

Wokingham Borough Council

Twyford Neighbourhood Plan Decision Statement

1. Summary

- 1.1 The Twyford Neighbourhood Plan (the Plan) was subject to independent examination. This decision statement confirms that the modifications recommended in the Examiner's report have been accepted, that the Plan will be altered as a result of it, and that this altered version of the Plan can proceed to referendum.
- 1.2 This Decision Statement and the Examination Report can be viewed on the Council's website. Hard copies of these documents can be inspected at the following locations:

Wokingham Borough Council Shute End Wokingham Berkshire RG40 1BN	Monday to Friday:	9am to 5pm
Twyford Library Polehampton Close Twyford Berkshire RG10 9RP	Monday: Tuesday and Friday: Thursday: Saturday:	2pm to 5pm 10am to 1pm and 2pm to 5pm 2pm to 5pm 9.30am to 12:30pm

2. Background

- 2.1 On 6 August 2018, Wokingham Borough Council designated the area of Twyford Parish for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Twyford Neighbourhood Plan to the Council, the plan was publicised, and representations were invited for a 6-week period in accordance with the regulations. The publicity period ended on Wednesday 23 November 2022.
- 2.3 Wokingham Borough Council, with the support of Twyford Parish Council, appointed an independent examiner, Mr Andrew Ashcroft, in November 2022 to review whether the Plan meets the basic conditions set out in legislation and to make recommendations regarding whether the Plan should proceed to referendum.
- 2.4 The Examiner's Report concludes that, subject to making the modifications recommended therein, the Plan meets the basic conditions and should proceed to referendum. It concludes that the boundary for the purposes of the referendum should be the boundary of the designated Neighbourhood Area.
- 2.5 Having considered each of the recommendations in in the Examination Report and the reasons for them, the Executive of Wokingham Borough Council agreed on **20 April 2023** to accept the modifications to the Plan and that the Twyford Neighbourhood Plan as modified should proceed to referendum.

- 2.6 Table 1 below outlines the alterations to the Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations. This statement should be read alongside the Examiner's Report.
- 2.7 In addition to the modifications recommended by the Examiner, Wokingham Borough Council is also authorised to correct minor errors that may have been missed so far [Town and Country Planning Act 1990 Schedule 4B section 12(6)]. Minor typographical corrections are set out in Table 2.

3. Decision and Reasons

- 3.1 Wokingham Borough Council has made the modifications, proposed in the Examination Report, to secure that the Plan meets the basic conditions, for the reasons given. These are set out in Table 1 below. **Bold, and underline** has been used to show added text and ~~strikethrough~~ to show removed text. Please be aware that paragraphs refer to the submitted draft Plan and do not relate to any subsequent version of the plan.

Table 1 – Examiner’s recommended modifications to the plan

No.	Policy / Plan section	Examiner’s Recommended Modifications	Reason	Decision
1	Policy TW2: Sustainability, Accessibility and Mobility	<p>Replace the wording in the third part (C) of the policy with the following:</p> <p><u>‘Proposals for major development should demonstrate through an agreed travel plan, that an appropriate range of measures will be implemented to promote and improve active travel for all users, including people with visual impairments. Where appropriate, the travel plan should include making appropriate contributions to the borough wide My Journey initiative or any successor scheme.’</u></p>	To improve clarity of the policy.	Accepted
2	Policy TW3: Twyford Railway Station	<p>Delete the first part (A) of the policy.</p> <p>Replace the wording in the third part (C) of the policy with the following:</p> <p><u>Replace part C of the policy with: ‘As appropriate to their scale, nature and location development proposals that would directly generate an increase in journeys to and from the Twyford Railway Station will be required to make appropriate contributions to the cost of measures to improve the accessibility and quality of the environment at the Station.’</u></p> <p>At the end of paragraph 5.16 add:</p> <p><u>‘Development proposals for improvements to Twyford Railway Station should be developed in conjunction with the Borough Council, Great Western Rail, Twyford Parish Council, Network Rail and other interested parties as appropriate, to ensure that enhancements proceed in a co-ordinated fashion.’</u></p>	<p>To ensure policy does not cover non-land use issues.</p> <p>To refine the approach taken towards developer contributions so that they are proportionate and meet the relevant tests.</p>	Accepted
3	Policy TW5: Village Centre Regeneration Area	<p>Replace paragraph 5.33 with the following:</p> <p><u>‘The Parish Council is actively pursuing options to realise the aim of the Twyford Village Centre Regeneration Area and has recently been successful in securing grant funding from the High Street Regeneration and Social Infrastructure</u></p>	To reflect current progress on the Twyford Village Centre Regeneration Scheme.	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
		<p><u>Support Fund through the Neighbourhood Planning Programme, funded by the Department for Levelling Up, Housing and Communities to commission high level option testing that will enable a preferred option to deliver the aim of the Twyford Village Centre Regeneration Scheme. A report was received in January 2023. WBC is supportive of the approach and engagement with WBC on this matter is ongoing. In the meantime, the Plan sets out a vision for the area and shows its extent on the Policies Maps. The policy requires that schemes do not harm the delivery of regeneration opportunities that deliver public realm improvements and traffic mitigation measures in the Twyford Village Centre Regeneration Scheme Area. The policy also seeks additional developer contributions for the Twyford Village Centre Regeneration Scheme where appropriate. If the Twyford Village Regeneration Scheme has not yet been costed and approved by the relevant stakeholders, contributions to deliver public realm improvements and traffic mitigation measures in the Twyford Village Centre Regeneration Area will continue to be sought where appropriate.'</u></p>		
4	Policy TW6: Improving Air Quality	<p>Amend the first part (A) of the policy as follows:</p> <p>In addition to existing planning policy provisions on the requirement to submit air quality assessments, development within or adjacent to the Twyford Crossroads Air Quality Management Area, as shown on the Policies Map, or development where its occupiers are particularly sensitive to air pollution (such as schools, health care establishments or housing for older people), should demonstrate how they contribute towards the aims and objectives set out in the latest version of Wokingham Borough Council's air quality action plan.</p> <p>Replace the wording in the last part (B) of the policy with the following:</p> <p><u>'Where applicable, development proposals should aim to be at least 'Air Quality Neutral' and not cause or contribute to worsening air quality, including in the Twyford Crossroads Air Quality Management Area. Development proposals that would result in a significant increase in air pollution within or adjacent to the Twyford Crossroads Air Quality Management Area will only be supported in</u></p>	To improve clarity and precision of the policy as required by the NPPF and to assist in its implementation in decision-making.	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
		<p><u>exceptional circumstances. This should be demonstrated through an air quality assessment, and if necessary, proposed mitigation measures.</u></p> <p>Amend paragraph 5.36 as follows:</p> <p>The policy therefore identifies the presence of the AQMA and requires development within, or adjacent to the AQMA, or development where its occupiers are particularly sensitive to air pollution (such as schools, health care establishments or housing for older people) to contribute to the actions and objectives set out in the latest Air Quality Action Plan.</p> <p>Amend paragraph 5.38 as follows:</p> <p>The policy requires Air Quality Assessments where they are required (within, or adjacent to the AQMA, or development where its occupiers are particularly sensitive to air pollution) to demonstrate at least Air Quality Neutral standard during both construction and operation (<i>remainder of paragraph is unchanged</i>)</p> <p>Amend paragraph 5.39 as follows:</p> <p>Air Quality Neutral (AQN) standard means development which avoid any increase in nitrogen dioxide and particulate matter emissions across the parish. All on-site measures will need to be explored before suitable mitigation measures are considered as an alternative. Following the publication of the Government's Housing Standards Review in March 2015, unfortunately, AQN standards cannot be required for developments that are residential only, but in these cases, the policy strongly encourages developers to ensure that emissions meet the AQN standard.</p>	<p>Not within the remit of the plan to make subjective comments on national policy.</p>	
5	Policy TW7: Nature Recovery and Climate Change	<p>Amend the third part (C) of the policy as follows:</p> <p>Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted not be supported. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.</p>	<p>To improve clarity and precision of the policy.</p>	<p>Accepted</p>

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
6	Policy TW8: Tree Canopy Cover	<p>Replace the wording in the policy with the following:</p> <p><u>'Development proposals on sites of 0.5 ha or more outside the Village Centre as defined in Policy TW4 and on the Policies Map, should achieve a future canopy cover of 25% of the site area principally through the retention of existing trees and the planting of new trees. Where such an approach would be impracticable for viability, layout or design reasons, the use of other green infrastructure (such as green roofs and walls) should be used where they can offer similar benefits to trees.</u></p> <p><u>Development proposals in the Village Centre as defined in Policy TW4 and on the Policies Map, and on sites of less than 0.5 ha, should maximise the opportunities available for canopy cover, including tree retention and planting or the provision of other green infrastructure (such as green roofs and walls).'</u></p> <p>At the end of paragraph 5.52 add:</p> <p><u>'The policy has been designed to be applied in a flexible way. In specific terms it acknowledges that issues such as commercial viability, site layouts and design may make the expectations of the policy impracticable on a site-by-site basis. This will be a matter for WBC to consider based in the evidence provided with each development proposal. In addition, matters such as site layout and commercial viability may also be affected where development proposals would also need to provide open space and landscaping to meet other policies.'</u></p>	<p>To acknowledge that the policy approach will not always be practicable and to ensure that planning decisions take account viability, layout and design matters.</p> <p>To acknowledge the consideration of the other requirements for landscaping and open space on development sites.</p>	Accepted
7	Policy TW9: Carbon Sequestration	Delete the policy.	In the absence of any local information and evidence, and because it would be a strategic matter to be pursued through the emerging Local Plan Update and Carbon Offset Fund.	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
8	Policy TW10: Zero Carbon Buildings	<p>Replace the policy with the following:</p> <p><u>'Development proposals which would be 'zero carbon ready' by design by minimising the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping will be supported. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.</u></p> <p><u>Proposals for a Passivhaus or equivalent standard buildings, with a space heating demand of less than 15KWh/m2/year will be supported. Schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located will be supported, provided it can be demonstrated that the scheme will not have an unacceptable effect on the character area.</u></p> <p><u>Proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.'</u></p> <p>Delete Appendix A and Appendix B.</p> <p>Replace paragraphs 5.63 to 5.71 with the following:</p> <p><u>'Policy TW10 of this Plan will result in a situation where the neighbourhood plan would offer a supportive context for development proposals in the parish to achieve more sustainable solutions than those required by national policy. Plainly the wider situation may be affected by changes to national or local planning policies on these matters in the Plan period.</u></p>	<p>The policy requires Passivhaus technology which is not supported by guidance on how its feasibility would be assessed in decision-making and overall approach is contrary to the Written Ministerial Statement. No evidence or assurance has been provided regarding the effect of the policy on development viability.</p>	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
		<p><u>The policy offers support for the development of zero carbon ready buildings. It also offers support for buildings which are designed to Passivhaus or equivalent standards.</u></p> <p><u>The third part of policy comments that proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life. This will ensure that development proposals are implemented as intended.'</u></p>		
9	Policy TW12: New Homes – Tenure and Mix	<p>Replace the wording in part A of the policy with the following:</p> <p><u>'In general terms development proposals for new housing should provide affordable housing on the following basis:</u></p> <ul style="list-style-type: none"> • <u>25% First Homes;</u> • <u>12% shared ownership;</u> • <u>8% rent to buy; and</u> • <u>55% affordable housing for rent.</u> <p><u>The precise tenure mix of affordable housing will be determined on a site-by-site basis.'</u></p> <p>Delete part C of the policy.</p> <p>Replace paragraph 5.80 with the following:</p> <p><u>'The Plan encourages developers to consider delivering some of the affordable housing element through a Community Led Housing model. The Parish Council is keen to see a proportion of new homes come forward through community-led schemes involving housing, small business units and other appropriate community uses, which may involve a community led housing model such as a Community Land trust, or equivalent body. There is strong local community support for such an approach and the Parish Council is actively investigating this delivery model.'</u></p>	<p>To improve clarity and precision of the policy.</p> <p>To ensure policy does not cover non-land use issues.</p>	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
10	Policy TW13: First Homes	Delete the policy. Delete paragraphs 5.81 and 5.82.	No mechanism or guidance provided as to how discounts would be applied on viability grounds. Reliance on dated viability evidence produced in advance of the First Homes agenda.	Accepted
11	Policy TW15: Design Codes	<p>Replace the wording in the first part (A) of the policy as follows:</p> <p><u>'Development proposals should demonstrate the way in which they have responded positively to:'</u></p> <p>Amend criteria (i) of the policy as follows:</p> <p>the essential design considerations relevant to the character area typologies within which they are located (as shown on the Policies Maps, and</p> <p>Amend criteria (ii) of the policy as follows:</p> <p>the General general design principles set out in the Twyford Design Guidelines and Codes Report.</p> <p>Amend the last part (B) of the policy as follows:</p> <p>Development proposals shall should demonstrate how they will sustain and enhance the historic environment and have full regard to the special architectural and historic significance of the features identified in the Twyford Design Guidelines and Code Report as positive characteristics of the designated Twyford Conservation Areas and their immediate settings.</p>	<p>To ensure development proposals respond positively to the information set out in the Design Guidelines and Codes.</p> <p>To improve clarity and precision of the policy.</p>	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
12	Policy TW16: Buildings of Traditional Local Character	<p>Amend the policy as follows:</p> <p>Development proposals affecting non-designated heritage assets, which include Buildings of Traditional Local Character, may be supported where they can should demonstrate how they will sustain or enhance their significance or how the public benefits outweigh any identified harm to their significance.</p>	To improve clarity and precision of the policy and identify how development proposals would be assessed.	Accepted
13	Policy TW17: Twyford Community Hub	<p>Amend the first part (A) of the policy as follows:</p> <p>The development of the Old Polehampton Boys School, as shown on the Policies Map, to deliver a new Twyford Community Hub in accordance with planning permission 201022 will be supported.</p> <p>Replace the wording in the last part (B) of the policy with the following:</p> <p><u>'Development proposals within the neighbourhood area which would increase the demand for community facilities will be required to make financial contributions towards the delivery of the new Twyford Community Hub.'</u></p>	<p>The proposal has planning permission.</p> <p>To provide clarity as to the types of proposals that will be expected to provide contributions to the development of the Twyford Community Hub.</p>	Accepted
14	Policy TW18: Community Facilities	<p>Replace the wording in the second part (B) of the policy with the following:</p> <p><u>'In addition to the provisions of relevant Local Plan policies which safeguard community facilities from unnecessary loss, proposals to change the established use of a facility and ancillary land must demonstrate that the use is no longer viable (through the production of evidence that genuine and sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken) or that the use can be satisfactorily re-located for the benefit of the local community.'</u></p>	For consistency with the wording used in paragraph 3.85 of the MDD local plan.	Accepted

No.	Policy / Plan section	Examiner's Recommended Modifications	Reason	Decision
15	Policy TW19: Early Years Provision	<p>Amend the policy as follows:</p> <p>Proposals to retain and improve early years provision facilities listed below, and shown on the Policies Map, will be supported, provided where they accord with other relevant policies of the development plan: <i>(remainder of paragraph is unchanged)</i></p>	To improve clarity and precision of the policy.	Accepted
16	Section 6: Implementation	<p>At the end of Section 6 add:</p> <p><u>'Monitoring and Review</u></p> <p><u>The Parish Council will monitor the effectiveness of the policies in the Plan through the development management process. Where necessary it will engage with the Borough Council to understand decisions made on planning applications or planning appeals.</u></p> <p><u>The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan (paragraph 6.5).</u></p> <p><u>The Parish Council will also assess the need or otherwise for a full or a partial review of a made Plan throughout the Plan period. Such assessments will be made:</u></p> <ul style="list-style-type: none"> • <u>within two years of the making of the Plan;</u> • <u>within six months of the adoption of the emerging Local Plan;</u> • <u>if changes to national policy are so significant that they make the policies in the Plan ineffective or out of date; and</u> • <u>at the end of the Plan period.'</u> 	To highlight the status of the emerging Local Plan Update and the circumstances where a full or partial review of the made neighbourhood plan may be required.	Accepted

3.2 Wokingham Borough Council has made the minor modifications authorised to correct minor errors that have been missed so far. These are set out in Table 2 below. Bold, and underline has been used to show added text and strikethrough to show removed text.

Table 2 – Minor Modifications

Change proposed	Paragraph / section	Reason for change
<p>Plan E: Joint Central and Eastern Berkshire Joint Minerals & Waste Plan Submission Adopted Policies Map February 2021 January 2023 – Plan E may be subject to changes following the outcome of the Joint Minerals & Waste Plan examination</p> <p>Replace image in Plan E to reflect the Policies Map following the adoption of the Joint Central and Eastern Berkshire Minerals and Waste Local Plan in January 2023.</p>	Plan E	Factual update to reflect adoption of the Joint Minerals and Waste Local Plan.
<p><u>THE LEVELLING UP WHITE PAPER AND REGENERATION BILL</u></p> <p>In February 2022 the Government published for consultation its White Paper, ‘Levelling Up the United Kingdom’¹⁴, which proposes to make changes to planning system. It indicates that there is still a future for neighbourhood planning in that system. It remains unknown when any proposed changes will be implemented. <u>The Government has recently consulted on proposed changes to the National Planning Policy Framework (NPPF) and the Levelling Up and Regeneration Bill (LURB) is currently passing through Parliament. It expects to publish a new NPPF and enact the LURB in spring 2023, but there are further changes to the NPPF proposed by the end of the year in relation to the LURB. The proposed amendments continue to indicate that there remains a future for neighbourhood planning.</u></p>	Paragraph 1.5	Factual update to reflect latest consultation proposals on changes to the National Planning Policy Framework.
<p>WBC has prepared an informal issued a formal screening opinion which states that the proposals of the Neighbourhood Plan do not have the potential for significant environmental effects and therefore no strategic environmental assessment (SEA) is necessary. This has been confirmed following consultation with the statutory consultees, in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). WBC will issue a formal screening opinion following the Regulation 16 consultation.</p> <p>The informal statement also confirmed that the designated Neighbourhood Area does not include, or is in close proximity to, the National Site Network (formerly Natura 2000 sites) and so no habitats regulations assessment (HRA) would be required as per the Conservation of Habitats and Species</p>	Paragraphs 1.7 and 1.8	Factual update.

58

Change proposed	Paragraph / section	Reason for change
Regulations 2017 (as amended). WBC will issue a formal opinion following the Regulation 16 consultation.		
In Twyford, the RGS proposes to pursue a higher density than that sought in the previous iteration of the Draft Plan at the retained proposed allocation of Land at Bridge Farm, from 150 new homes to 180 new homes (see Plan C) and sets out specific development guidelines for the site. There is also currently an outline planning application for up to 200 homes (212720) which is still under consideration and WBC has made a resolution to grant planning permission. The RGS also proposes to designate eight Local Green Spaces in Twyford, including:	Paragraph 3.7	Factual update to reflect progress of the planning application.
<p>There are other development plans that apply in Twyford, such as the Replacement Minerals Local Plan (Incorporating the Alterations Adopted in December 1997 and May 2001) and the Waste Local Plan for Berkshire (adopted December 1998). These documents are proposed to be replaced by the Joint Central and Eastern Berkshire Minerals and Waste Local Plan which is currently at examination adopted in January 2023.</p> <p>The Submission Version of February 2021, and main modifications, Plan safeguards the Sheeplands Sewerage Treatment Works adjacent to the northern boundary of Twyford in the parish of Wargrave to be maintained by the Authorities. Parts of Ruscombe Business Park in the adjacent parish of Ruscombe has also been identified as part of the Preferred Waste Areas within the plan. Almost the entire parish is identified as a safeguarded resource for sand and gravel and land outside of the built-up area falls within the Area of Search for Sand and Gravel (see Plan E). As minerals and waste matters are defined as 'excluded development' for Neighbourhood Plans, the Parish Council will continue to engage in the Minerals and Waste Local Plan preparation process.</p>	Paragraphs 3.10 and 3.11	Factual update to reflect adoption of the Joint Minerals and Waste Local Plan.
The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character. The characteristics of the Twyford Conservation Area and Twyford Station Conservation Area, as well as other heritage assets, are set out in the Twyford Design Guidelines and Codes attached at Appendix CA .	Paragraph 3.15	Consequential modification following the Independent Examiner's recommended modification to delete Appendices A and B from the Plan.

Change proposed	Paragraph / section	Reason for change
<p>The Neighbourhood Plan recognises that the only major development proposals that is likely to come forward in the Parish during the plan period is the proposed allocation of Land at Bridge Farm, as the parish boundary is tightly drawn, and the remaining land is heavily constrained. It is therefore likely that the effect of Clauses B and C of the policy is going to be limited unless WBC incorporates similar measures in the emerging Local Plan. The Parish Council will continue to engage in the emerging Local Plan process and willingly offers the policy to WBC to help frame a Borough-wide policy in the emerging Local Plan.</p>	Paragraph 5.14	Consequential modification following the Independent Examiner's recommended modification to criteria C of Policy TW2.
<p>In the meantime, proposals made in the Village Centre will require Prior Approval from WBC. As the essential core of the Primary Shopping Area lies entirely within the Twyford Village Conservation Area, such approval will require the consideration of any harmful effects to the character of the Conservation Area from the loss of such a ground floor use. Although the Neighbourhood Plan policy (as part of the development plan) will not be engaged in a Prior Approval determination, together with Policy TW153 it has identified the High Street commercial uses as playing an important part of its distinct function and character and could therefore be a legitimate reason for refusing approval for proposals that will harm the centre.</p>	Paragraph 5.23	Consequential modification to numbering of policies following Independent Examiner's recommendation to delete two policies from the Plan.
<p>Whilst there is land in the Parish which already have Countryside Stewardship Agreements, additional planting opportunities have been identified using the 'Working with natural processes to reduce flood risk' evidence base by the Flood and Coastal Erosion Risk Management Research and Development Programme and Environment Agency in February 2021. Specifically, opportunities for additional riparian woodland planting along our water corridors. This type of planting can slow flood flows, help reduce sediment delivery to the watercourse, and provide shading. Much of the remainder of our open countryside lies within a flood zone and is suited to additional floodplain woodland planting. This type of planting provides benefits across most ecosystem services, the greatest being habitat and climate regulation. Floodplain woodland opportunities as shown on Map H may also have potential to be restored to a fen habitat of high biodiversity and carbon storage potential. These opportunities are all shown on the Policies Map and the Parish Council will seek to work with landowners to realise such opportunities where possible avoiding the loss of the best and most versatile agricultural land. Floodplain woodland planting will only be acceptable where modelling shows that it will not conflict with Policy TW110 on flooding.</p>	Paragraph 5.49	Consequential modification to numbering of policies following Independent Examiner's recommendation to delete two policies from the Plan.

Change proposed	Paragraph / section	Reason for change
<p>The policy context for encouraging higher energy efficiency standards at the Local Plan or Neighbourhood Plan scale is complex. Background information has therefore been set out in Appendix A. The policy may also appear rather technical, but it is a temporary measure as in due course, it is expected that the new Local Plan, if not national policy itself, will make such provisions across the Borough.</p>	Paragraph 5.62	Consequential modification following Independent Examiner's recommended modifications to Policy TW10, including deletion of Appendix A.
<p>Planning Practice Guidance now requires at least 25% of all affordable housing units to be First Homes. A First Home is defined as discounted market housing that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. Policy TW13 amends the minimum discount for Twyford to 50% as provided for by Planning Practice Guidance and evidenced in the HNA.</p>	Paragraph 5.84	Consequential modification following Independent Examiner's recommended modification to delete Policy TW13 from the Plan.
<p>In essence the policy reflects the spirit and intention of DLP Policy H6 for Rural Exception Sites which allows for small-scale schemes to meet local rural needs in the parish and will continue to operate in the parish in addition to First Homes Exception Sites guided by Policy TW142. The policy is also broader broadly in line with Entry Level Housing Schemes set out in the NPPF which it is anticipated the First Homes product will effectively replace. Whilst the HNA demonstrates a greater need for affordable homes for ownership, the acute shortage of affordable housing means that a focus on affordable homes for rent should be reinforced to ensure provision is provided for those most in need. Proposals may therefore be supported which deliver other types of affordable housing for rent which meet local need as provided for by Planning Practice Guidance.</p>	Paragraph 5.85	Typographical correction and a consequential modification to numbering of policies following Independent Examiner's recommendation to delete two policies from the Plan.

Change proposed	Paragraph / section	Reason for change
<p>There are distinctive features of Twyford that shapes its character. These features are set out in the Twyford Design Guidelines and Codes attached as Appendix CA. The content of the Code forms part of the policy but has been attached as an Appendix purely for practical presentational reasons. The Code encapsulates the key design principles within the Conservation Areas, their settings and beyond. The policy places additional local emphasis to the design quality principles of the Wokingham Borough Design Guide complementing CS Policy CP3 by highlighting the particular characteristics of the Parish.</p>	Paragraph 5.86	Consequential modification to the labelling of appendices following Independent Examiner's recommendation to delete Appendix A and B from the Plan.
<p>The Neighbourhood Plan had envisaged that the Twyford Design Guidelines and Codes Report attached as Appendix CA would identify buildings having some local architectural and/or historic interest to the extent that they can be defined as 'non-designated heritage assets'. The NPPF (§203) gives weight to such 'assets' in decision making in accordance with the nature of their interest, as does MDLP Policy TB26. This is in addition to, but separate from, those properties which are Grade I, II, or II* listed which are designated by Historic England. As this exercise has not been undertaken as part of the neighbourhood plan, the Parish Council will seek to pursue this matter using the process set out by WBC (Link).</p>	Paragraph 5.88	Consequential modification to the labelling of appendices following Independent Examiner's recommendation to delete Appendix A and B from the Plan.
<p>The Neighbourhood Plan identifies the properties listed in Appendix DB as community facilities.</p>	Criteria A of Policy TW18: Community Facilities	Consequential modification to the labelling of appendices following Independent Examiner's recommendation to delete Appendix A and B from the Plan.
APPENDIX CA – TWYFORD DESIGN GUIDELINES AND CODES	Appendix C – Twyford Design	Consequential modification to the labelling of

Change proposed	Paragraph / section	Reason for change
	Guidelines and Codes	appendices following Independent Examiner's recommendation to delete Appendix A and B from the Plan.

- 3.2 Wokingham Borough Council has considered whether to extend the area in which the referendum is to take place. Like the Examination Report, Wokingham Brough Council has decided that there is no reason to extend the area for the purpose of holding the referendum and that the referendum area should be the Neighbourhood Area.
- 3.3 The Examination Report concluded that, with the modifications made, the Plan meets the basic conditions and other relevant legal requirements. Wokingham Borough Council agreed with this view and concludes that the Plan, as modified, meets the basic conditions.
- 3.4 To meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wokingham Borough Council to use the neighbourhood plan for Twyford parish to help it decide planning applications in the neighbourhood area?' will be held in the parish of Twyford.
- 3.5 The date on which the referendum will take place is agreed as Xth June/July 2023.