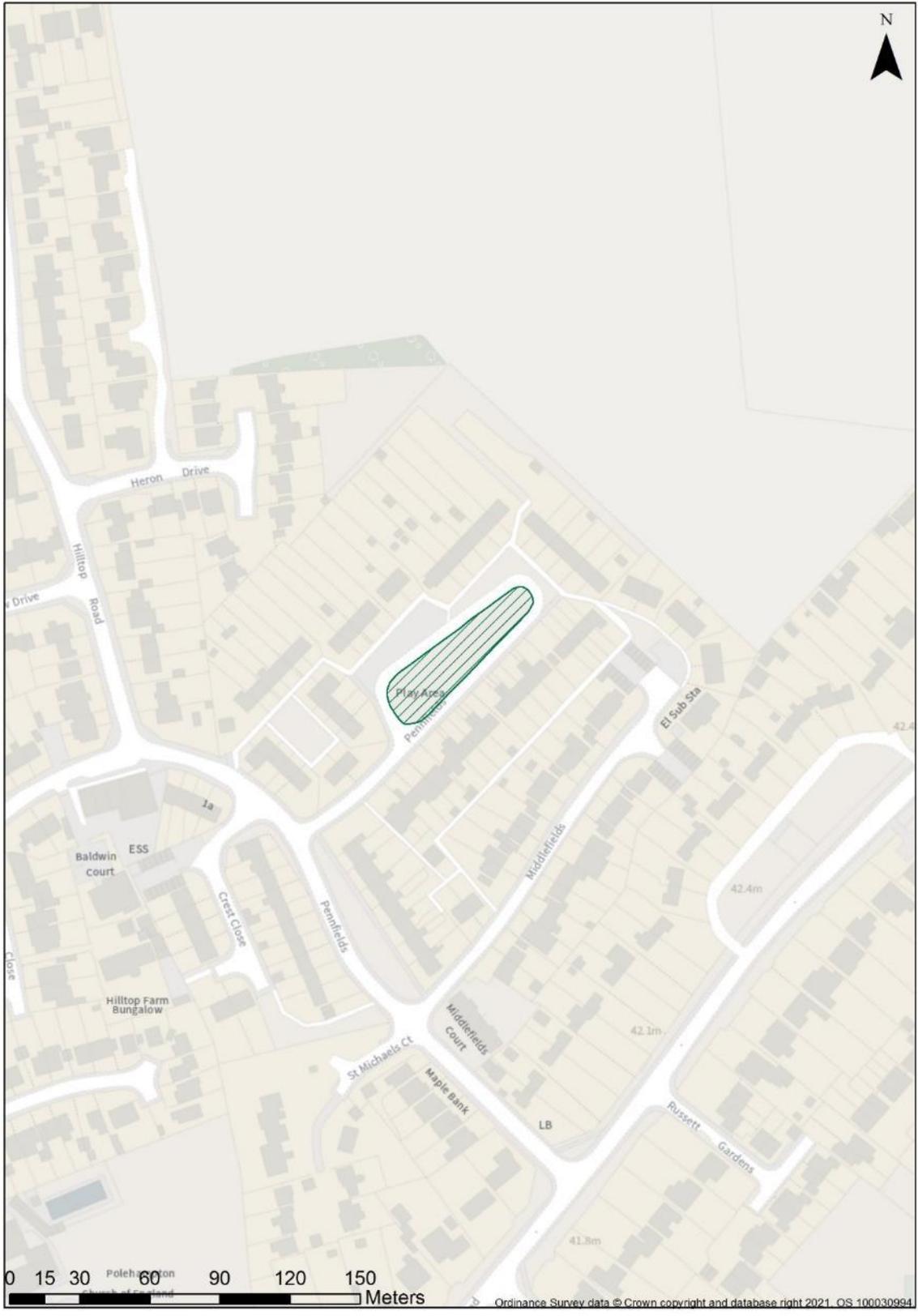
Ruscombe Ponds (B), Ruscombe



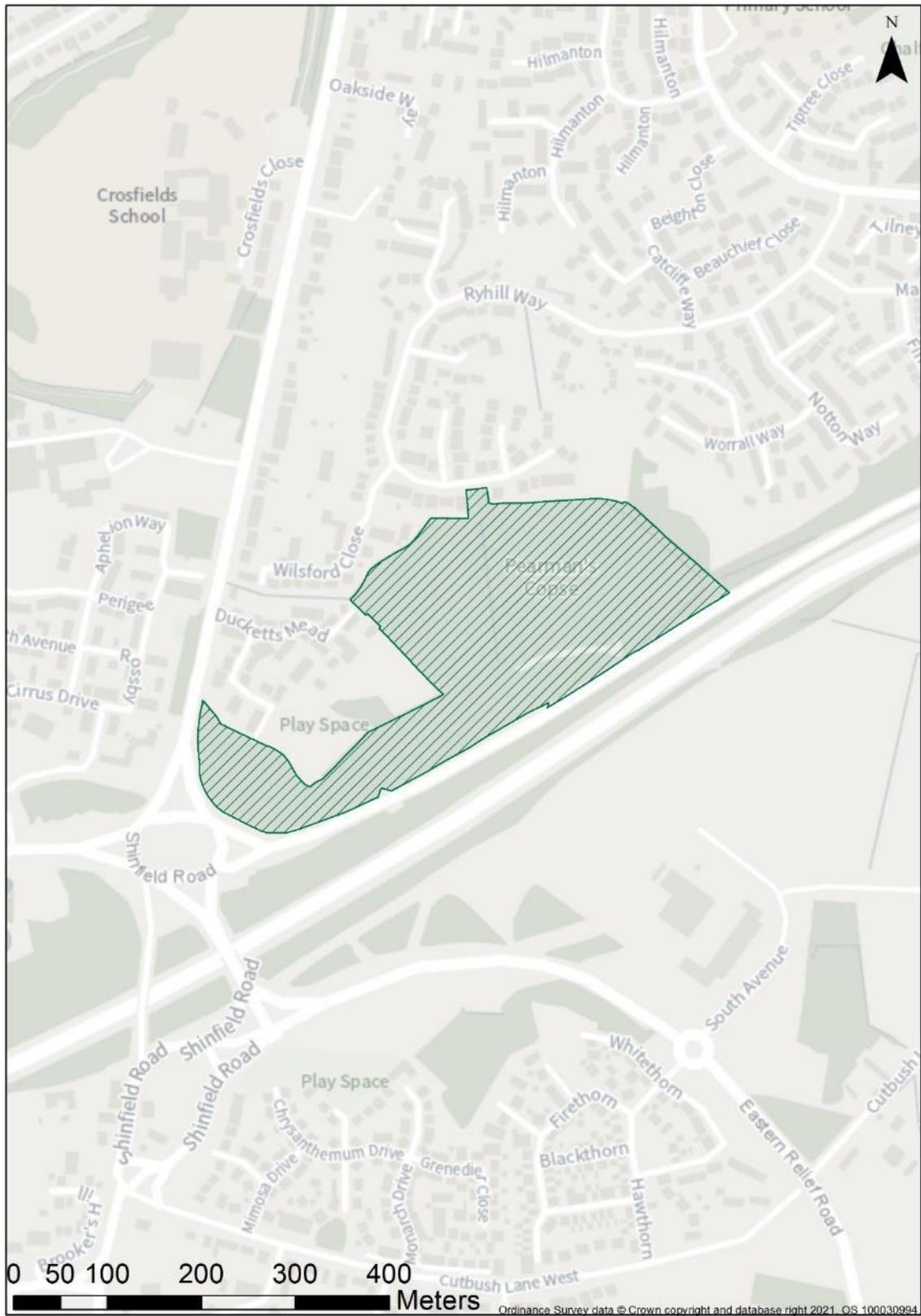
Church Green, Southbury Lane, Ruscombe



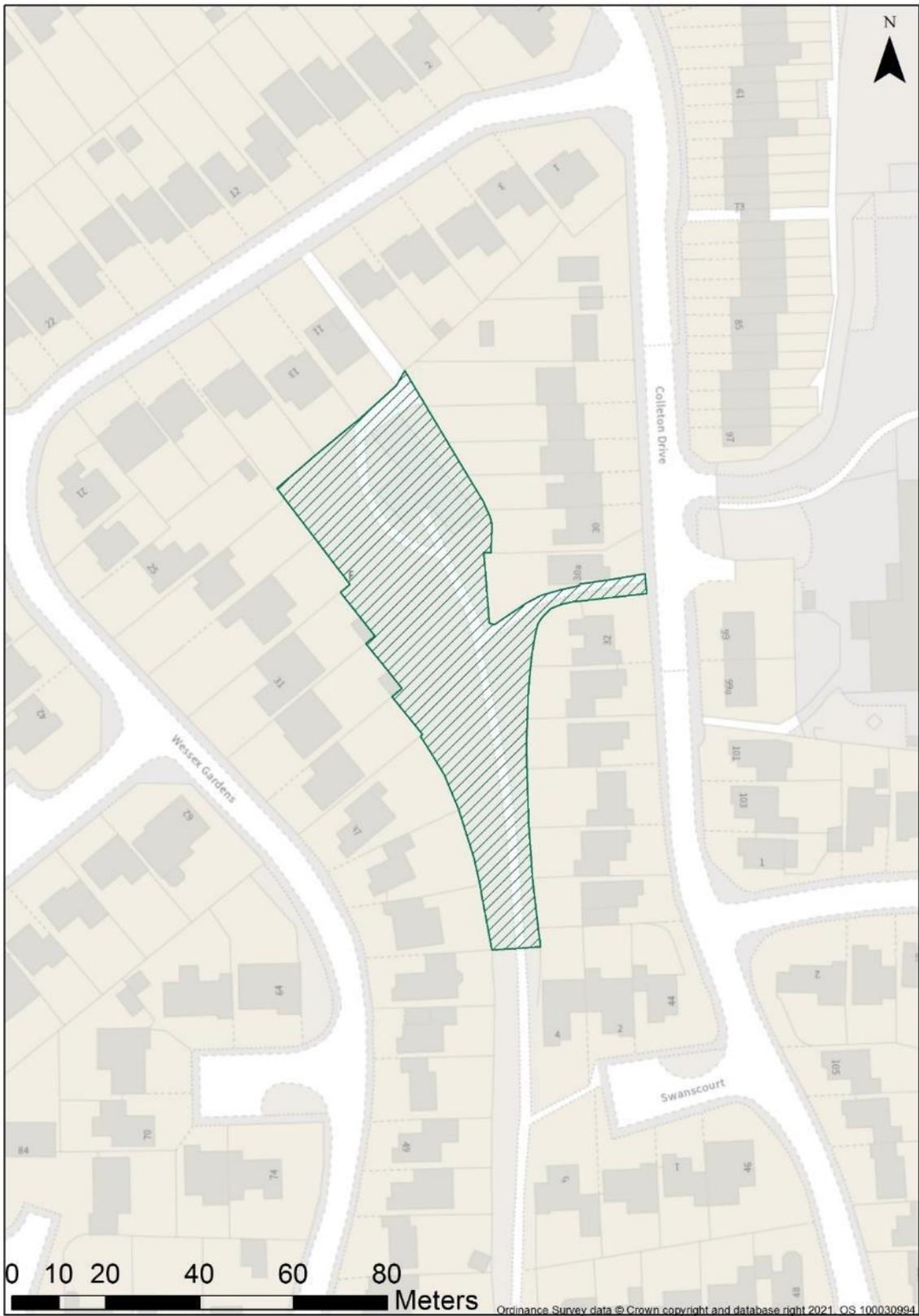
Pennfields Park, Pennfields, Ruscombe



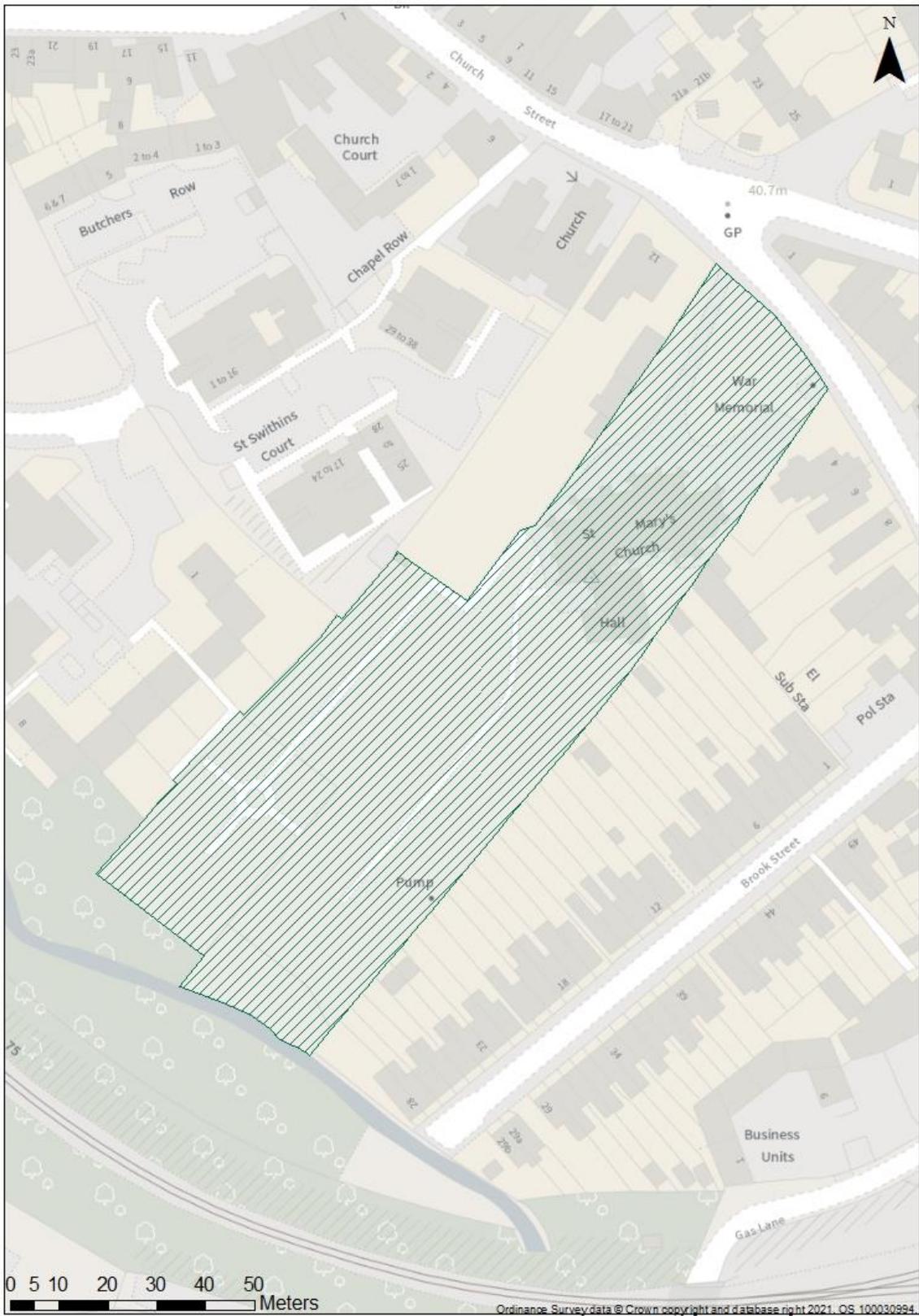
Pearman's Copse, Ryhill Way, Shinfield



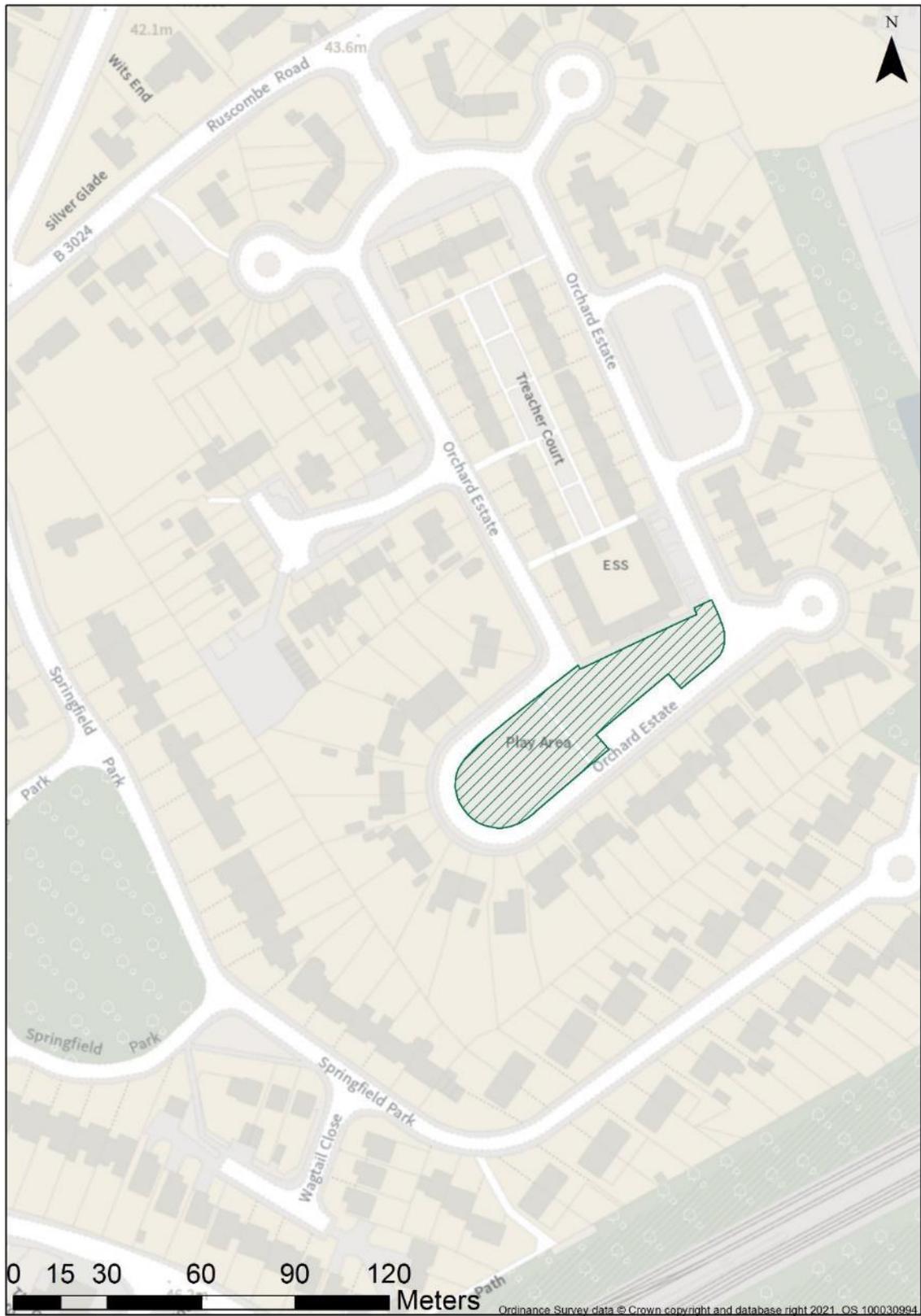
Open area adjacent to Colleton Drive, Colleton Drive, Twyford



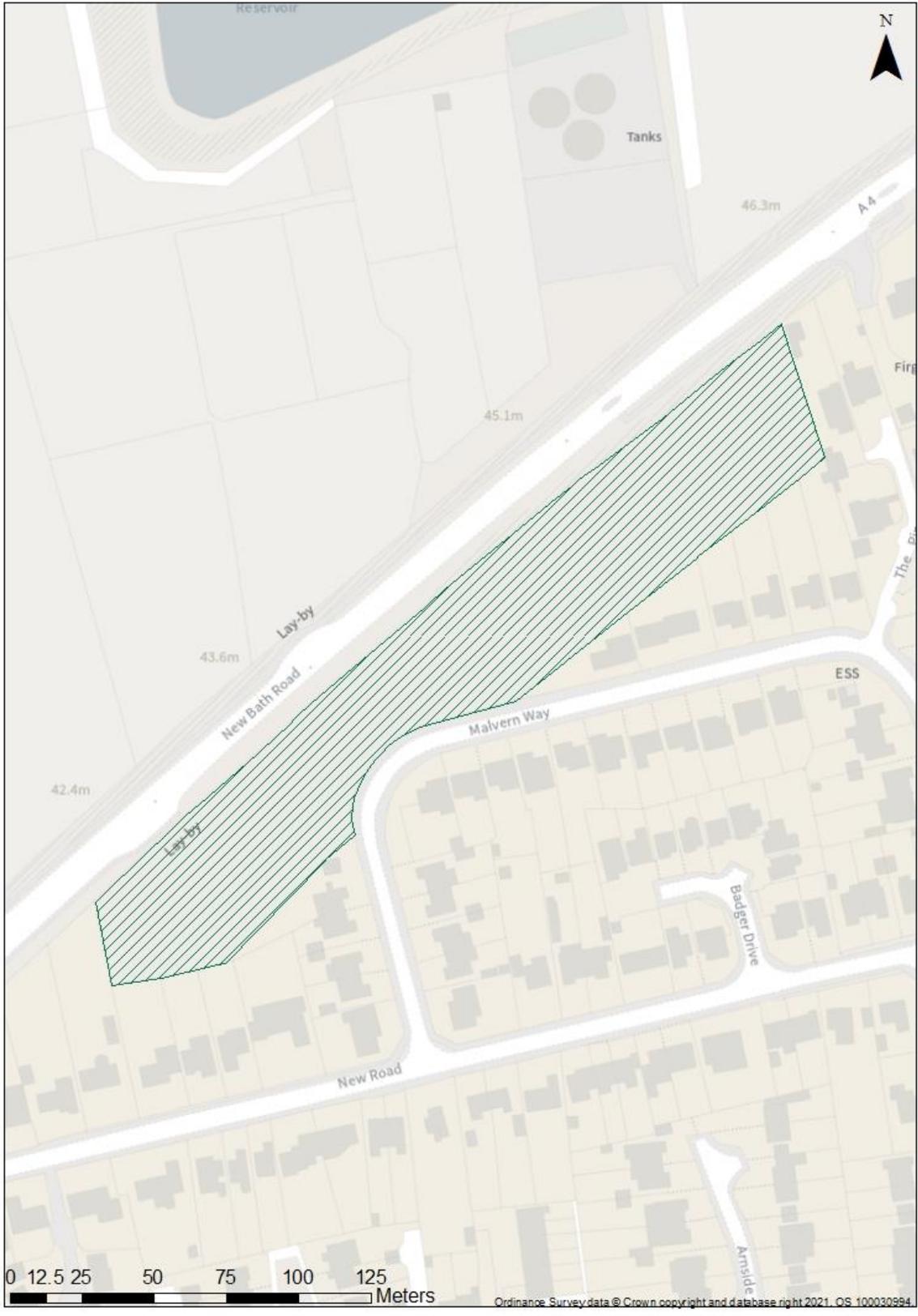
Twyford Parish Council Burial Ground and Millennium Garden, Station Road, Twyford



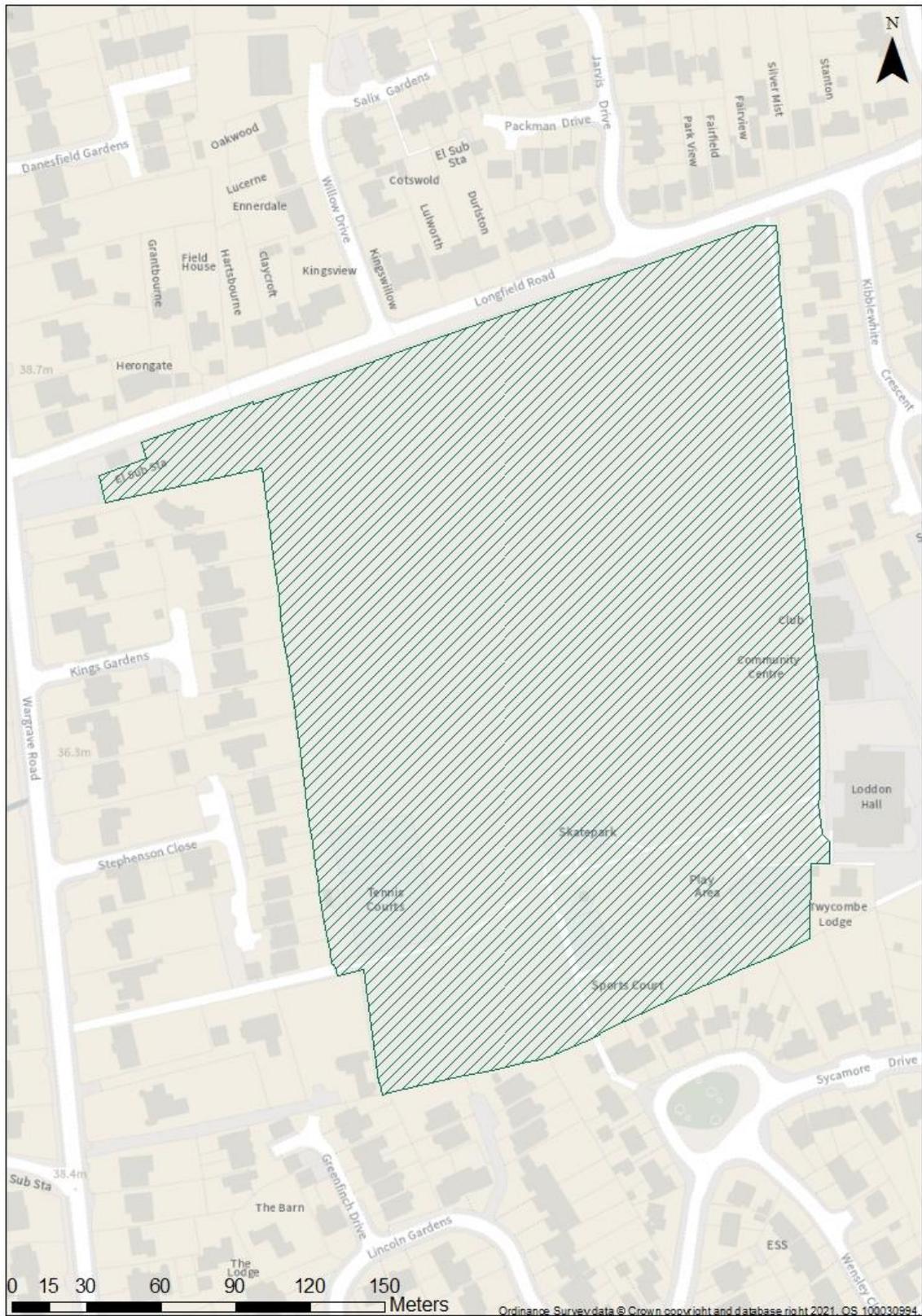
Orchard Estate open space, Orchard Estate, Twyford



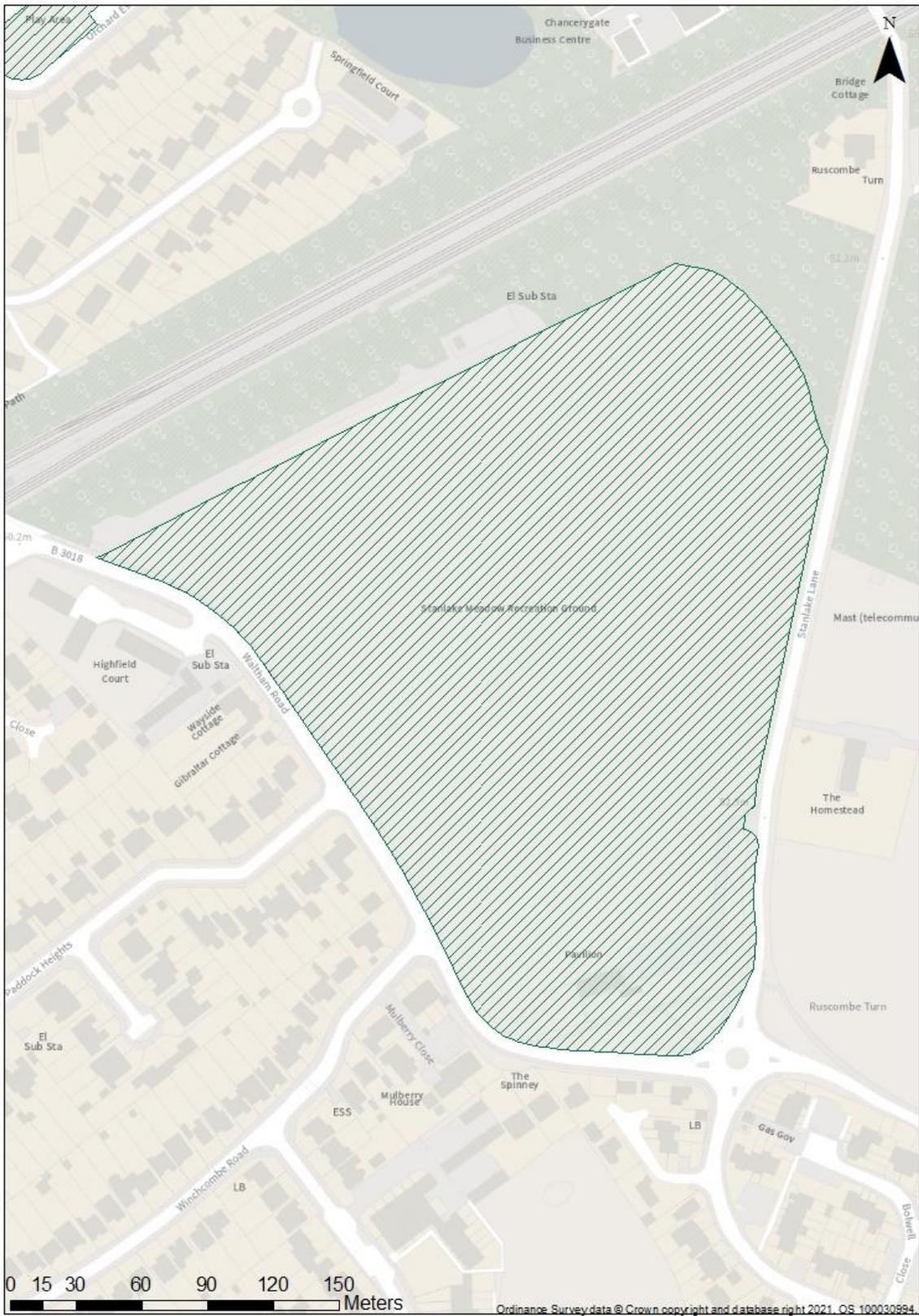
Malvern Way open space, Malvern Way, Twyford



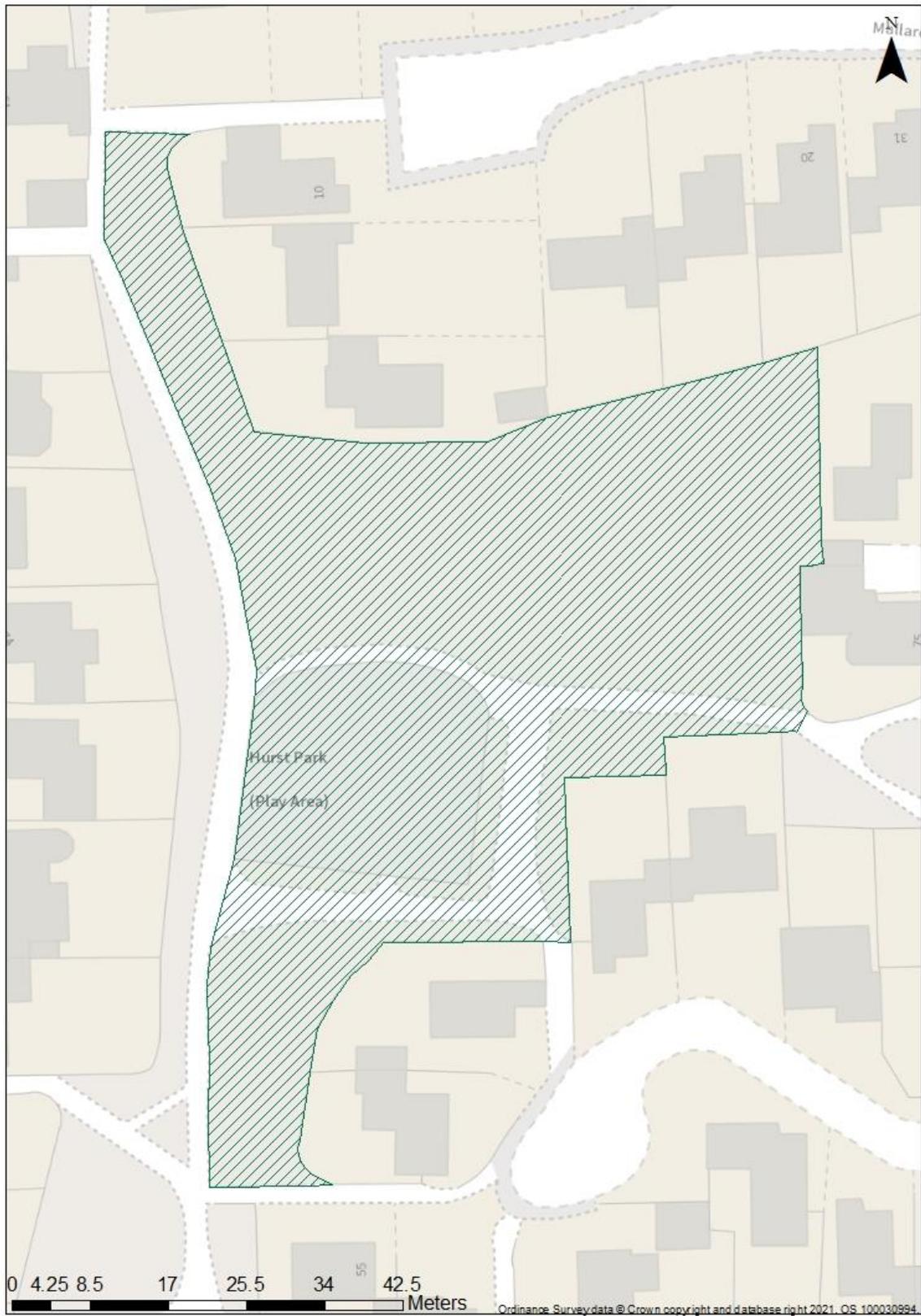
King George V Field, Loddon Hall Road, Twyford



Stanlake Meadows, Waltham Road, Twyford

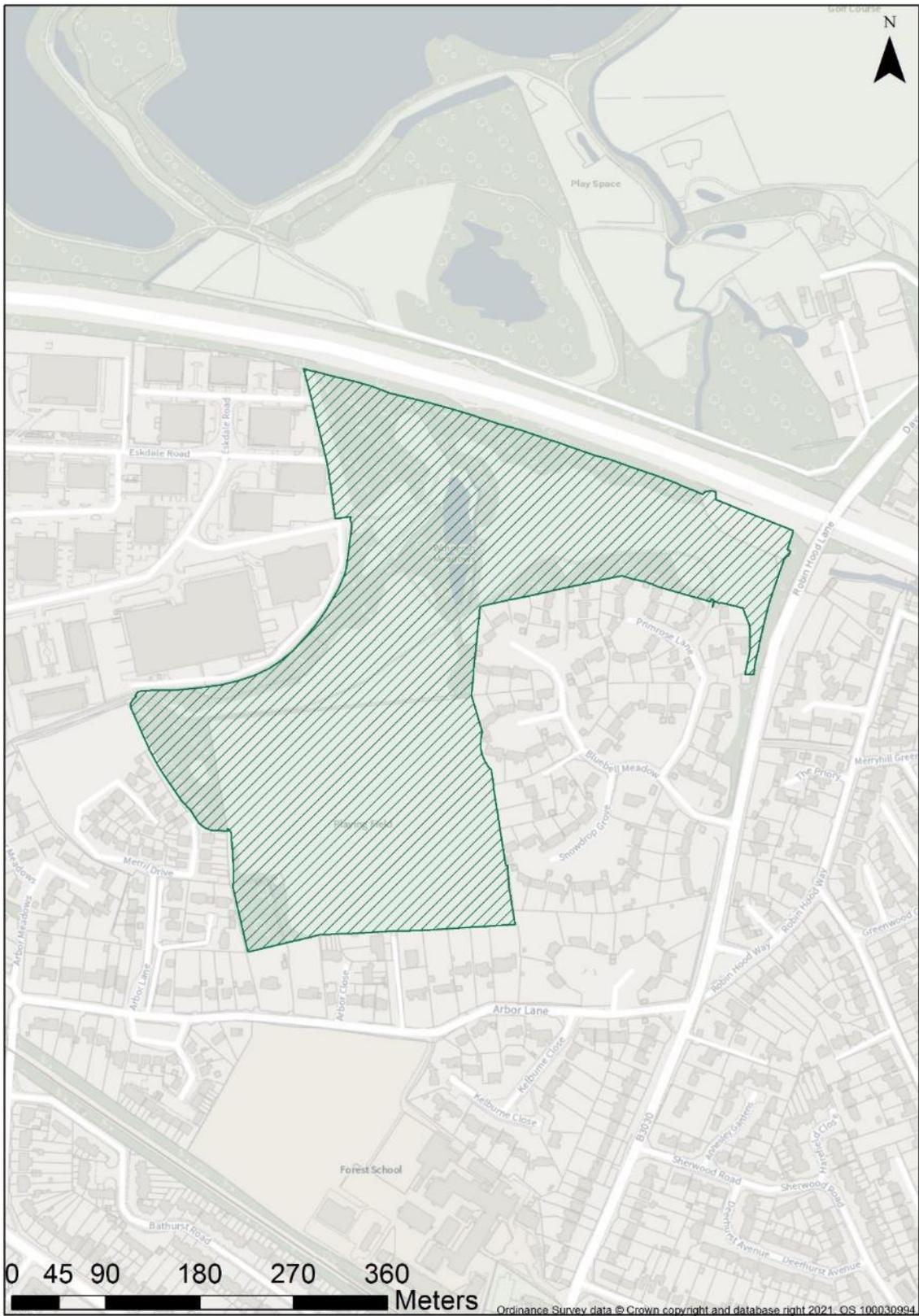


Hurst Park, Hurst Park Road, Twyford

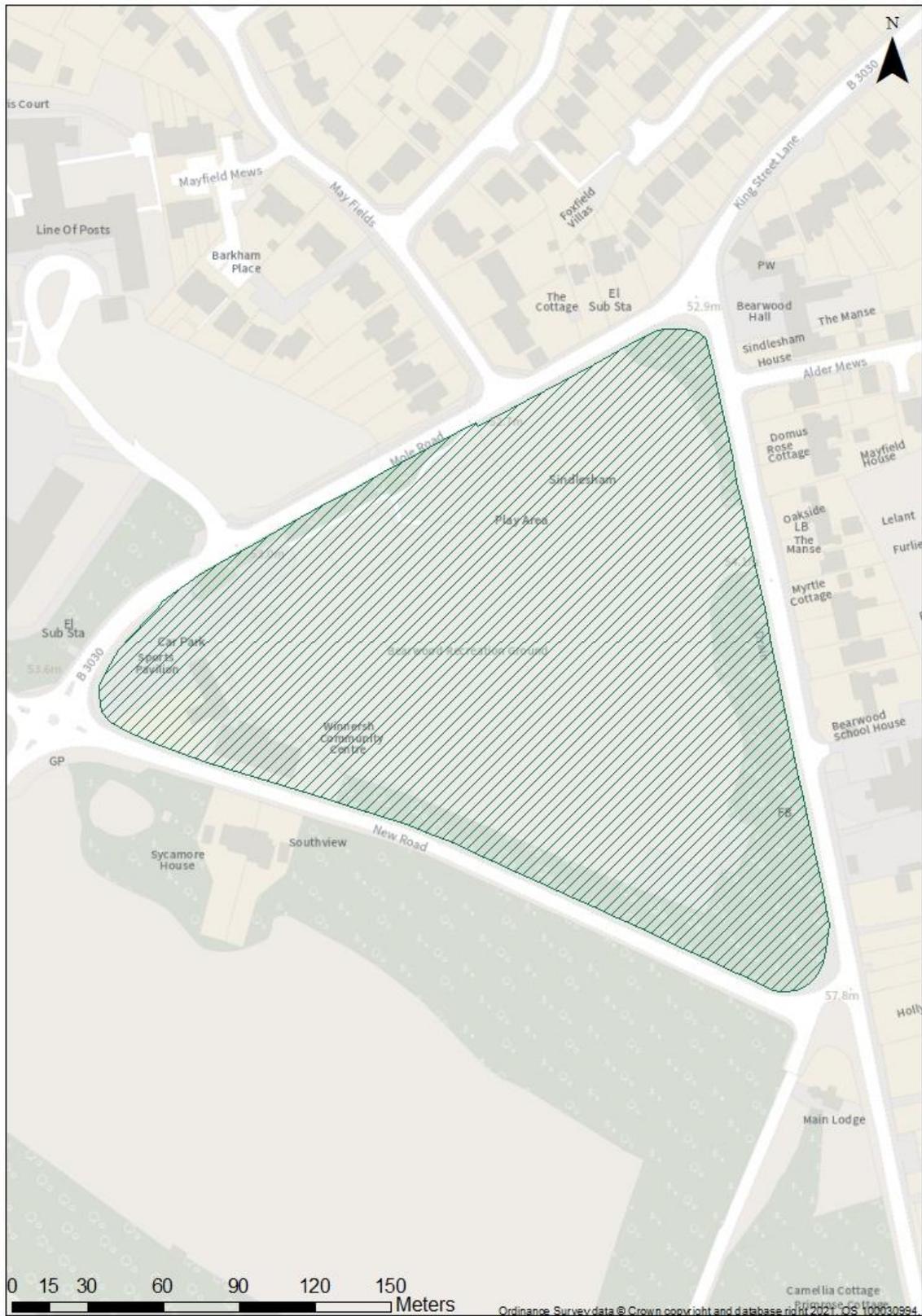




Winnersh Meadows, Williamson Close, Winnersh

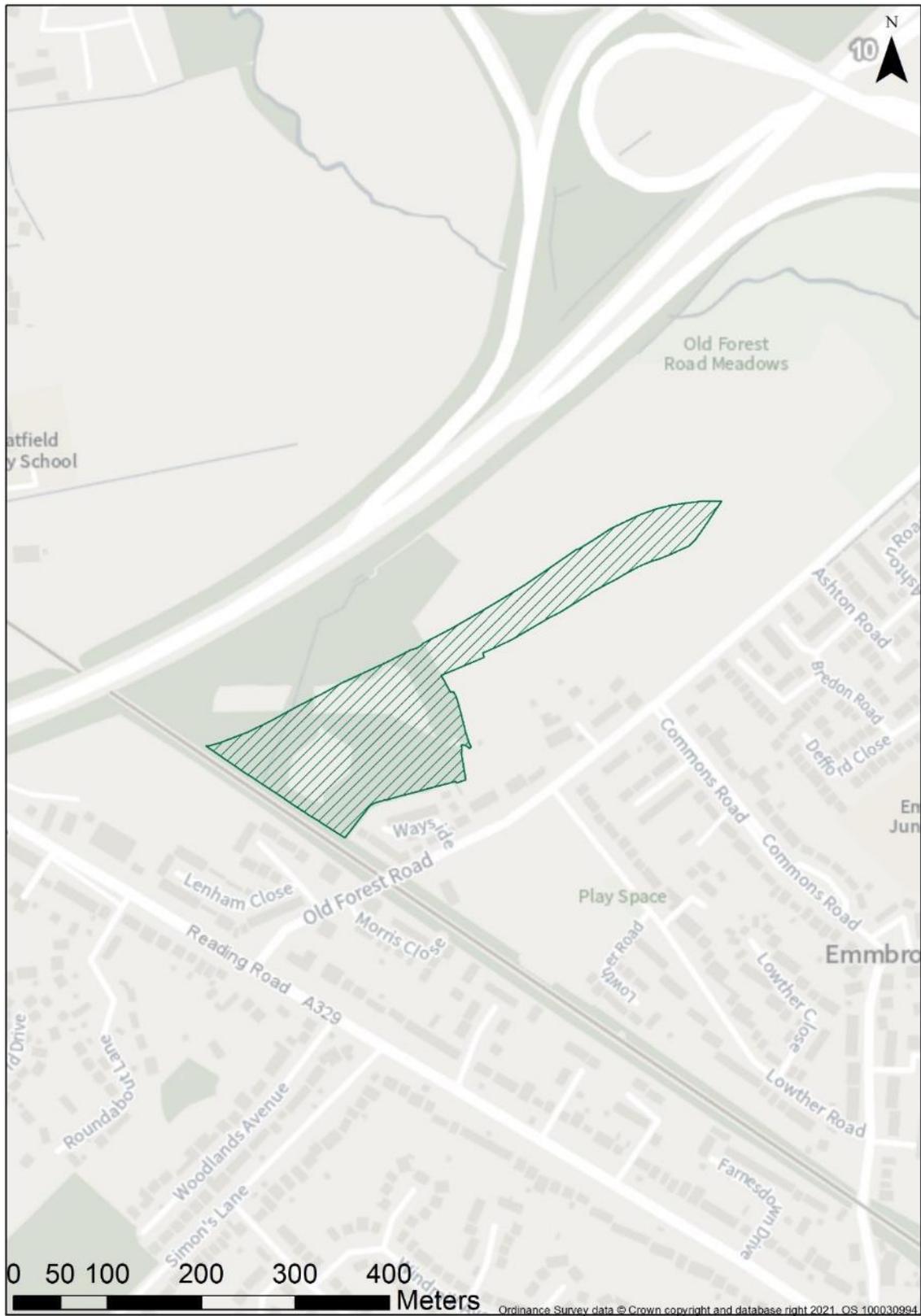


Bearwood Recreation Ground, Bearwood Road, Winnersh

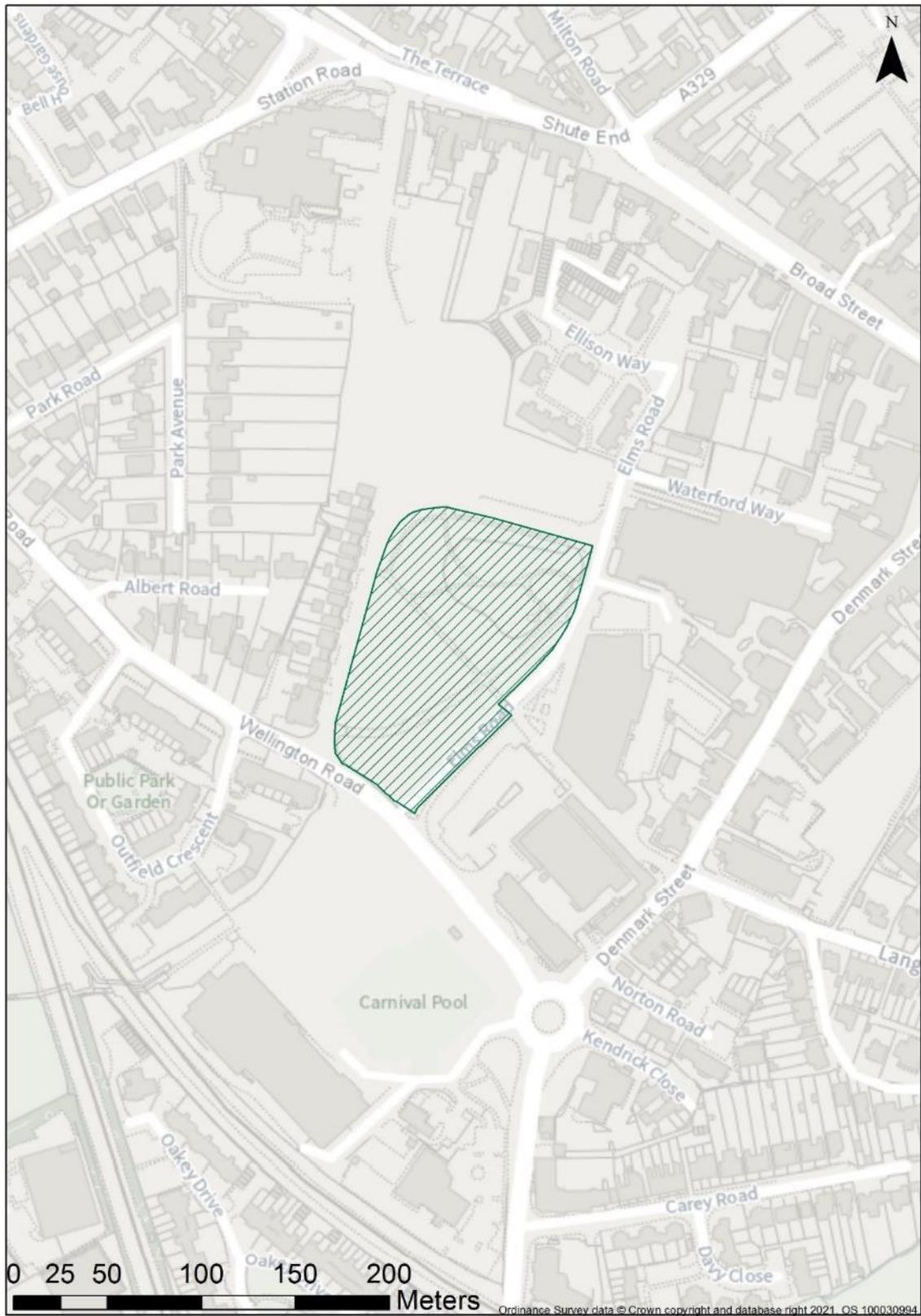




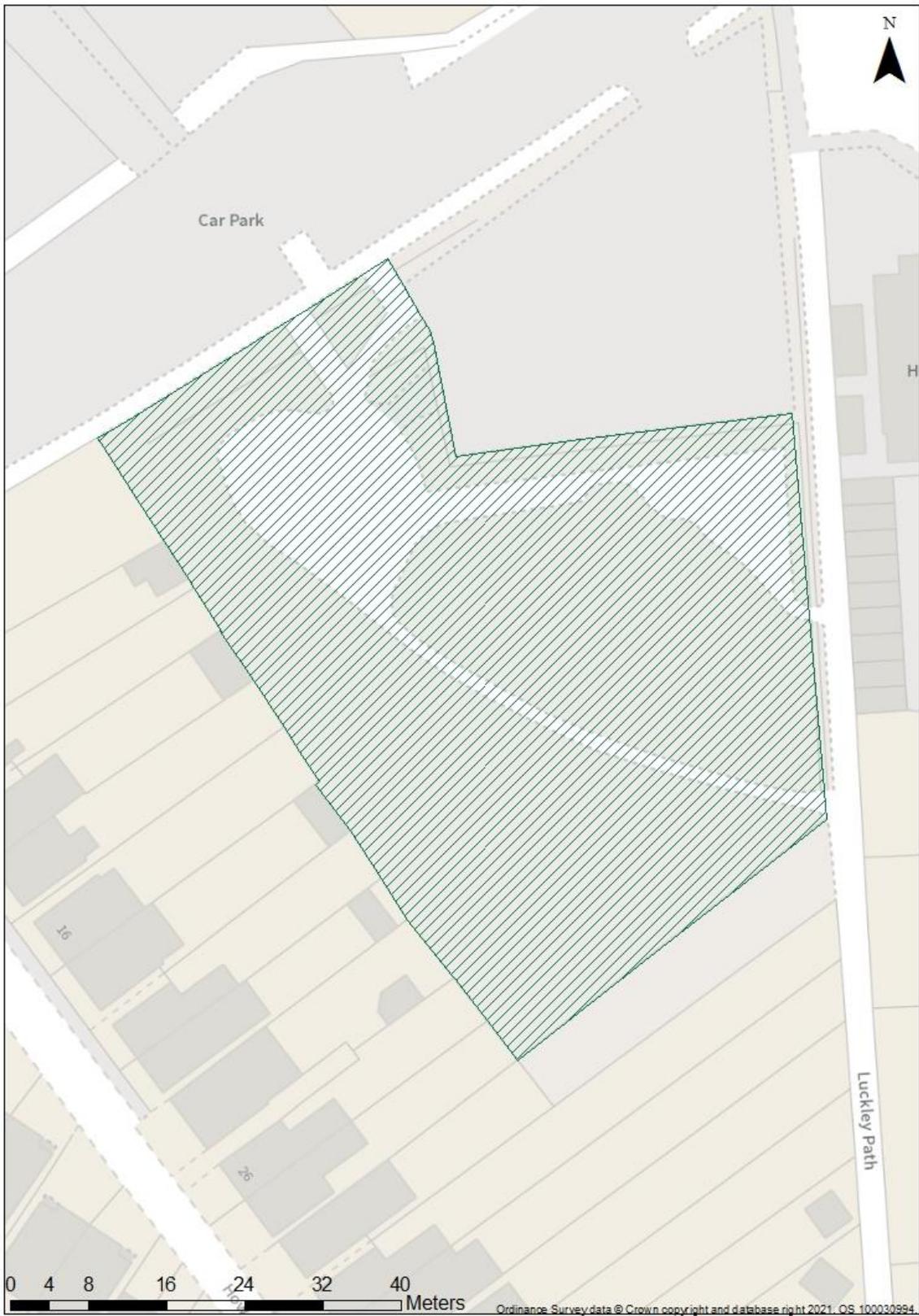
Land surrounding the west of Old Forest Road (South), Old Forest Road, Winnersh



Elms Field, Wellington Road, Wokingham



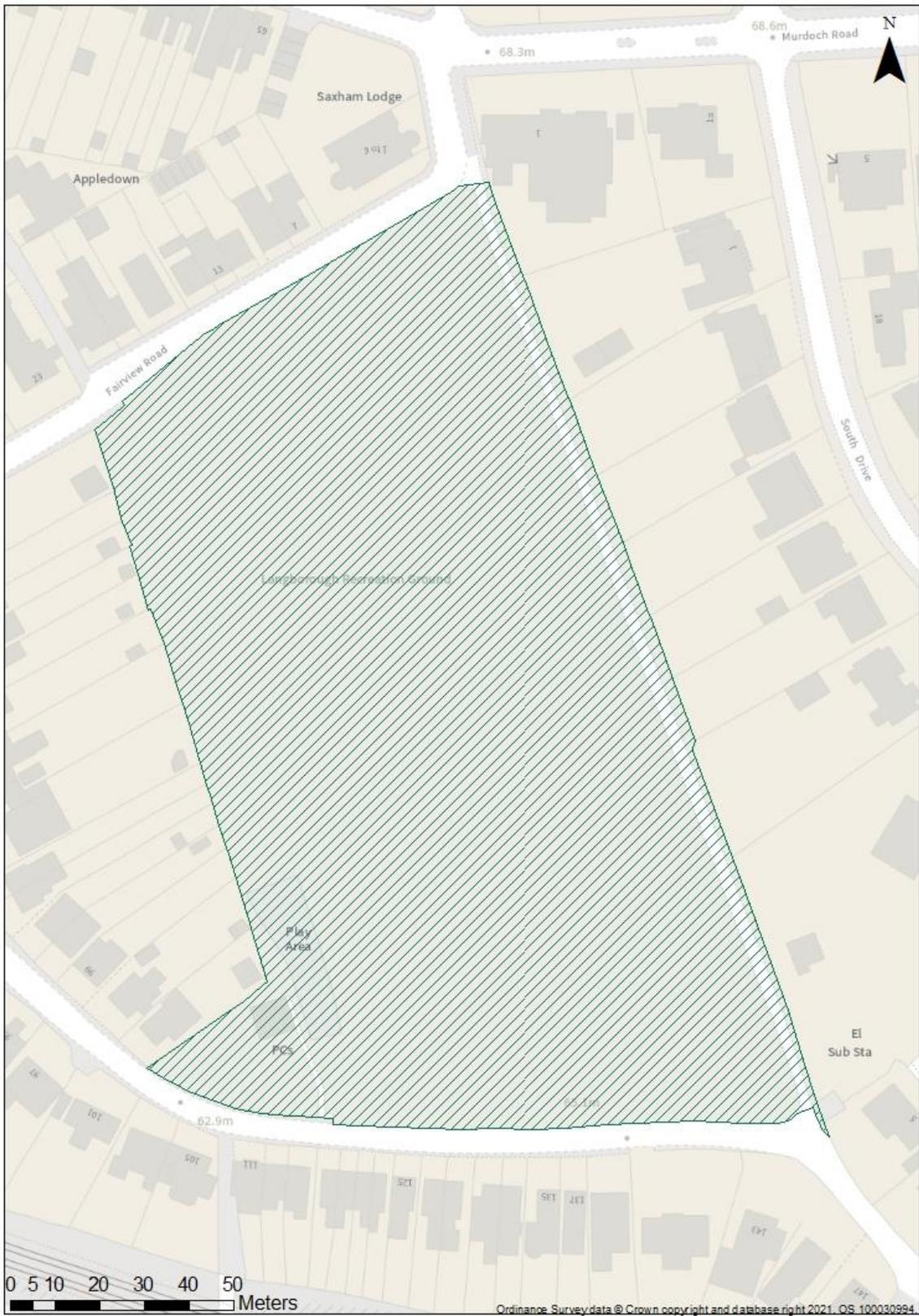
Howard Palmer Gardens, Cockpit Path, Wokingham



Barkham Road Recreation Ground, Latimer Road, Wokingham



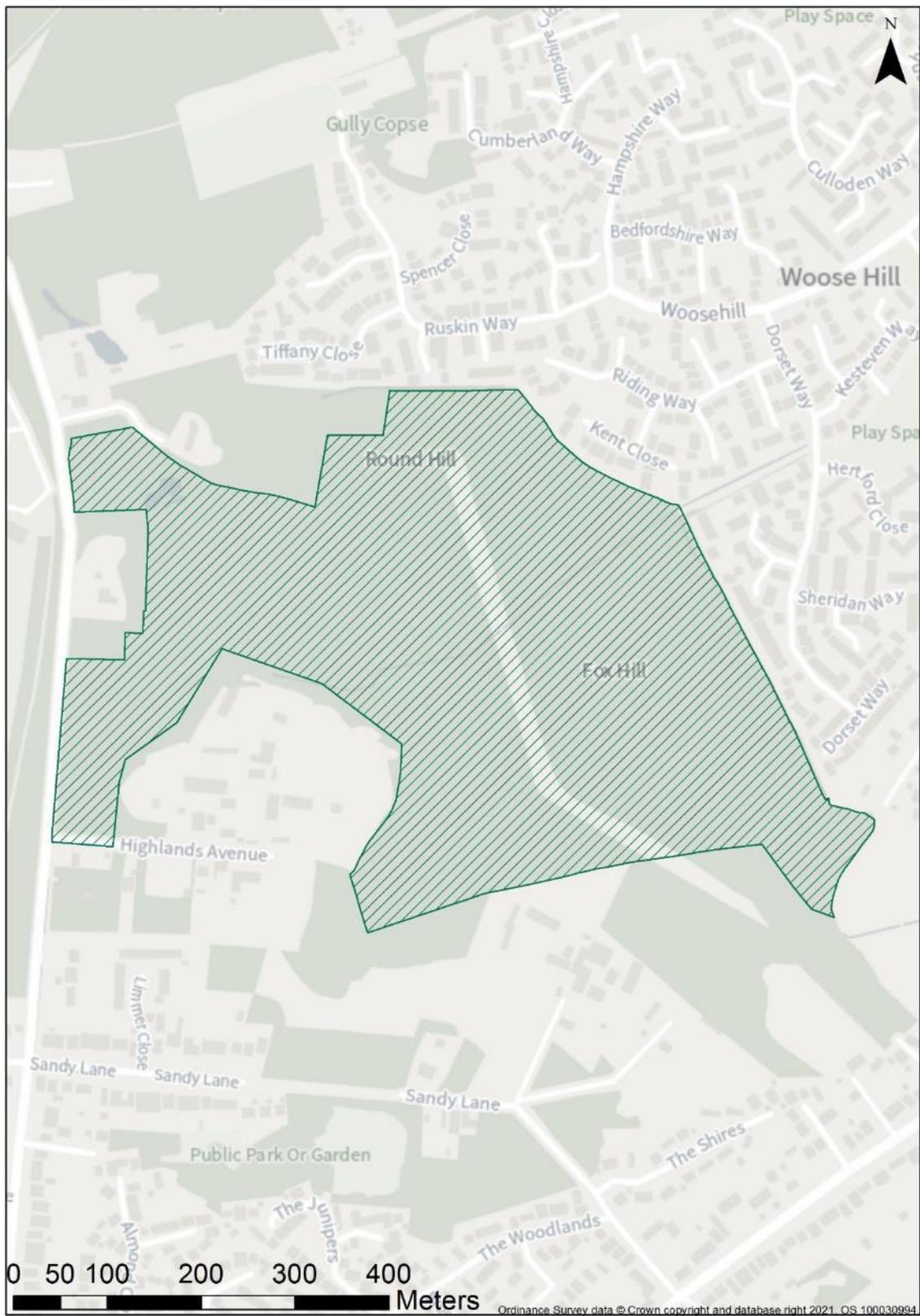
Langborough Recreation Ground, Gipsy Lane, Wokingham



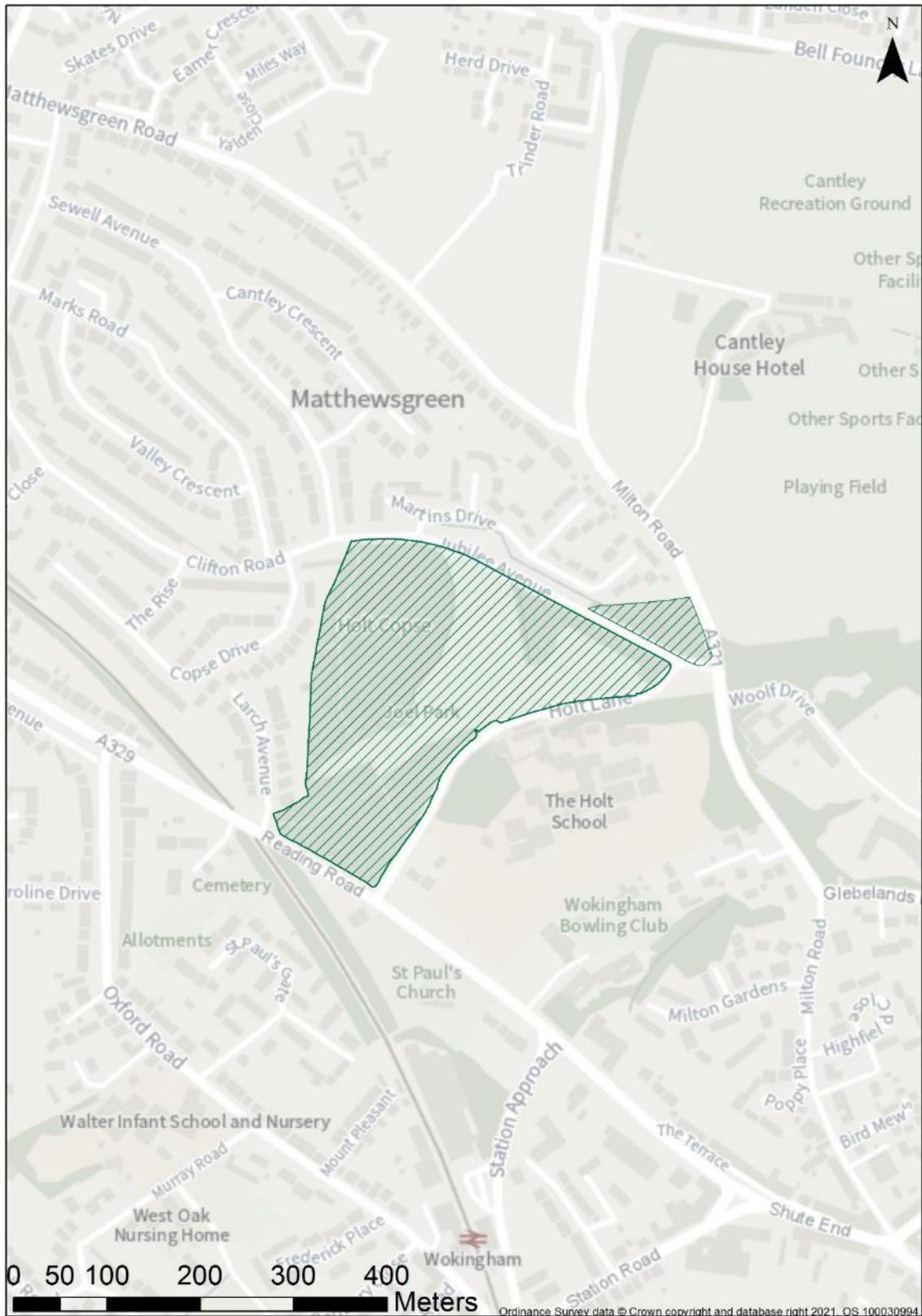
King George V Playing Field, Goodchild Road, Wokingham



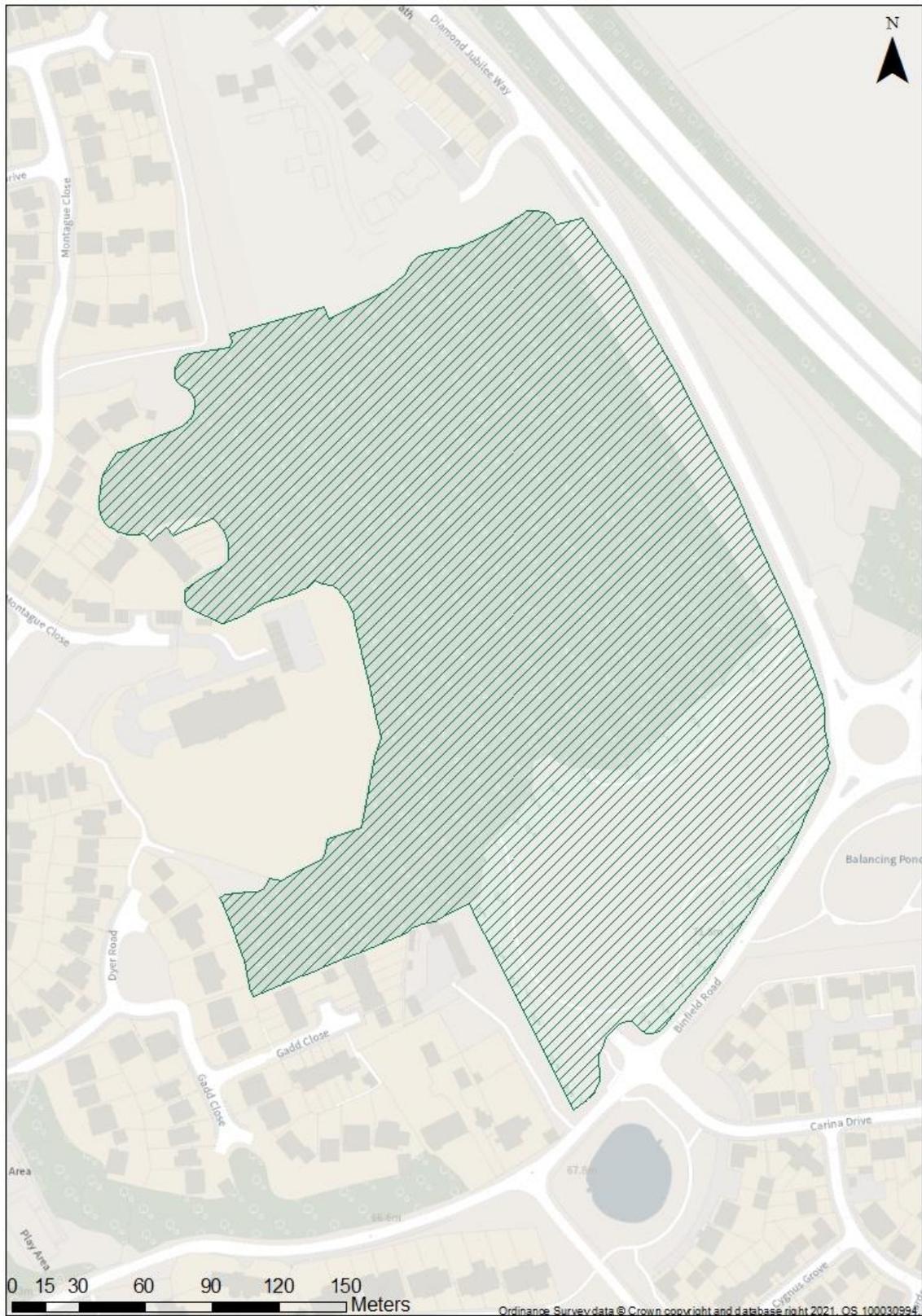
Fox Hill, Woosehill, Wokingham



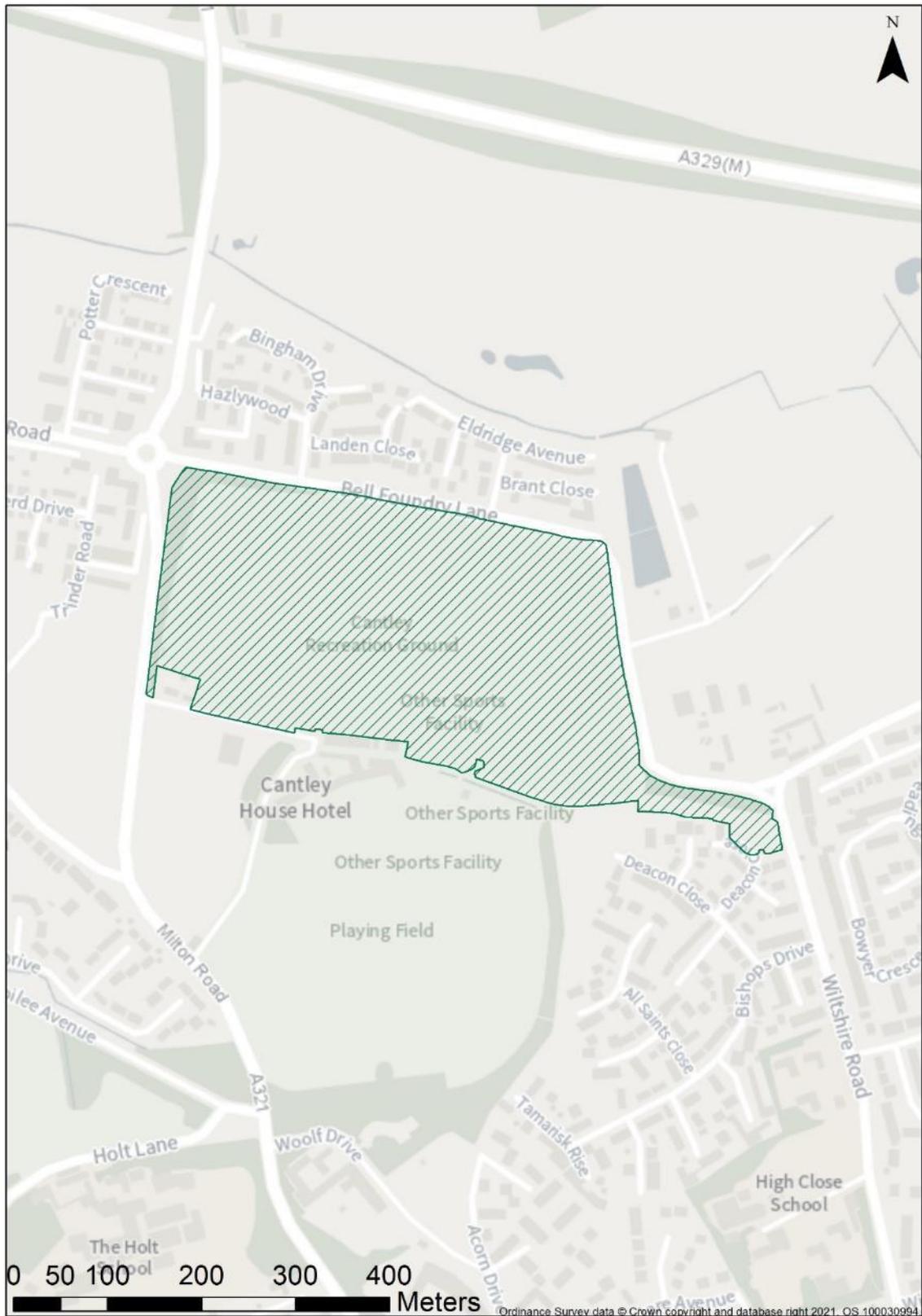
Joel Park and Holt Copse, Wokingham



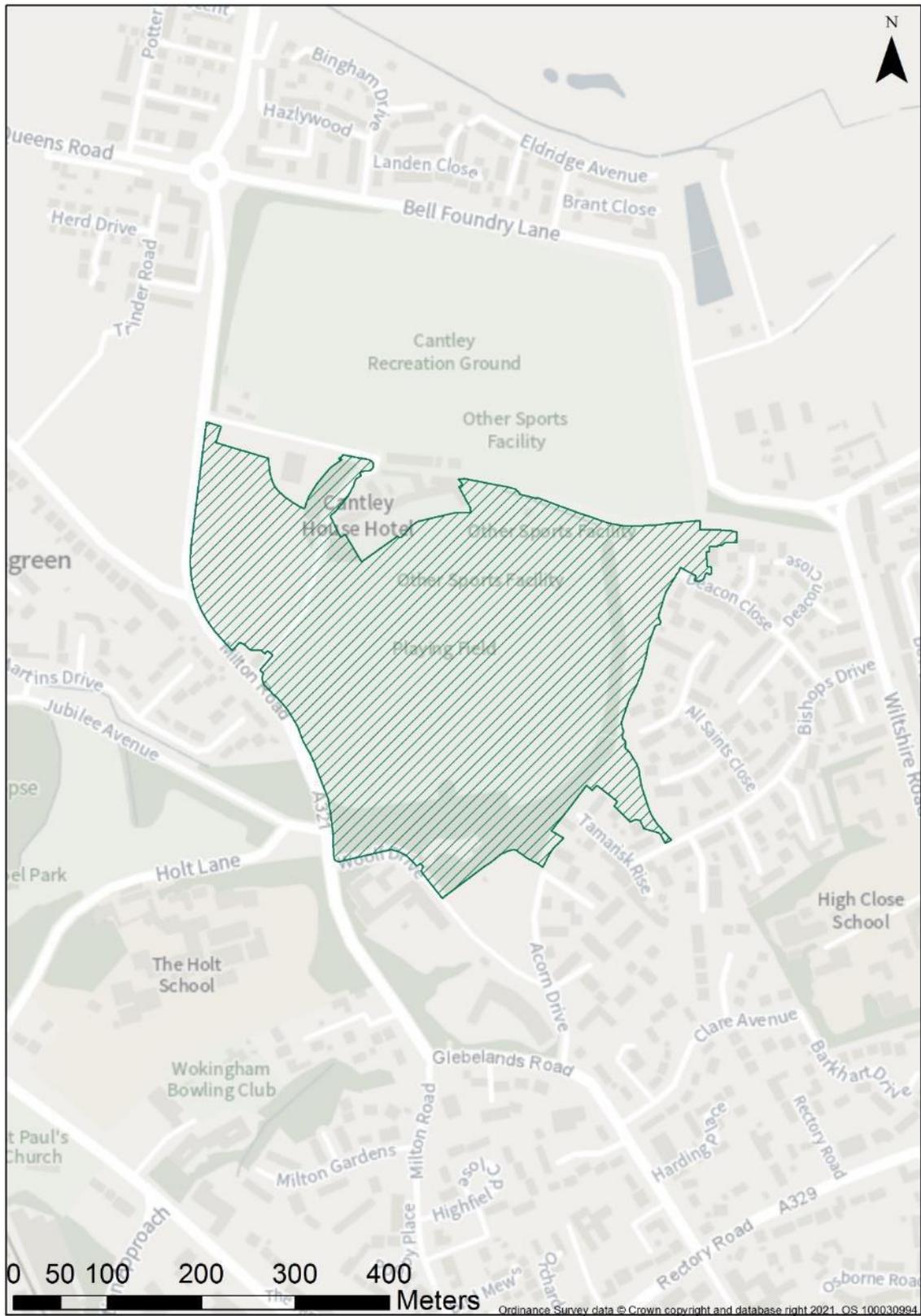
Keepatch Park Nature Reserve, Diamond Jubilee Way, Wokingham



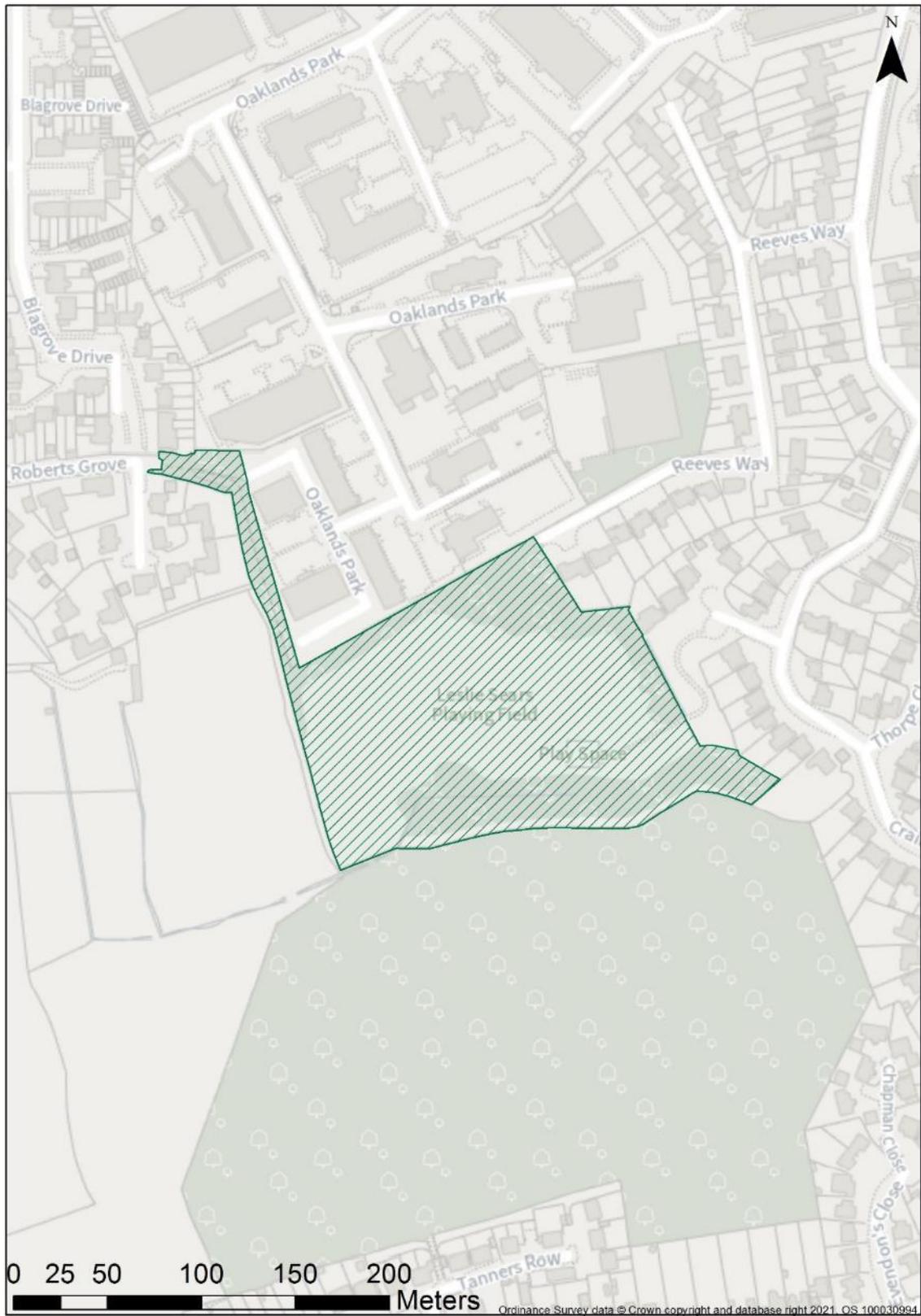
Cantley Park (North), Twyford Road, Wokingham



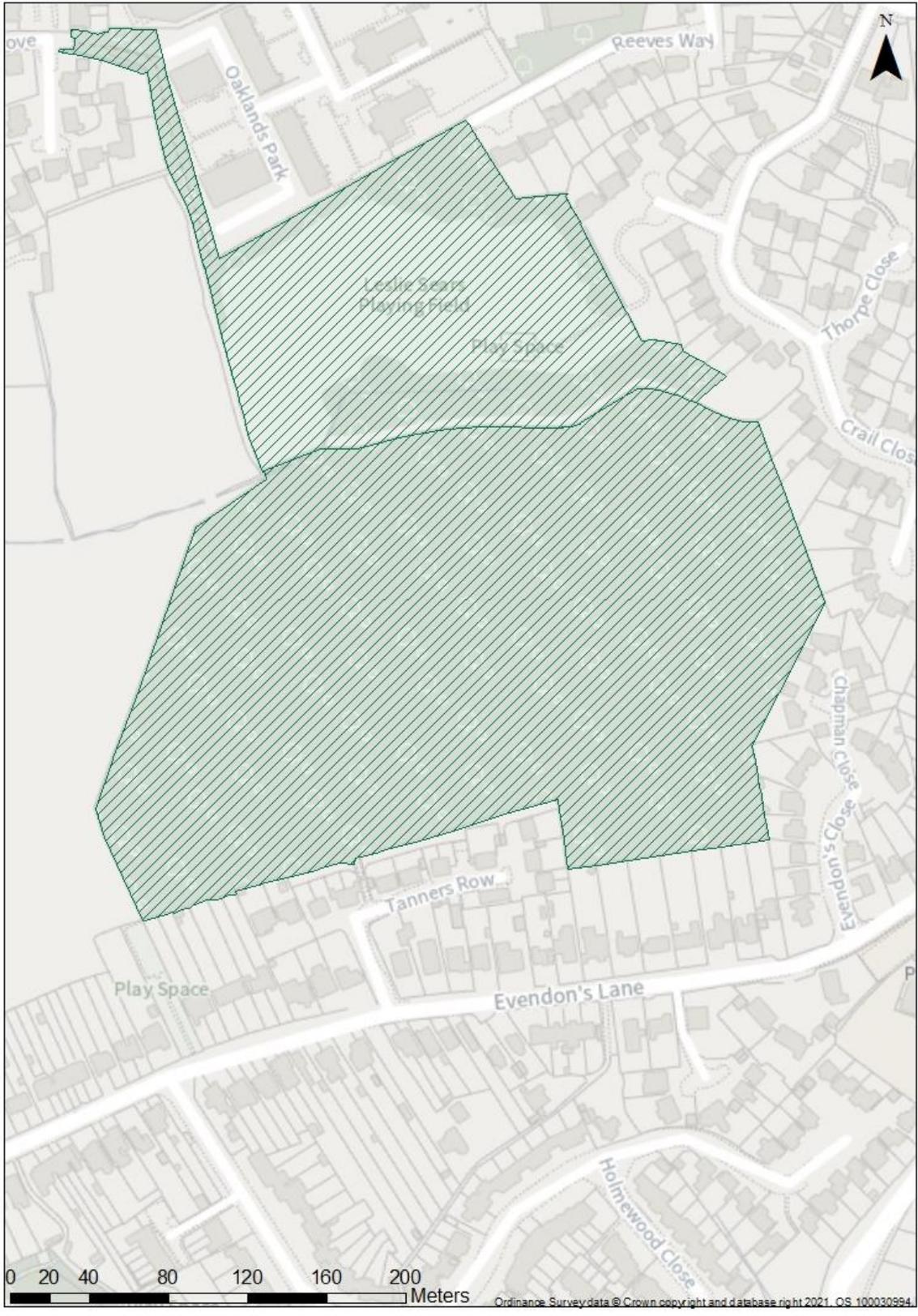
Cantley Park (South), Twyford Road, Wokingham



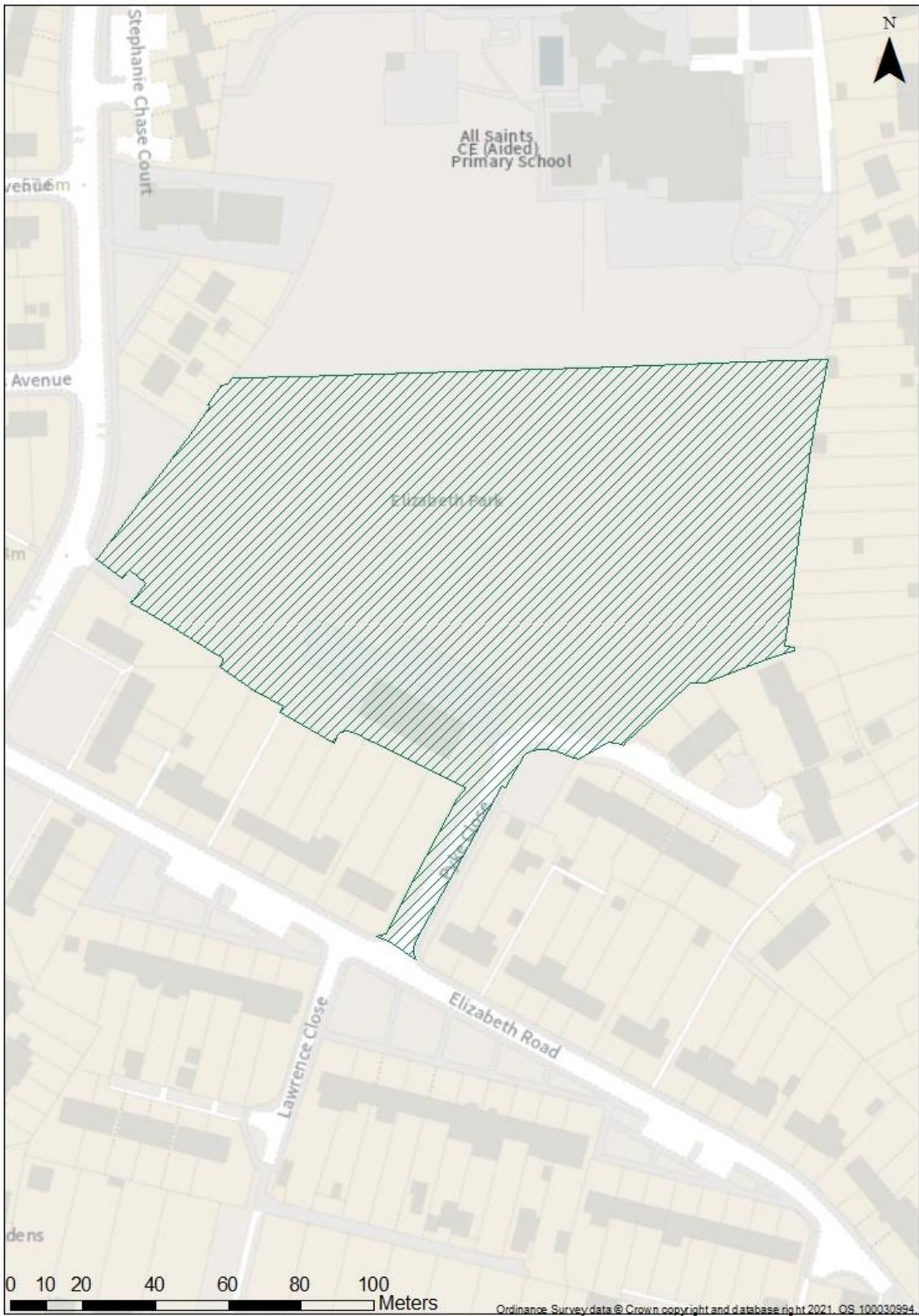
Leslie Sears Playing Field, Reeves Way, Wokingham



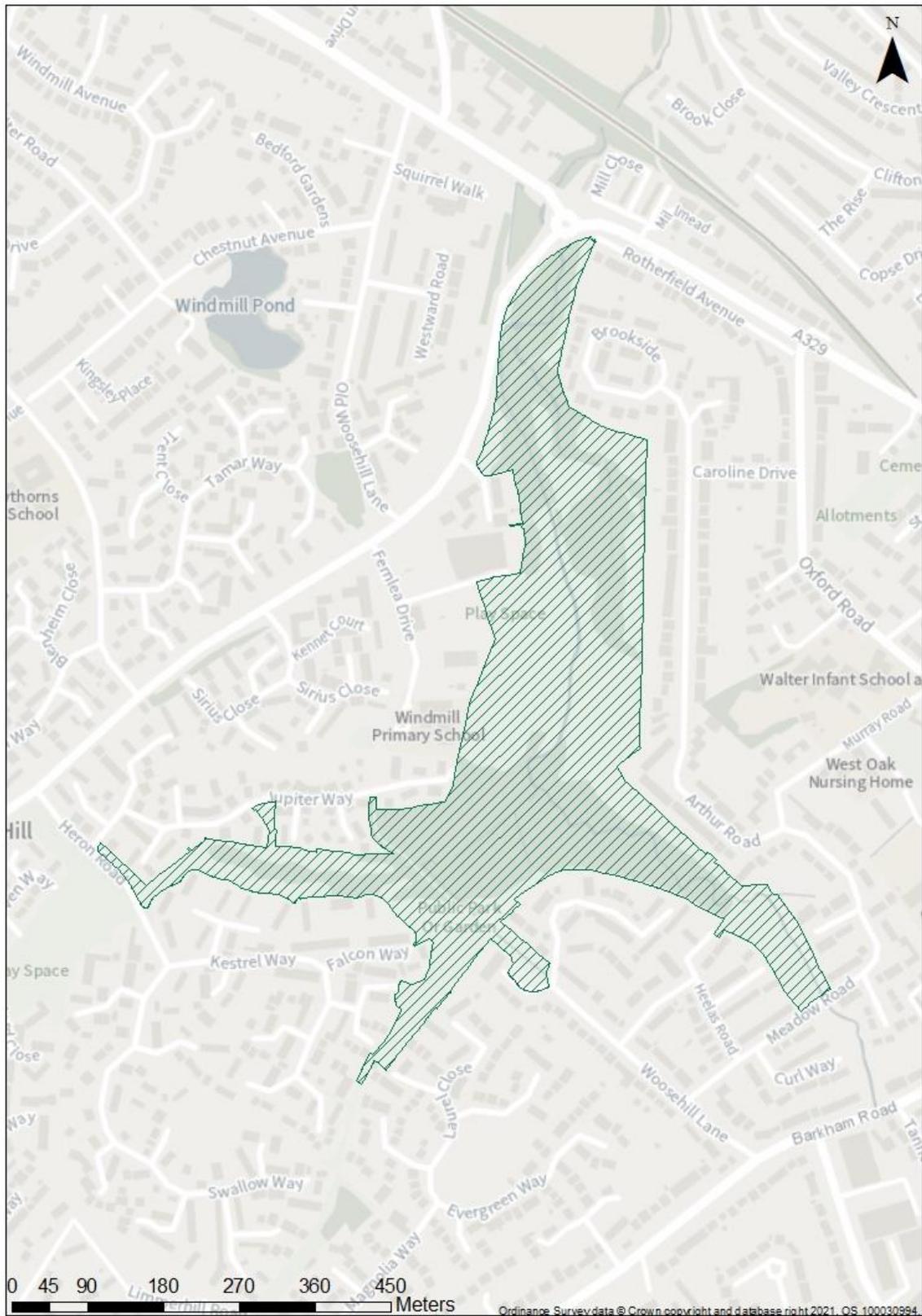
Viking Field, Tanners Row, Wokingham



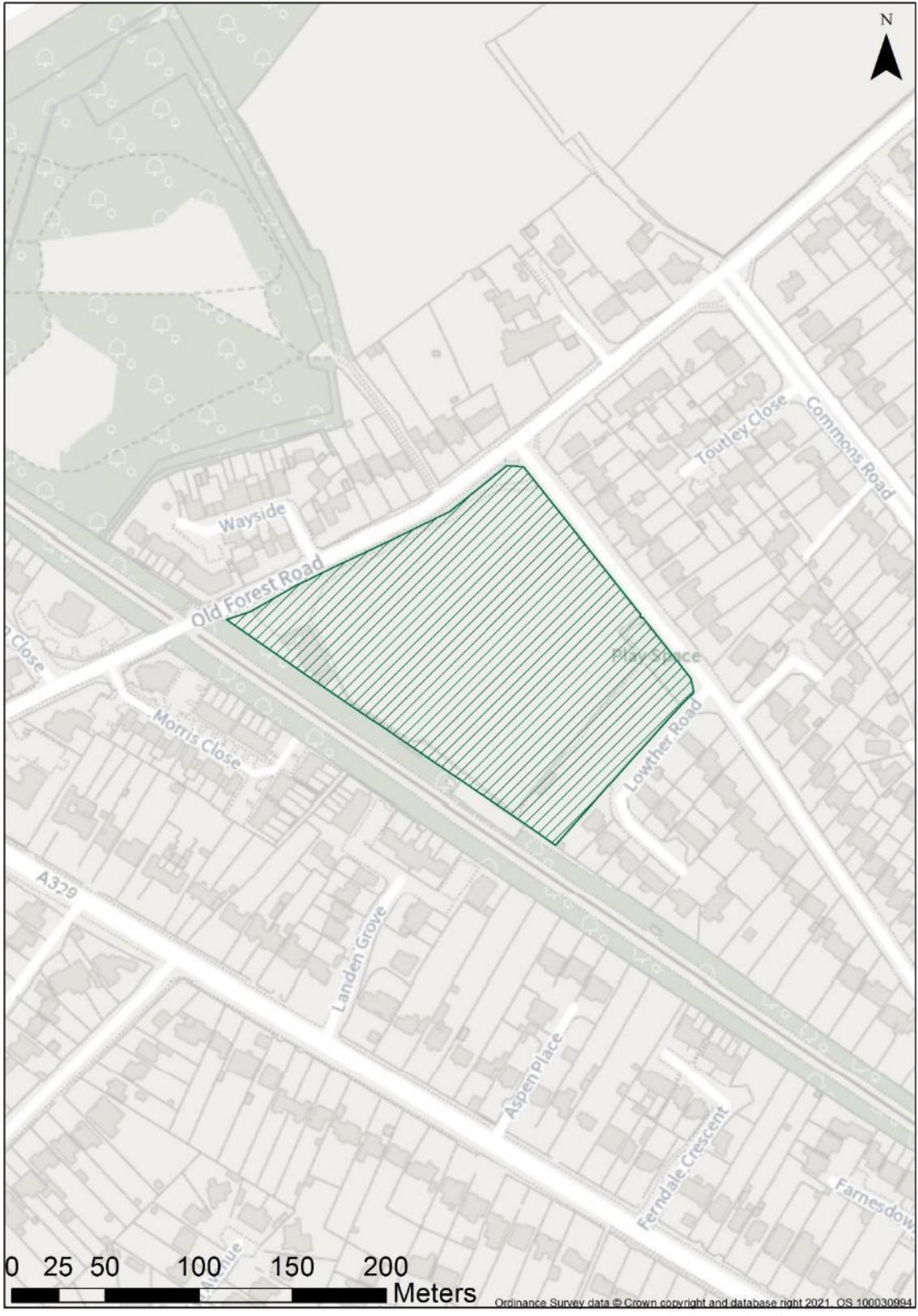
Elizabeth Park, Pyke Close, Wokingham



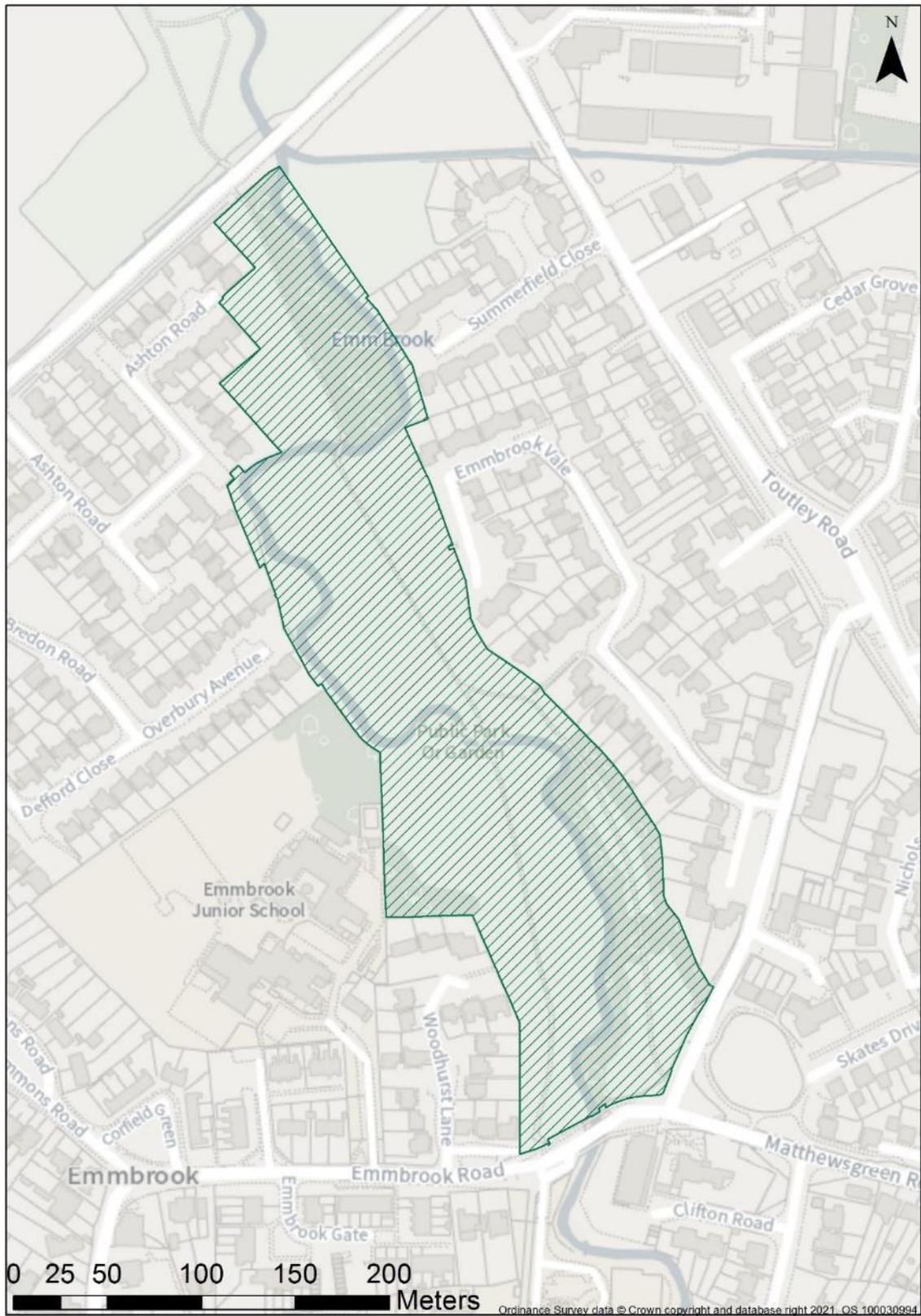
Woosehill Meadows, Arthur Road, Wokingham



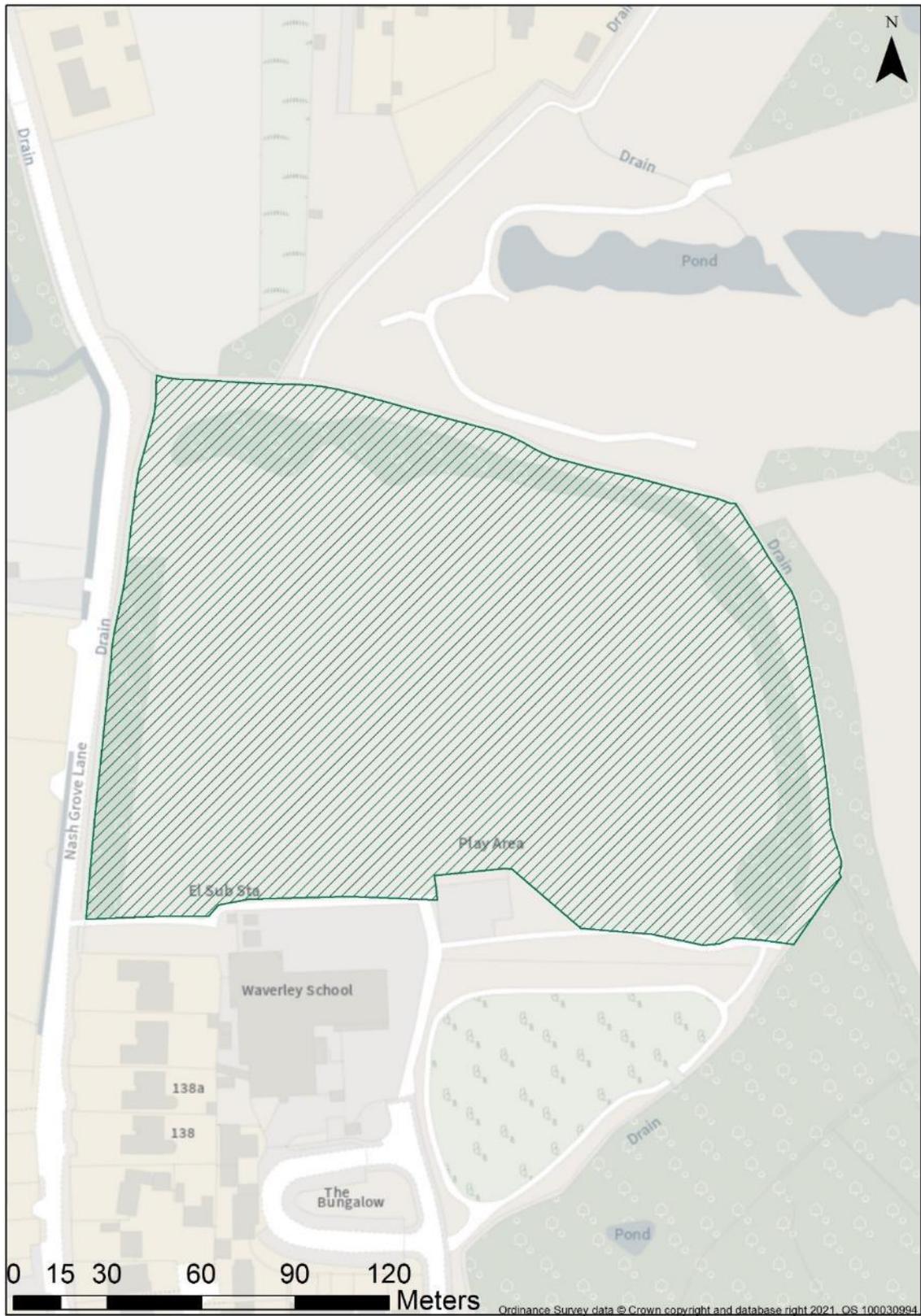
Lowther Road sports field and play area, Lowther Road, Wokingham



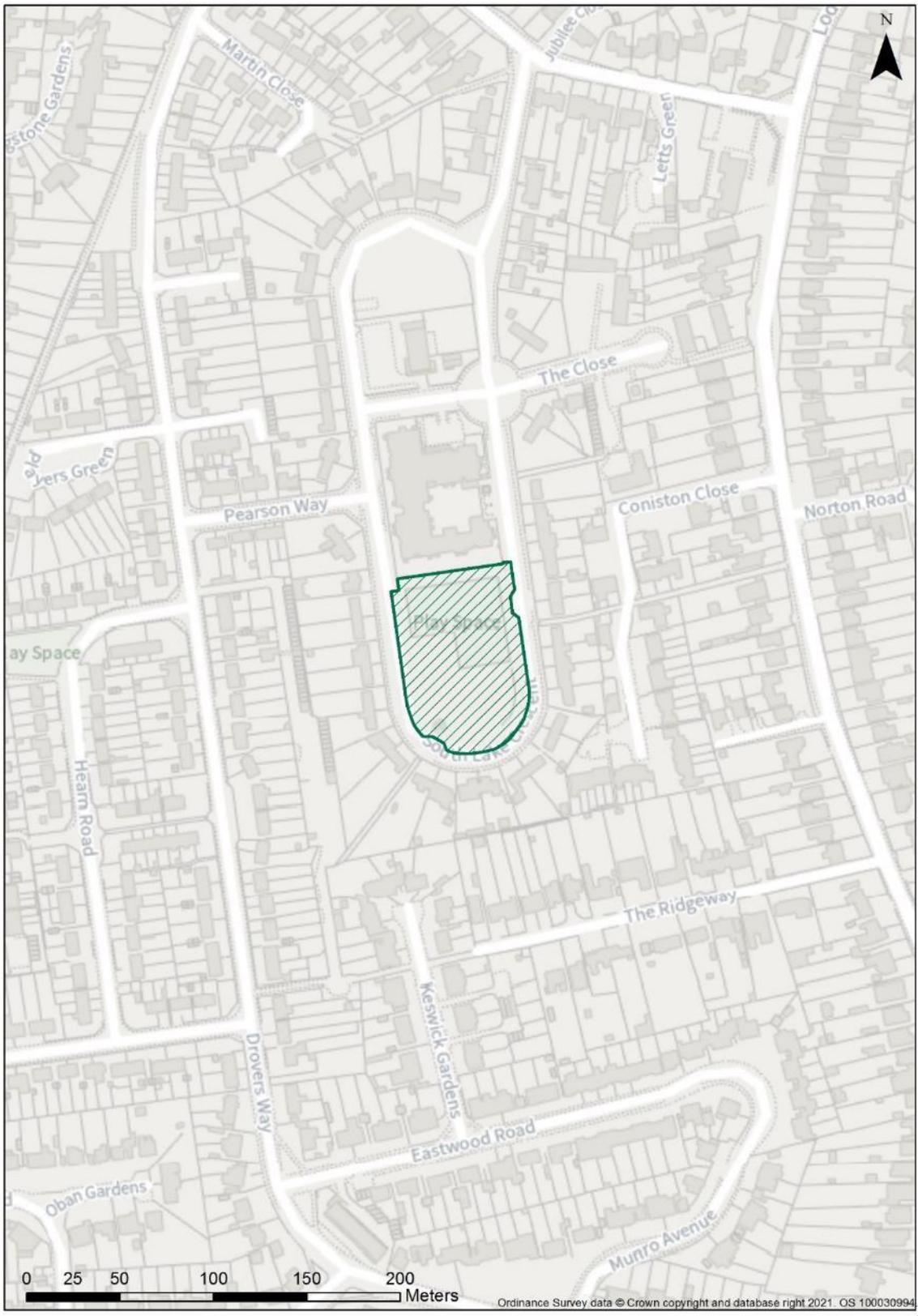
Emmbrook Walk, Emmbrook Road, Wokingham



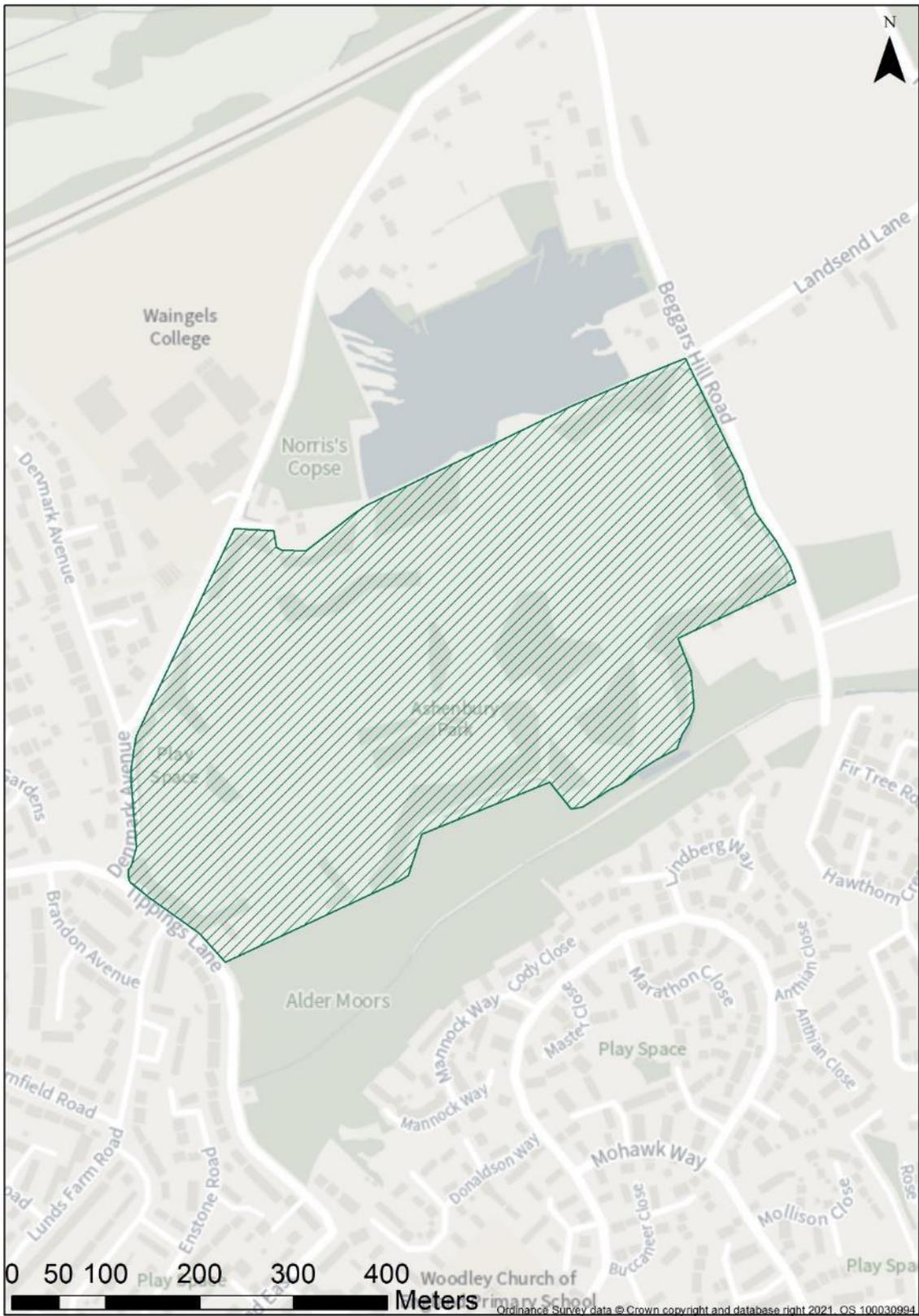
Waverley Way open space, Nashgrove Lane, Wokingham



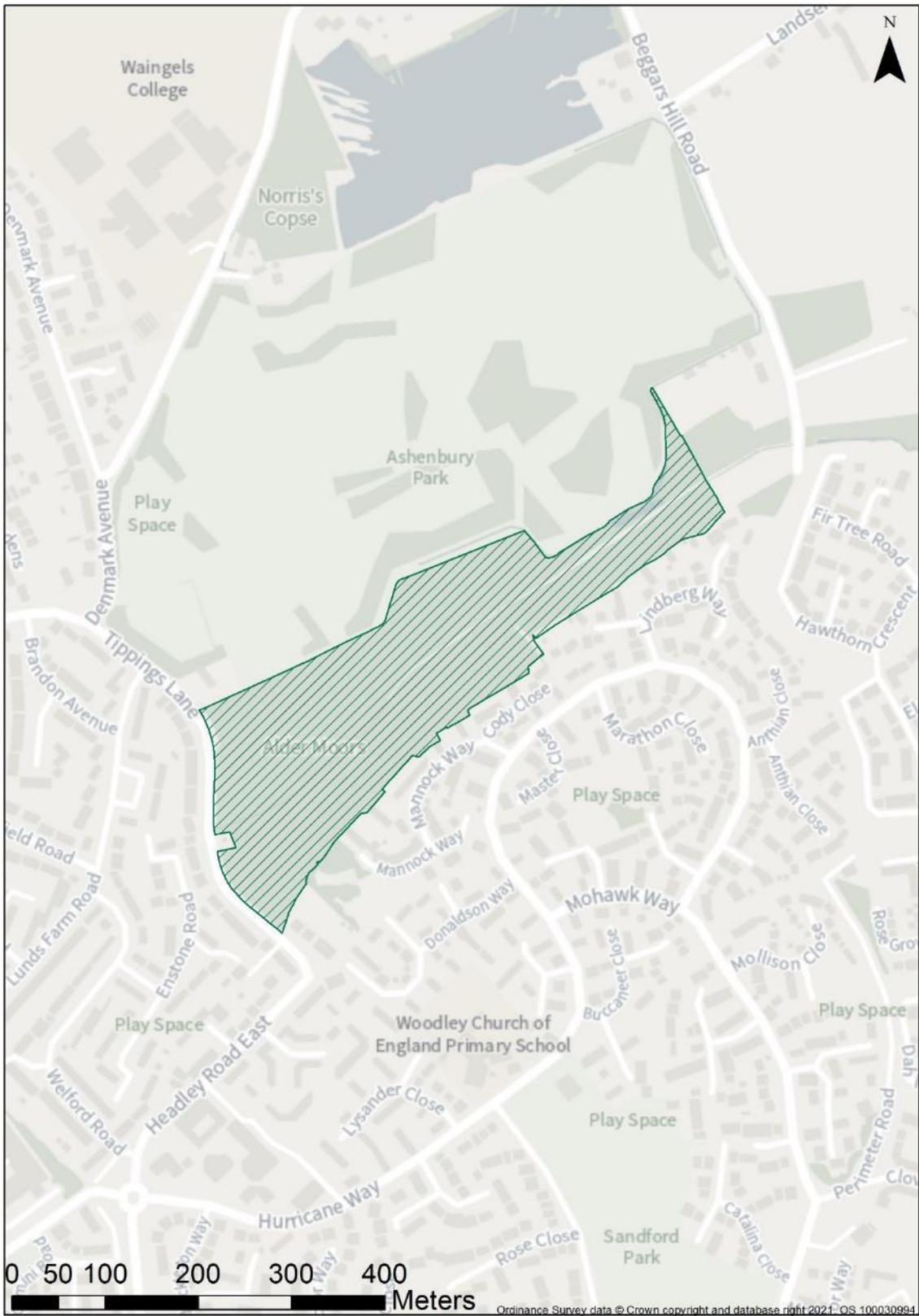
Remaining part of Crescent Field, South Lake, Woodley



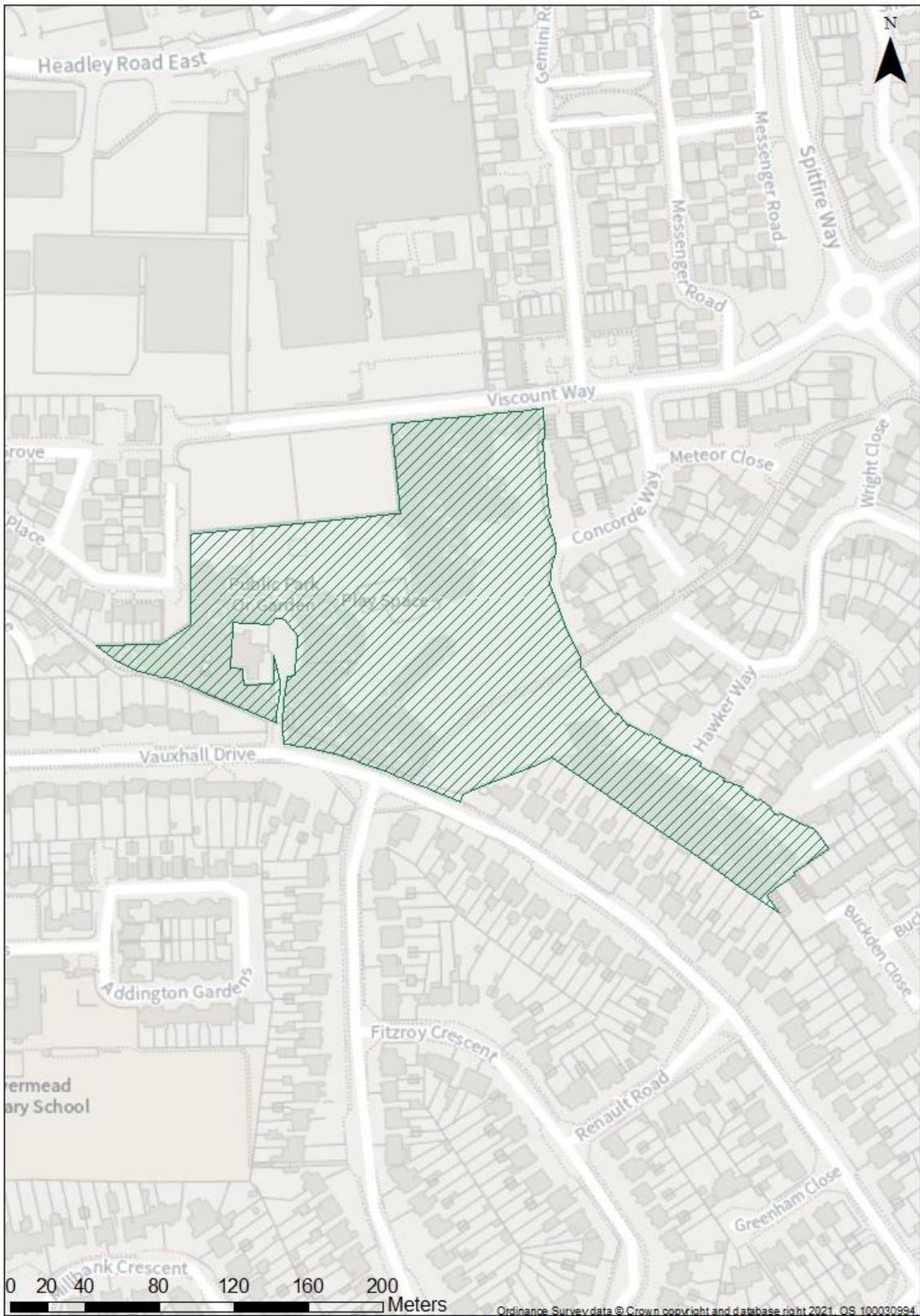
Ashenbury Park, Woodley



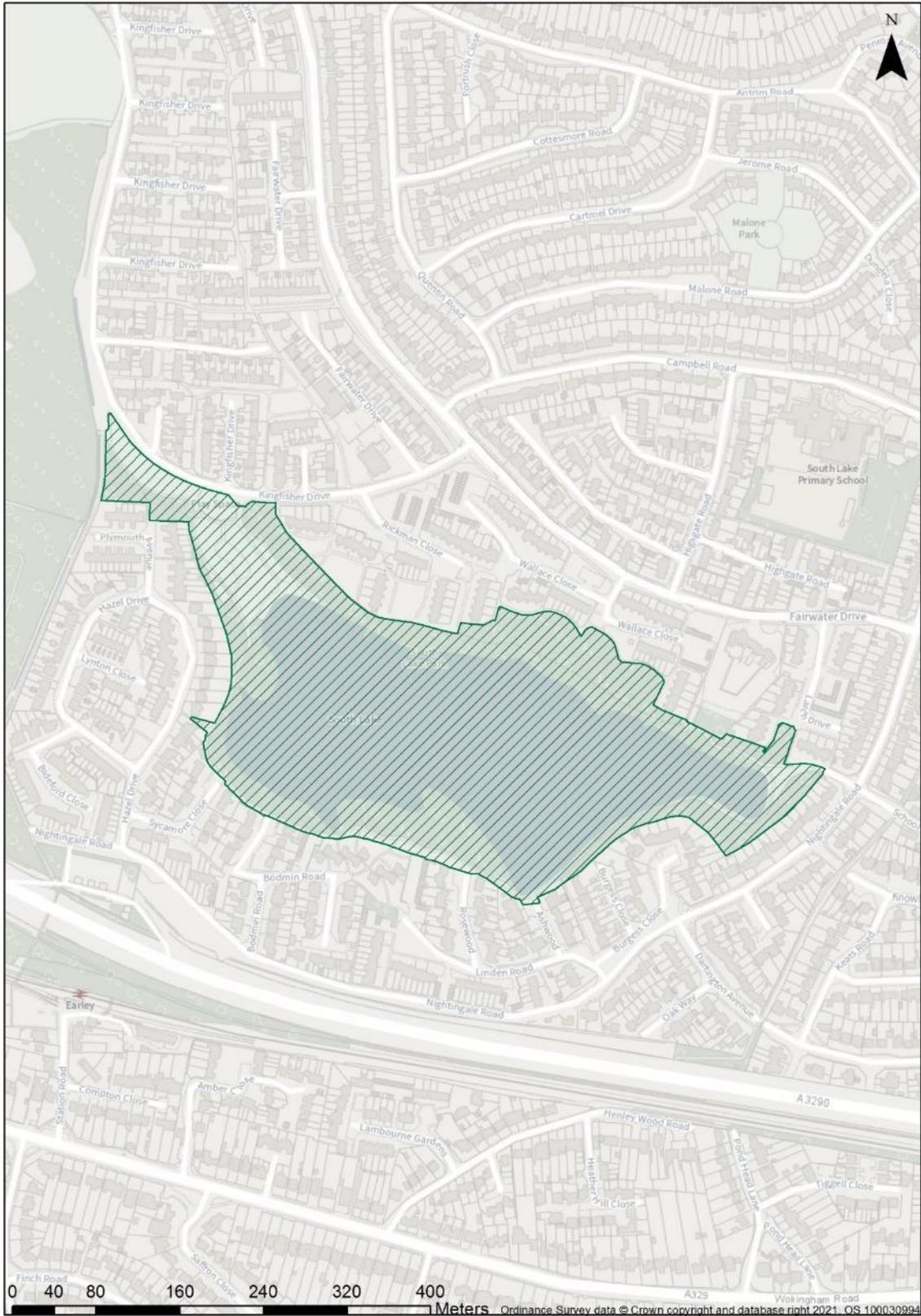
Aldermoors Nature Reserve, Alder Moors, Woodley



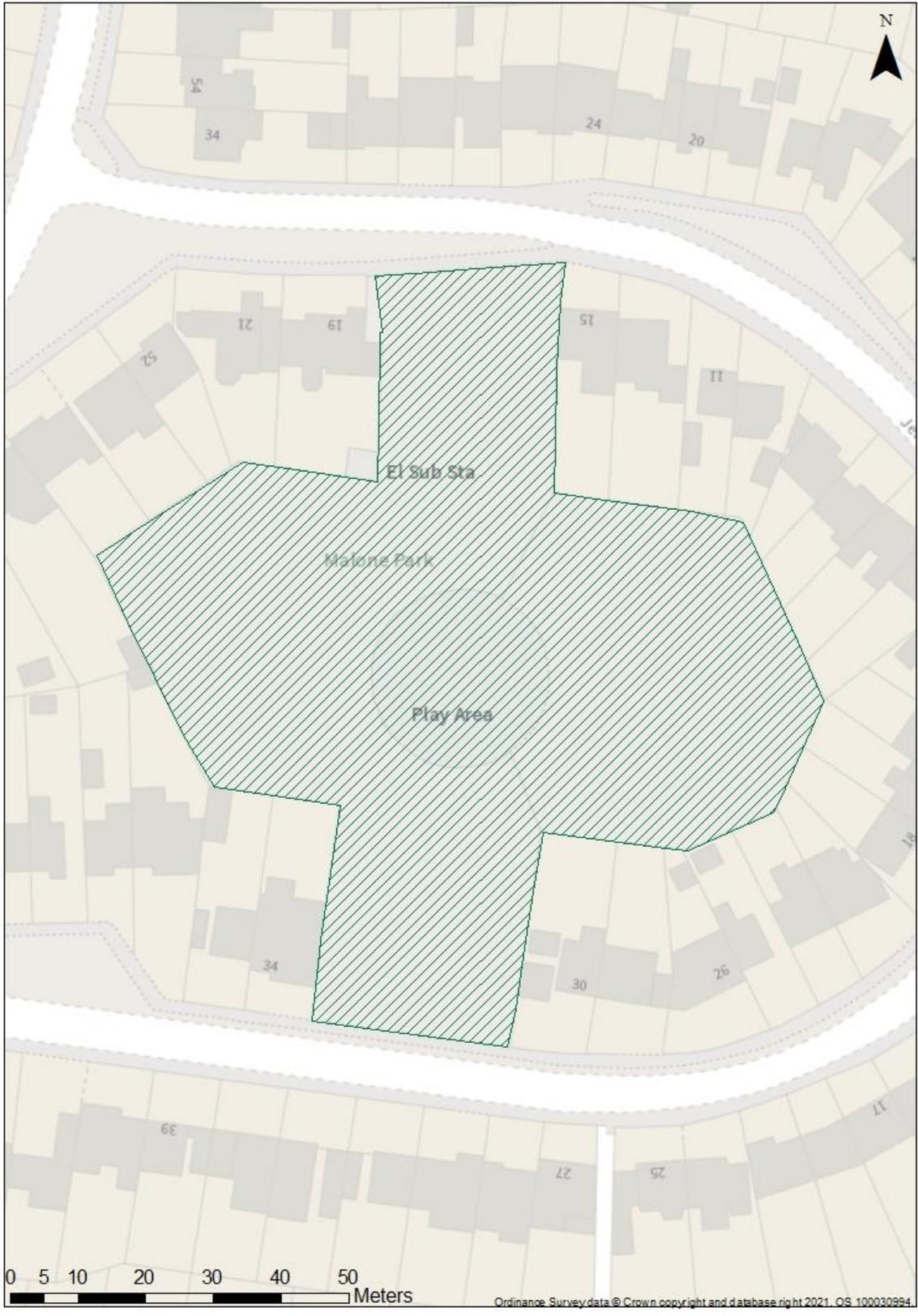
Vauxhall Park, Woodley



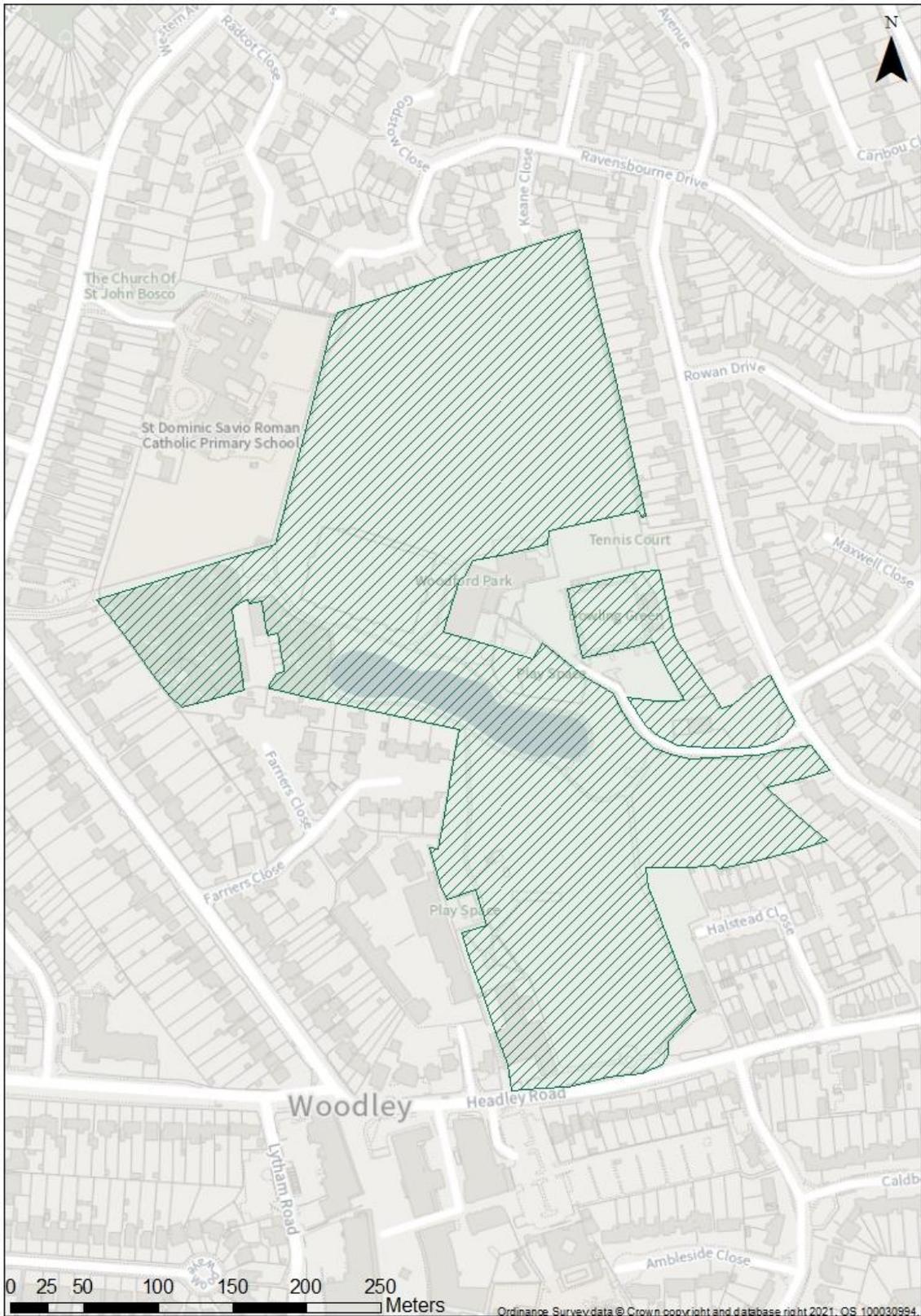
South Lake, Woodley



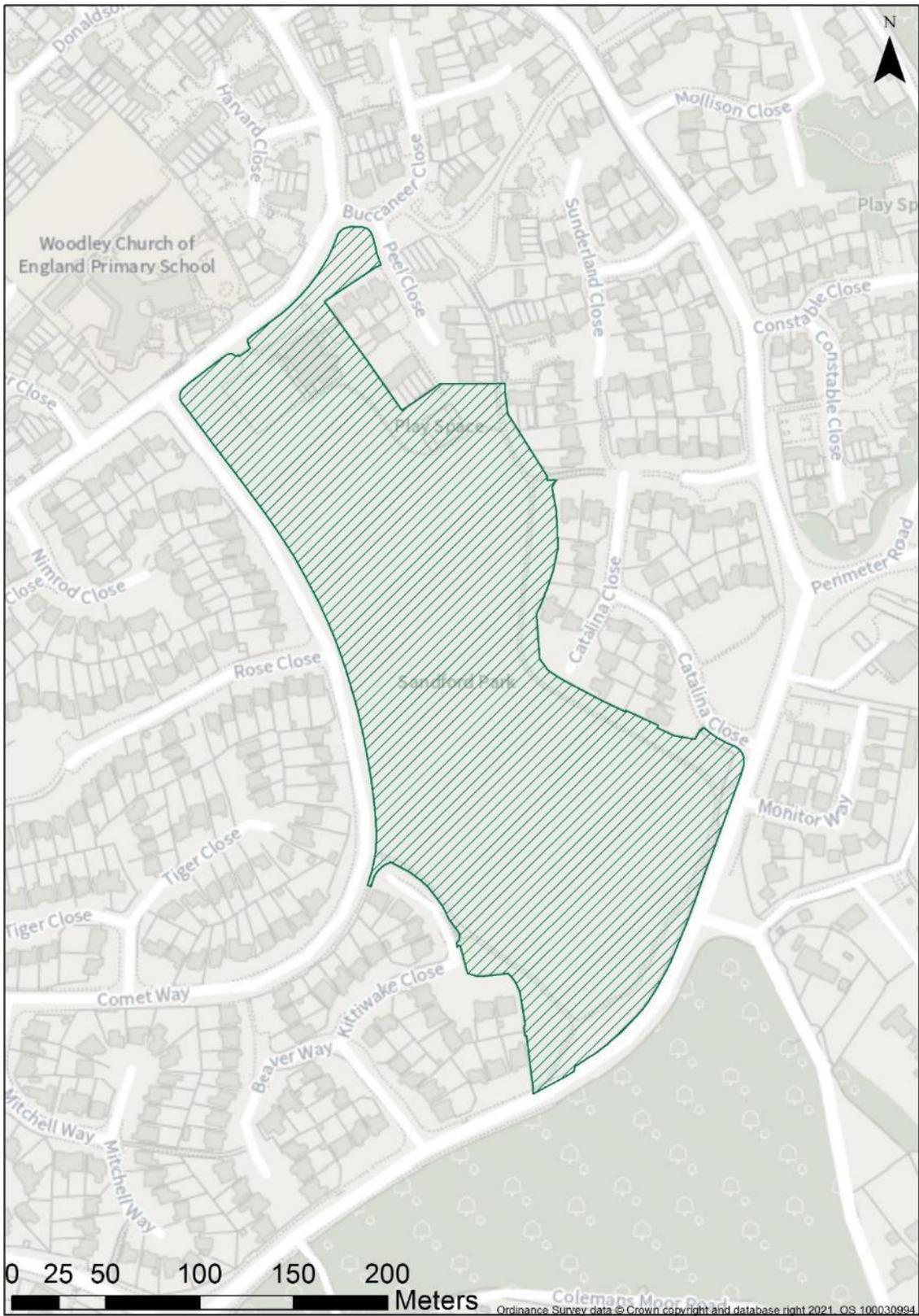
Malone Park, Woodley



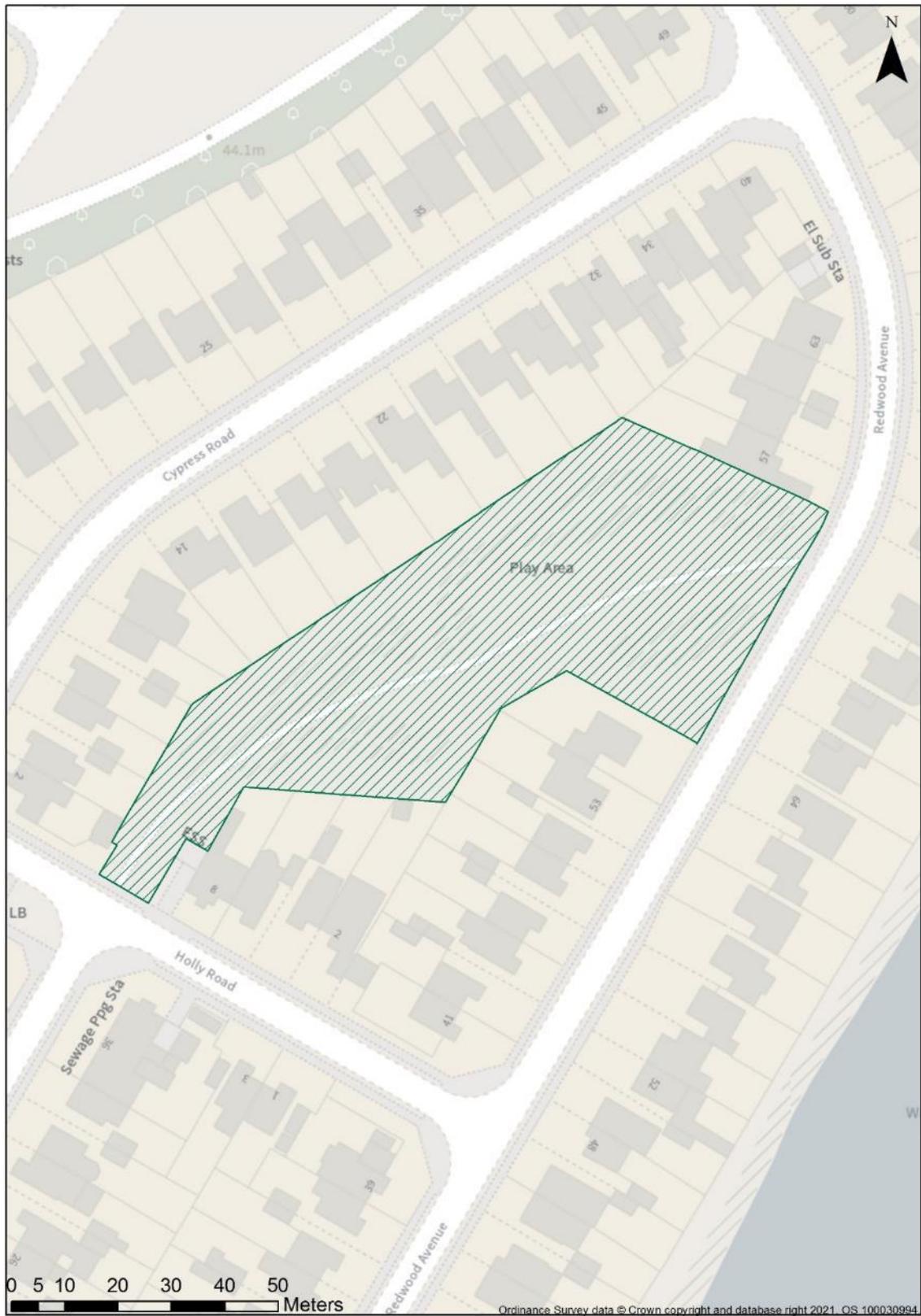
Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields), Woodford Park, Woodley



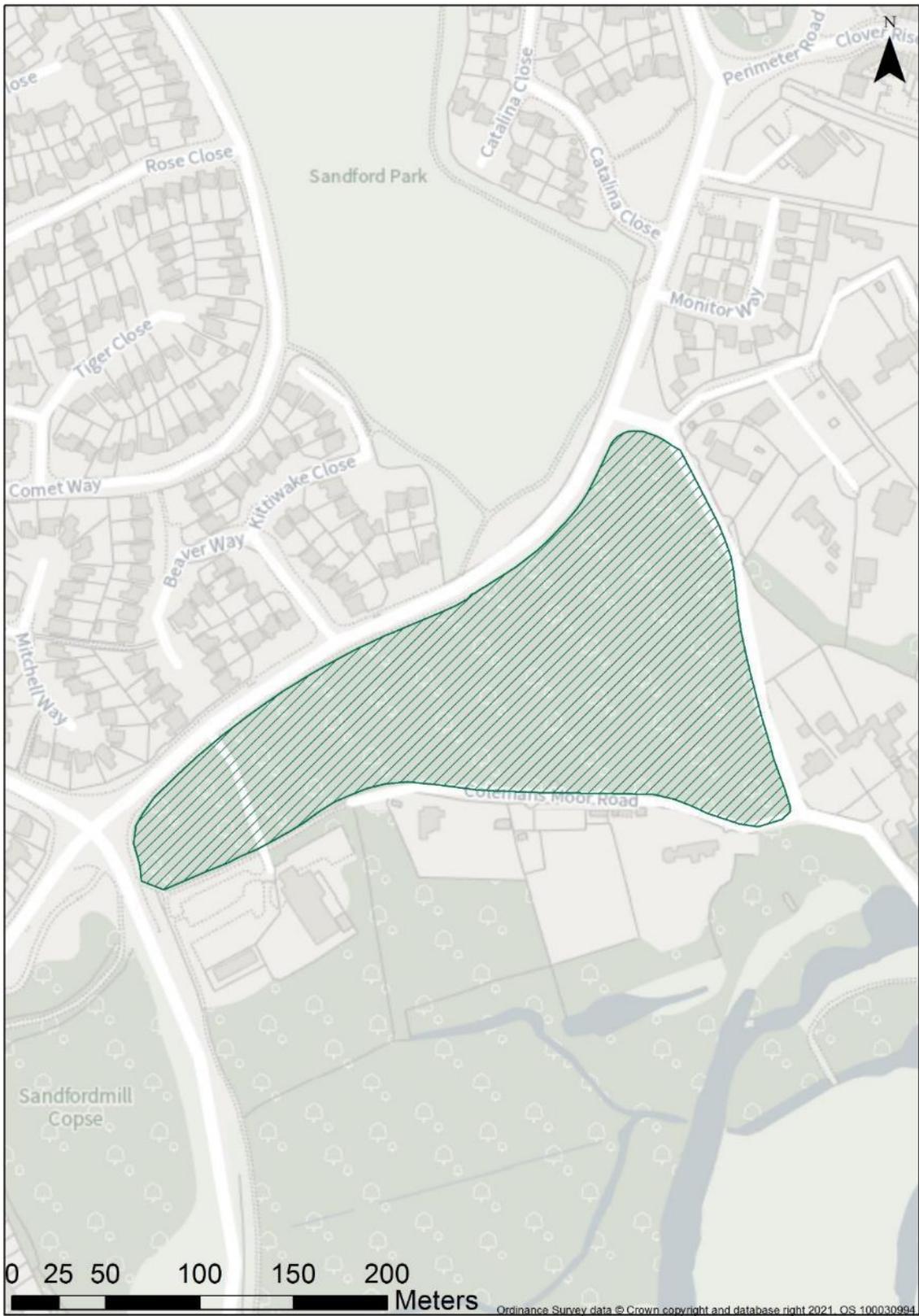
Sandford Park, Woodley



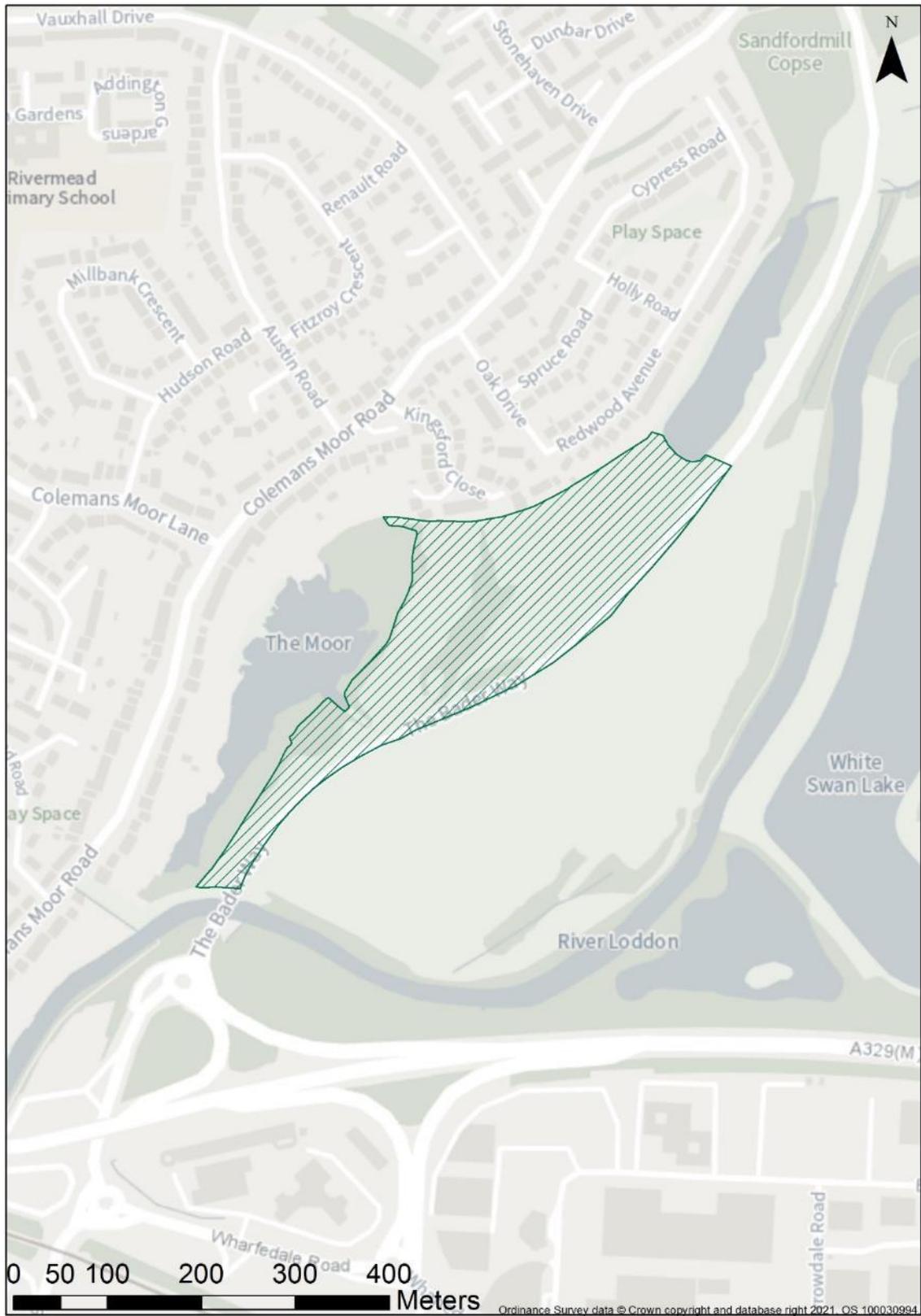
Redwood Play Area, Redwood, Woodley



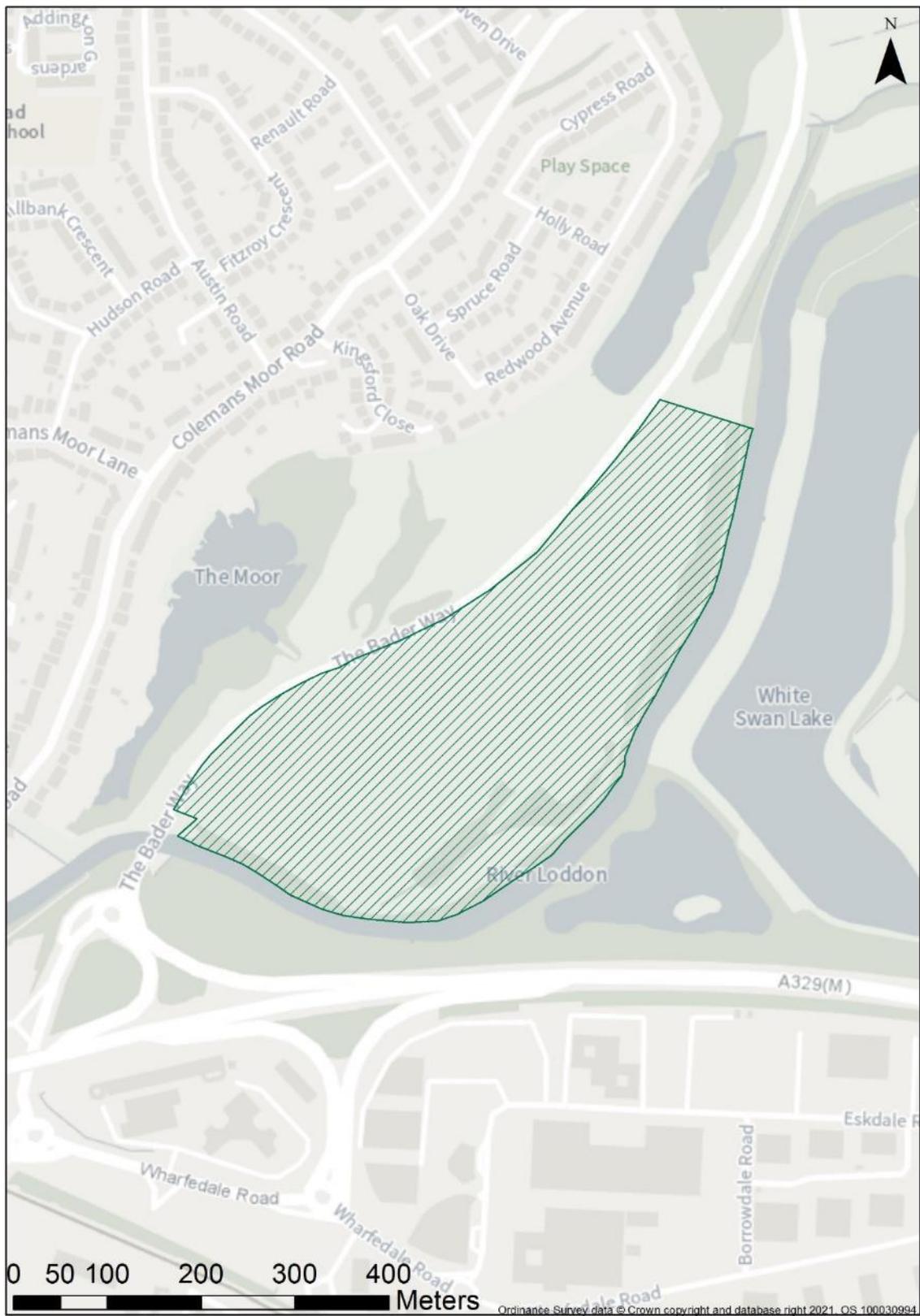
Area between Mohawk Way and Old Colemans Moor Road, Woodley



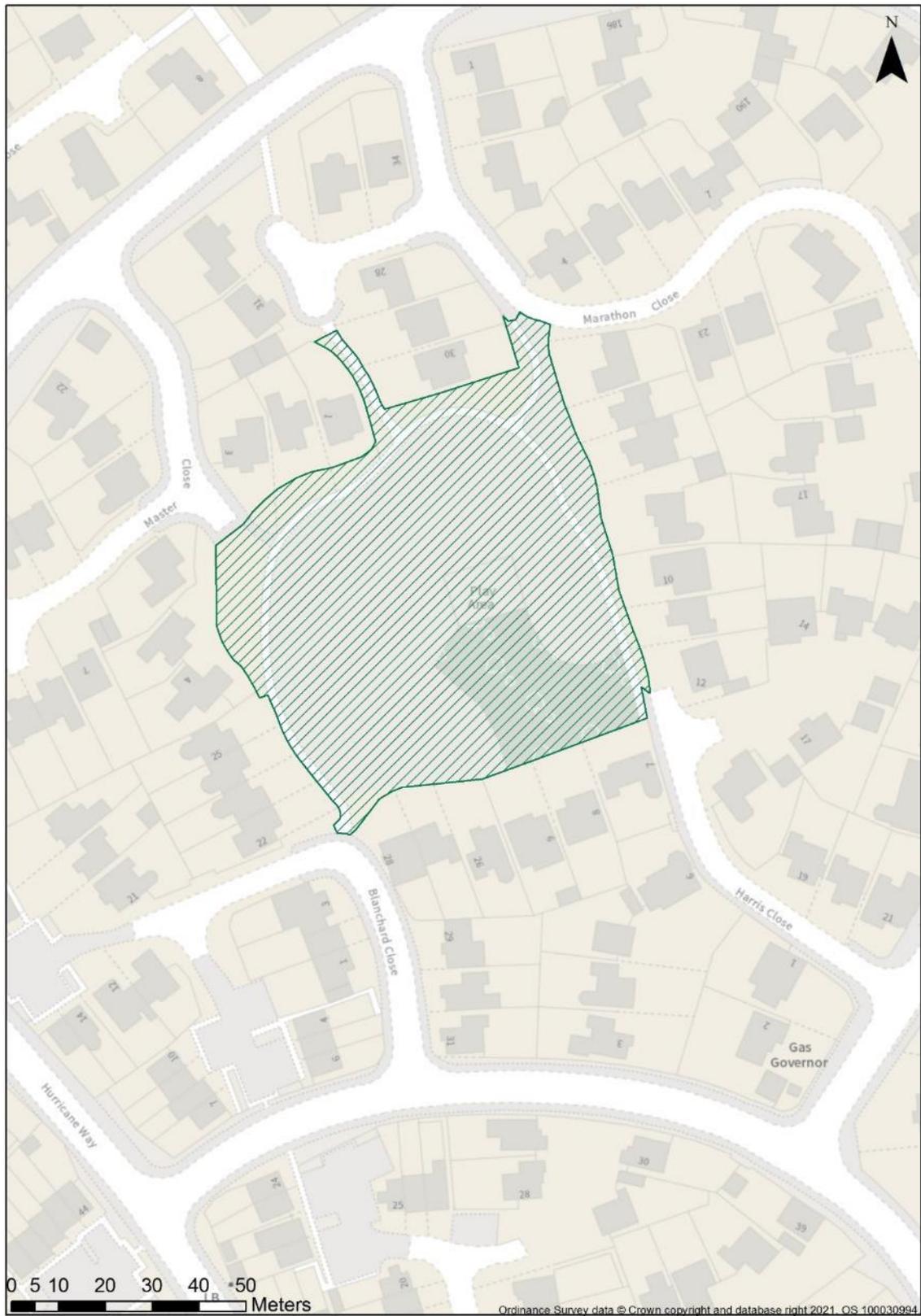
Mortimer Meadows (North), Woodley



Mortimer Meadows (South), Woodley



Park between Masters Close and Marathon Close, Woodley



## Policy HC4: Local Green Space

The following areas are designated Local Green Spaces as shown on the policies map:

1. Arborfield Park, Swallowfield Road, Arborfield
2. Pound Copse, Greensward Lane, Arborfield
3. The cricket and rugby pitches within the Arborfield Garrison SDL (A), Princess Marina Drive, Arborfield / Barkham
4. The cricket and rugby pitches within the Arborfield Garrison SDL (B), Princess Marina Drive, Arborfield / Barkham
5. Rook's Nest Wood Country Park, Barkham Ride, Barkham
6. Hazebrouck Meadows (A), Biggs Lane and Commonfield Lane, Barkham
7. Hazebrouck Meadows (B), Biggs Lane and Commonfield Lane, Barkham
8. Elizabeth Park, The Junipers, Barkham
9. The Junipers, Barkham
10. Land south of Reading Road, Bulmershe (North), Woodley / Earley
11. Land south of Reading Road, Bulmershe (South), Woodley / Earley
12. Chalfont Woods and Chalfont Park, south of Chalfont Way, Earley
13. Events Field, Kilnsea Drive, Earley
14. Laurel Park, Marefield, Earley
15. Loddon Fields, Lower Earley Way, Earley
16. Sol Joel Park, Church Road, Earley
17. Land south of the River Thames, Earley / Sonning
18. Maiden Erlegh Lake and Local Nature Reserve, Maiden Erlegh Park, Earley
19. Meadow Park, Meadow Road, Earley
20. Redhatch Copse, Redhatch Drive, Earley
21. Thames Water Reservoir (Hillside), Elm Lane, Earley
22. Lower Earley Meadows (Riverside Park) and Woodlands (A), Wokingham Road and Danehill, Earley
23. Lower Earley Meadows (Riverside Park) and Woodlands (B), Wokingham Road and Danehill, Earley
24. Warren Wood Country Park, Warren Lane, Finchampstead
25. Burnmoor Meadow, Longwater Road, Finchampstead
26. California Country Park and Longmoor Bog, Nine Mile Ride, Finchampstead
27. Shepperlands Farm, Park Lane, Finchampstead
28. Finchampstead Memorial Park, The Village, Finchampstead
29. FBC / Gorse Ride playing fields, Gorse Ride North, Finchampstead
30. Woodmoor Play Area, Woodmoor, Finchampstead
31. The Moors, Waverley Way, Finchampstead
32. Dinton Pastures, Hurst
33. Ruscombe Wood and Pond, Castle End Road, Ruscombe
34. Ruscombe Ponds (A), Castle End Road, Ruscombe
35. Ruscombe Ponds (B), Ruscombe

36. Church Green, Southbury Lane, Ruscombe
37. Pennfields Park, Pennfields, Ruscombe
38. Pearman's Copse, Ryhill Way, Shinfield
39. Open area adjacent to Colleton Drive, Colleton Drive, Twyford
40. Twyford Parish Council Burial Ground and Millennium Garden, Station Road, Twyford
41. Orchard Estate open space, Orchard Estate, Twyford
42. Malvern Way open space, Malvern Way, Twyford
43. King George V Field, Loddon Hall Road, Twyford
44. Stanlake Meadows, Waltham Road, Twyford
45. Hurst Park, Hurst Park Road, Twyford
46. Broad Hinton open space, Broad Hinton, Twyford / Hurst
47. Winnersh Meadows, Williamson Close, Winnersh
48. Bearwood Recreation Ground, Bearwood Road, Winnersh
49. Land surrounding the west of Old Forest Road (North), Old Forest Road, Winnersh
50. Land surrounding the west of Old Forest Road (South), Old Forest Road, Winnersh
51. Elms Field, Wellington Road, Wokingham
52. Howard Palmer Gardens, Cockpit Path, Wokingham
53. Barkham Road Recreation Ground, Latimer Road, Wokingham
54. Langborough Recreation Ground, Gipsy Lane, Wokingham
55. King George V Playing Field, Goodchild Road, Wokingham
56. Fox Hill, Woosehill, Wokingham
57. Joel Park and Holt Copse, Wokingham
58. Keephatch Park Nature Reserve, Diamond Jubilee Way, Wokingham
59. Cantley Park (North), Twyford Road, Wokingham
60. Cantley Park (South), Twyford Road, Wokingham
61. Leslie Sears Playing Field, Reeves Way, Wokingham
62. Viking Field, Tanners Row, Wokingham
63. Elizabeth Park, Pyke Close, Wokingham
64. Woosehill Meadows, Arthur Road, Wokingham
65. Lowther Road sports field and play area, Lowther Road, Wokingham
66. Emmbrook Walk, Emmbrook Road, Wokingham
67. Waverley Way open space, Nashgrove Lane, Wokingham
68. Remaining part of Crescent Field, South Lake, Woodley
69. Ashenbury Park, Woodley
70. Aldermoors Nature Reserve, Alder Moors, Woodley
71. Vauxhall Park, Woodley
72. South Lake, Woodley
73. Malone Park, Woodley
74. Woodford Park and the Memorial Recreation Ground (also known as Coronation Fields)  
Woodford Park, Woodley
75. Sandford Park, Woodley
76. Redwood Play Area, Redwood, Woodley
77. Area between Mohawk Way and Old Colemans Moor Road, Woodley

78. Mortimer Meadows (North), Woodley

79. Mortimer Meadows (South), Woodley

80. Park between Masters Close and Marathon Close, Woodley

Within the Local Green Space, development proposals will only be permitted for the limited types of development that are compatible with the reasons for designation, unless very special circumstances can be demonstrated\*.

All development proposals should be carefully designed and managed to minimise the visual and other impacts, and ensure the continued integrity of the Local Green Space.

Development proposals outside of the Local Green Space, but conspicuous when viewed from it, should minimise any detrimental impacts on the reasons the area was designated.

Development proposals which improve accessibility to, or enhance the use of Local Green Space will be supported.

\* 'Very special circumstances' will not exist unless the potential harm, is clearly outweighed by other considerations.