

Wokingham Borough Local Development Framework

Adopted Core Strategy Development Plan Document

January 2010

4 Core Strategy Policies

- 4.1 This Core Strategy includes a number of high level policies in order to achieve the objectives and vision set out in the earlier sections. It also includes a number of policies relating to specific strategic proposals e.g. SDL in policies CP18-21. Proposals would therefore need to comply with relevant policies, together with other parts of the Development Plan. The policies are arranged into broad themes applying to the whole borough before more specific issues are considered.

Delivering a sustainable borough

CP1 – Sustainable development

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;
- 2) Minimise the emission of pollutants into the wider environment;
- 3) Limit any adverse effects on water quality (including ground water);
- 4) Ensure the provision of adequate drainage;
- 5) Minimise the consumption and use of resources and provide for recycling;
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
- 7) Avoid areas of best and most versatile agricultural land;
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
- 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by:
 - a) Including appropriate on-site renewable energy features; and
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

- 4.2 Development within the borough should enhance the overall sustainability of the area through minimising impact on the environment, including access to facilities as detailed under CP9. As is recognised in both the Community Strategy and the Spatial Objectives, the community values the high quality of the environment within the borough. It is therefore important that any proposals for development do not harm this or adversely affect the quality of life of residents, workers and visitors. The Council's Landscape Character Assessment highlights the areas of the borough with landscapes which

⁴¹ The Department for Trade and Industry definition of a zero carbon development is one that achieves zero net carbon emissions from energy use on site, on an annual basis.

CP2 - Inclusive communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

- a) An ageing population, particularly in terms of housing, health and wellbeing;
- b) Children, young people and families, including the co-ordination of services to meet their needs;
- c) People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and
- d) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:
 - i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
 - ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

4.15 In order to achieve sustainable development, it is important that the needs of all sections of the population are met through development. All proposals should take into account relevant equality and diversity legislation.

Additionally, proposals for any specific part of the community should take account of other relevant legislation. For example provision for Gypsies and Travellers should accord with the approach outlined in the LDF and take account of the Housing Act and Circular 1/2006 which requires sites to be identified to meet needs. Allocations (if required) will be examined following the early revision of the SEP. The meeting of the South East England Regional Assembly on 4 March 2009 agreed recommendations to the Secretary of State regarding permanent pitch requirements to 2016. For Wokingham Borough, it was recommended that the requirement is:

- a) 21 pitches for gypsies and travellers; and
- b) 2 pitches for travelling showpeople.

Once the Secretary of State has confirmed the requirement (through a revision of the SEP), the Council will allocate sites (if necessary) through the Managing Development Delivery DPD.

4.16 The Council recognises that household size and associated needs varies across social and ethnic groups. The Council recognises that addressing the needs of young people includes those in the care of the authority due to their vulnerability. Some of the issues in planning for changes in the demography of the borough are outlined in section 3.

4.17 Community facilities include development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls and religious buildings. It also includes burial sites.

- 4.18 Sustainably meeting the needs of young people includes ensuring that children of primary school age have access to a school within walking or cycling distance of their home (3-4km) along a safe route. Furthermore, young people aged 13-19 need to have sufficient access to positive activities and safe places to go.

CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

- 4.19 The Wokingham Borough Design Guide SPD (July 2007) seeks to ensure development is of a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough. The provision of public and private amenity space contributes to the character of the borough. All development can impact on the overall character of the area. Consequently, it is vital that the Council minimises any adverse impacts. Each town and village, together with the areas between them has their own unique character which is illustrated in Village Design Statements. Proposals for development must acknowledge this to ensure that the distinctiveness of different parts of the borough is maintained in line with PPS1 (paragraph 13 iv). The authority through the designation of Conservation Areas will recognise the distinctive character of parts of the

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As part of the preparation of the Planning Obligations SPD, the Council is preparing a Long Term Transport Strategy (LTTS) to inform the calculation of any tariff. Planning Obligations are likely to be superseded by a Community Infrastructure Levy (CIL). It is anticipated the documents setting CIL will be subject of public examination. This will include background information such as the LTTS. The LTTS will also assist in the consultation on the Infrastructure Delivery SPD. This will be produced so that it can be adopted in tandem with the Core Strategy.

- 4.28 Proposals will need to demonstrate that there is either sufficient infrastructure capacity or that this can be readily provided as part of any scheme. Consequently, consideration of on and off site improvements will be required in any scheme and the applicant may be required to submit evidence of this. Any assessment of the ability to deliver necessary improvements to infrastructure will need to demonstrate that both the enhancements and the proposal are viable and deliverable. To deliver the necessary improvements required, the Council will consider the use of its Compulsory Purchase powers, when appropriate.
- 4.29 As paragraphs 2.26 to 2.30 indicate, the Council's strategy for children and young people looks to enhance facilities for all. Where these improvements are related to the SDL in policies CP18-21, these are detailed in the relevant section. However, due to development in the borough, there may be a requirement to increase capacity at other sites. The authority will negotiate contributions in line with this policy to deliver this additional capacity.

CP5 - Housing mix, density and affordability

Planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes. Affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market.

All residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will provide up to 50% of the net additional units proposed as affordable dwellings, where viable. The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.

Subject to viability, the minimum percentages of affordable housing sought on site by land type and location are:

Land types	Location (CP9)	Size trigger	%
Previously developed land	Within Development Limits	5 to 14 dwellings (net) or between 0.16ha and 0.49ha (net)	20
Previously developed land	Within Major Development Location	15 dwellings or more (net) or 0.5ha (net) and larger	30
Previously developed land	Within Modest or Limited Development Location	15 dwellings or more (net) or 0.5ha (net) and larger	40

Greenfield	Within Major Development Location	5 dwellings (net) or more or 0.16 ha (net) and larger	35
Greenfield	Within Modest or Limited Development Location	5 dwellings (net) or more or 0.16 ha (net) and larger	40
Any	Outside development location	5 dwellings (net) or more or 0.16 ha (net) and larger	40
Any	Strategic Development Location (policies CP18-21)	5 dwellings (net) or more or 0.16 ha (net) or larger	35
Subsequent Development Plan Documents may vary the proportions for affordable housing of allocated sites having regard to the specific viability of the site.			

- 4.30 The provision of a variety of types and sizes of accommodation is desirable across the borough, so that the housing needs of as many households as possible can be met. This helps to ensure that the Plan is sustainable in meeting the housing needs of the community in line with PPS3 (paragraph 29). Depending upon the character and needs of the area, it may not be necessary to include a mix of dwellings in every residential scheme, especially smaller ones. The importance of ensuring adequate provision of affordable housing is recognised in the Audit Report.
- 4.31 To ensure schemes comply with Policy CP2 regarding socially inclusive communities, affordable housing units should be in accordance with the social landlords requirements which may mean distribution around the proposal and not concentrated in one area, unless there are particular management issues. Due to the exceptional need for affordable housing in the Borough and to achieve its supply until the SDL in policies CP18-21 deliver, the Council has reduced the thresholds at which affordable housing is sought down to five dwellings (net). These thresholds will be reviewed to establish if they are still necessary once the SDL have started contributing towards the provision of affordable housing.
- 4.32 The Council recognises that the threshold in this policy is consistent with that in the adopted in the WDLP for settlements with 3,000 or fewer residents. Since its adoption in March 2004, the Council has successfully delivered affordable housing on a number of sites of at least 5 dwellings without affecting the financial viability of the proposal⁴³. The Council is unaware of financial factors within settlements of more than 3,000 residents that prevent the delivery of affordable housing on similar sized sites elsewhere in the Borough. This reflects the findings of the Affordable Housing Viability Study, which indicates viable development can be achieved with up to 50% of the units supplied as affordable dwellings. A lowering of the threshold to five means that affordable housing would be provided on smaller sites allocated in subsequent DPD, especially in limited development locations (CP9).

⁴³ Application Nos. F/2004/0977 (96-98 Grazeley Rd, Three Mile Cross), O/2003/0646 (Land adjacent to Lord Harris Court, Mayfields, Sindlesham) & F/2006/7037 (4 St. Catherine's Close, Sindlesham).

Having regard to the Viability Study, the Council has tiered the requirements for affordable housing based upon site location and characteristics. The provision of affordable housing is based upon a 70:30 split between social rent and shared ownership as detailed in the Affordable Housing Viability Study. The Council will use this split as the starting point for negotiations on affordable housing but apply flexibility where there are viability and other site specific issues.

- 4.33 Applicants for planning permission who wish to suggest a provision below that in policy CP5 based on a viability case must submit with their planning application an open book appraisal of the development finances which demonstrates that the proposal is clearly not viable without a lesser affordable housing provision and/or Social Housing Grant.
- 4.34 This reduction in threshold to five dwellings recognises the exceptional need for affordable housing within the borough as highlighted in the Berkshire HMA. This indicates that between 64% and 88% of the Borough's annual housing completions would need to be affordable dwellings⁴⁴. The Council recognises that the application of either a 5⁴⁵ or 15⁴⁶ dwelling thresholds for requiring affordable housing associated with the percentages in the HMA could affect the delivery of housing. An off-site contribution towards the provision of affordable housing may be acceptable where it is impractical to include on-site, particularly due to the small number of units proposed. The practicalities of this are examined in the Viability Study. Whilst PPS3 indicates that proportions of affordable housing could vary around the area, the Council currently operates a borough-wide waiting list. It is therefore not able to separate the need out to individual settlements. To ensure adequate affordable housing is provided in smaller communities, notwithstanding the lower threshold, the Council considers it necessary to allow for rural exceptions. Further guidance on where affordable housing may be permitted as an exception to usual planning policy is set out in policy CP9.
- 4.35 In recognition of the changing needs and demographics within the Borough, larger developments (including SDL) should provide a range of different sizes and types of housing, which address these needs across all tenures. This will include the provision of "Lifetime Homes" and other accommodation for the elderly and the vulnerable. This will assist the Council in meeting the needs of an ageing population in the Borough highlighted in the Council's Housing Strategy for Older People. Further information on housing mix will be provided in the Managing Development Delivery DPD.

CP6 - Managing Travel Demand

Planning permission will be granted for schemes that:

- a) Provide for sustainable forms of transport to allow choice;

⁴⁴ See figure 7.37 of the Berkshire HMA. The figures are a minimum of 400 units and a maximum of 550 units per annum in comparison to the SEP requirement.

⁴⁵ Reflecting the approach applied in settlements of 3,000 or fewer population within the Wokingham District local Plan.

⁴⁶ PPS3, paragraph 29 indicates that the national indicative minimum threshold for requiring affordable units is 15 dwellings.

- b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;
- c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users;
- d) Provide appropriate vehicular parking, having regard to car ownership;
- e) Mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed;
- f) Enhance road safety; and
- g) Do not cause highway problems or lead to traffic related environmental problems.

4.36 Paragraph 2.16 recognises that the borough has one of the highest car ownership rates of any English local authority. To reduce the likelihood that these vehicles will be used and to encourage modal shift, it is important to ensure all proposals achieve sustainable development and that they are assessed for their impacts in generating travel demand. This assessment will need to take account of the cumulative impact of proposals in the area. To help achieve sustainable development, proposals likely to generate significant demands for travel movements should be located in areas with best access to existing good services. This means that people can have the widest range of choice in selecting transport modes and help reduce the use of the private car. The availability of good existing public transport services has been considered in drafting the strategy for the Borough. The Council assumes that this provision will be maintained⁴⁷ and enhanced by development in the period to 2026. Enhancements will include the measures detailed in policy CP10 together with new/improved feeder bus services to railway stations within and adjoining the borough. During the plan period, opportunities for the improvement of existing railway stations and the possibility of new railway stations will be examined. One way to reduce congestion will be to provide better bus services for school children. The approach of this policy is consistent with the LAA and the LTP. Measures to improve accessibility to the transport network will also have regard to the requirements of policy CP7 concerning avoiding significant affects upon Natura 2000 sites.

4.37 In line with the WDLP definition, good public transport services meet the following requirements:

- a) At least a thirty minute service frequency during peak times (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and
- b) At least an hourly service frequency during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

4.38 The appropriate vehicular parking is set out in the Council's standards. This is currently in WDLP Appendix 8, but a SPD will replace it. Parking provision will have regard to the potential level of vehicle ownership/use and the availability of high quality alternative means of transport.

⁴⁷ Such as the operation of the Park & Ride at Loddon Bridge roundabout on A329.

- 4.39 Enhancement of public transport provision could include increased frequencies and improved integration between bus and rail routes together with the provision of new stops or routes. The Council will look towards proposals contributing towards solutions which enhance the sustainability of the site together with the location generally. This is because improving access to sustainable transport modes to the existing population should create capacity within the network to cope with new development. This policy is consistent with the LAA (NI 175 and 198).

CP7 - Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or
 - B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
 - C) That compromises the implementation of the national, regional, county and local biodiversity action plans
- will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:
- i) Mitigation measures can be put in place to prevent damaging impacts; or
 - ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

- 4.40 SEP Policy NRM5 (criterion iii) recognises that the need to protect European sites from likely significant effects could mean that housing targets in Policy H1 are not achievable. The Habitats Regulations Assessment (see paragraph 2.67) indicates that the development currently envisaged through the Core Strategy can be delivered without likely significant harm upon any European sites (either on their own or in-combination with other plans or projects). However, the Council will assess each plan or project in line with NRM5 to confirm that they can be delivered without likely significant harm (either on their own or in-combination with other plans or projects).
- 4.41 The need for a development that affects a Site of Special Scientific Interest will be deemed to outweigh the need to safeguard the nature conservation interest where the development has clear social or economic benefits of national importance. The need for a development that affects Local Wildlife Sites, habitats or, species of principal importance in England for nature conservation, ancient woodland, veteran trees or features of the landscape that are of major importance for wild flora and fauna will be deemed to

Improvement to Strategic transport network	Extent Improvement is part of Core Strategy			Funding		
	Sub-Regional ⁵⁵	Integral to Core Strategy	Adjacent authority strategy	National/ regional funding	Apply for through LTP	S106 and WBC funds
facilities.						
22 - Improvements to M4 Junction 10.				✓		✓

4.55 Infrastructure improvements associated with the SDL are detailed in CP18-21. Depending upon the improvements, proposals outside of the SDL may need to contribute as part of the cumulative resolution of the issue. It is imperative that these are provided otherwise the scheme would not achieve a sustainable quality of life. Indicative alignments for the improvements to the Strategic Transport Network will be shown in the Managing Development Delivery DPD. Improvements associated with the SDL are included in the concept plans. Other proposals for improvements to the Strategic Transport Network may arise including those to ensure that the Community Resilience functions of the authority are maintained e.g. access along the Strategic Transport Network at times of flooding for the emergency services.

4.56 The strategic transport network through the borough comprises all the motorways, A and B class roads together with the railway lines from Reading to Guildford & Gatwick Airport, Basingstoke, London Paddington and London Waterloo together with the line from Twyford to Henley-on-Thames. This Strategic Transport Network is consistent with that defined in the LTP.

CP11 - Proposals outside Development Limits (including countryside)
In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

- 4.57 Restricting development outside of development limits also helps protect the separate identity of settlements and maintain the quality of the borough's environment which is recognised in the Audit Report. Preventing the proliferation of development in areas away from existing development limits is important, as they are not generally well located for the facilities and services. Proposals for development, which would be an increase over what currently exists (outside development limits) are likely to lead to increased use of the private car as they are poorly served by other transport modes contrary to Policy CP6. Proposals may be able to address deficiencies in accessibility to services through contributions in line with Policy CP4.
- 4.58 Proposals for agricultural workers dwellings will need to demonstrate that they comply with this policy and PPS7. Community facilities are listed in paragraph 4.17. The Council recognises the role of leisure and recreational activities (that do not require significant buildings) to maintain the character of the countryside. Cemeteries can also perform this role. Proposals within the Green Belt must also comply with PPG2 and Policy CP12.

CP12 - Green Belt

Planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2.

The Metropolitan Green Belt in the borough as illustrated on the key diagram comprises the land north and east of Twyford but excluding Wargrave. It also includes the land in the parish of St. Nicholas Hurst east of The Straight Mile and north of Carter's Hill.

- 4.59 In line with the guidance in PPG2, one of the key features of Green Belts is their permanence. SEP Policy SP5 indicates that Green Belts in the region will be supported. PPG2, paragraph 2.6 indicates that changes to Green Belt boundaries should only be made in exceptional circumstances. The Council does not consider that exceptional circumstances exist to warrant changes to the Green Belt during the Plan period as all the development needs for the Borough can be accommodated sustainably elsewhere. This is consistent with the findings of the SHLAA and SEP paragraph 21.6 which does not indicate that a review of the Green Belt is required at any locations within Wokingham Borough.
- 4.60 Within the borough's Green Belt any proposal that harms the open character of the area or entails inappropriate development will not be acceptable. Forms of appropriate development are listed in PPG2 (paragraphs 3.4 to 3.10).
- 4.61 The precise boundary of the Green Belt will be defined in the Managing Development Delivery DPD. Pending the production of this DPD, the extent of the Green Belt will reflect that designated by WDLP Policy WGB1. There is currently one major developed site within the Green Belt at the Star Brick &

interests in the town centre, S106 and regional funding that comes with the LTP and private funding from developers. The indicative timetable for completion of the competitive dialogue process is Spring 2010.

CP15 - Employment Development

Development for business, industry or warehousing will be permitted, including the expansion or intensification of existing employment uses provided it is within one of the following Core Employment Areas:

- 1) Green Park Business Park, Reading;
- 2) Headley Road East, Woodley;
- 3) Hogwood Industrial Estate, Park Lane, Finchampstead;
- 4) Molly Millars Industrial Estate, Wokingham;
- 5) Ruscombe Business Park, Ruscombe;
- 6) Sutton's Industrial Estate, Earley;
- 7) Thames Valley Business Park, Earley;
- 8) Toutley Industrial Estate, Wokingham; or
- 9) Winnersh Triangle Business Park, Winnersh.

Elsewhere within development limits the redevelopment, refurbishment or minor extension of buildings in employment use will be acceptable in principle.

Some scope for limited additional employment development may be identified in:

- i) The Managing Development Delivery DPD;
- ii) Within the Strategic Development Locations as detailed within the proposed SDL Masterplan SPDs (Policies CP18-21); or
- iii) The retail centres defined in policy CP13 for office proposals.

Any proposed changes of use from B1, B2 & B8 should not lead to an overall net loss of floorspace in B Use within the borough. Provision will be made for a range of sizes, types, quality and locations of premises and sites in order to meet incubator/start up, move on, expansion and investment accommodation needs and having regard to the needs of specific sectors of the business community.

All proposals for employment development (including offices in line with Policies CP13 and CP14) will include mitigation commensurate with the impact of the development on the demand for housing, labour, skills, traffic and highways.

- 4.70 A good supply of a range of sizes, types and location of available sites and buildings is a pre-requisite to a thriving economy. This will be monitored through the AMR. The Employment Land Study indicates the current level of floorspace for industry and warehousing would need to rise by 51,000sq m to meet forecast employment growth in the Borough over the Plan period. This represents approximately a 10% increase in stock and can be met through the intensification of use brought about through the redevelopment of existing employment areas and new allocations in the Managing Development Delivery DPD. The increase in floorspace of 40% approved as part of the

CP17 - Housing delivery

Provision will be made for the development of at least 13,230 dwellings and associated development and infrastructure in the Borough in the period 2006-2026 for which substantial investment in infrastructure will be required. These will be provided in the following phases:

April 2006 to March 2011 – an average of 600 dwellings per annum

April 2011 to March 2016 – an average of 700 dwellings per annum

April 2016 to March 2021 – an average of 723 dwellings per annum

April 2021 to March 2026 – an average of 623 dwellings per annum

The Council through subsequent DPD will phase and manage the release of allocated sites to ensure the overall targets for the Plan period are met. This will include the identification of reserve housing sites in subsequent DPD, which will be allocated for development post 2026. Allocated sites may be brought forward from a later phasing period where this would not undermine the delivery of sustainable development, including the availability of infrastructure. The early release of sites will be considered by the authority's Executive to ensure the achievement of the overall requirement and the maintenance of a rolling five year supply of housing land.

In summary, based at 1 April 2008, the Council expects the at least 13,230 dwelling requirement to be met from the following sources:

Completions (1/4/06-31/3/08)	1,506
Existing commitments (planning permissions, resolutions to grant, unimplemented allocations in WDLP) (excludes sites within an SDL)	2,373
Sites to be identified in Major Development Locations	550
Sites to be identified in Modest Development Locations where they should generally not exceed 100 dwellings.	350
Sites to be identified in Limited Development Locations where they should generally not exceed 25 dwellings.	100
Arborfield Garrison SDL (CP19)	3,400
South of the M4 SDL (CP20)	2,500
North Wokingham SDL (CP21)	1,500
South Wokingham SDL (CP22)	2,500
Flexibility	-1,292
TOTAL:	13,487

- 4.77 The housing targets for the Borough are based on achieving the overall requirements of the SEP (12,460 dwellings) together with the backlog against the requirements of the former BSP (772 dwellings) at April 2006 (see table 3.1). The Council accepts that the backlog must be eliminated by 31 March 2016 in line with SEP Policy H2 (criterion viii). In considering the opportunities for this, paragraphs 3.13 to 3.19 indicate that there are risks to both the achievement of sustainable communities and the overall vision if targets were increased before 2011. The Council also recognises the implications of the lead in times for development following adoption of the both the Core Strategy (with its allocated SDL (Policies CP18-21)) and the subsequent

sites and consequently such sites have not been included as a source of supply in table 4.2. Any development on unidentified sites will be rigorously assessed against national and local policies (CP1 and CP3) on compatibility with the character of the area and the need for development to be of high quality. If the Council does not have a five year housing land supply⁶¹, it will initially consider the scope for extensions to major development locations before assessing ones for modest development locations and finally limited development locations.

Major locations for growth (Strategic Development Locations)

CP18 – Arborfield Garrison Strategic Development Location

Within the area identified at Arborfield Garrison, a sustainable, well designed mixed use development will be delivered including:

- 1) Phased delivery of around 3,500 dwellings including affordable homes in accordance with policy CP5;
- 2) Employment;
- 3) Appropriate retail facilities;
- 4) Social and physical infrastructure (including provision of at least two new primary schools and a secondary school, together with children's centre and youth facilities);
- 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 CP8 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 A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham (including the extension of Nine Mile Ride to the A327); and
- 8) Measures to improve accessibility by non-car transport modes along the A327, B3030, B3349 and B3430 corridors especially on the routes to Bracknell, Reading, Winnersh and Wokingham.

The development will be guided by a Development Brief Supplementary Planning Document produced with the involvement of stakeholders including all interested landowners in the area covered by the Strategic Development Location as defined on the Proposals Map.

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.

⁶¹ Having regard to the advice in PPS3 (paragraphs 68-73) and National Indicator 159 (available at <http://www.communities.gov.uk/documents/localgovernment/pdf/735143.pdf>). With respect to the latter, this means whether a five year supply is available at the 1st April both preceding and subsequent to the date of determination i.e. for an application determined in June 2010, this would included assessments of 5 year housing land supplies at both 1 April 2010 and 1 April 2011.



Wokingham Borough Development Plan

Adopted Managing Development Delivery Local Plan

Enhancing the Borough's environment and
character through exceptional development

February 2014

Chapter 2: Cross Cutting Policies

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

Policy CC01 – Presumption in Favour of Sustainable Development

1. Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
 - b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

- 2.3 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy Background

National

[National Planning Policy Framework \(NPPF\)](#) (2012), paragraphs 12, 14 and 15

Regional

N/A

Local

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

[Borough Design Guide Supplementary Planning Document \(SPD\)](#) (2012) – Section 1 Introduction, paragraph 1.4.1.

Policy CC02: Development Limits

1. Development limits for each settlement are defined on the Policies Map.
2. Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.
3. Development proposals within the areas allocated as SDL in the adopted Core Strategy (policies CP18-21) will be permitted that are within the identified development limits unless an acceptable alternative has been agreed through the granting of planning permission accompanied by a deliverable SDL-wide:
 - a. Comprehensive masterplan; and
 - b. Infrastructure Delivery Plan which:
 - i. Ensures that the applicant funds and delivers an appropriate share of the SDL infrastructure; and
 - ii. Does not prejudice the comprehensive delivery and implementation of the wider SDL

2.4 Policy CP9 – Scale and location of development proposals of the [Core Strategy](#) requires the MDD to set the development limits for each of the Borough's specified settlements. The development limits shown on the Policies Map (incorporating the adopted MDD) supersede those shown on the Proposals Map produced when the Core Strategy was adopted.

- 2.5 The development limits:
- i. Define the development limits of the Strategic Development Locations (SDLs) identified in [Core Strategy](#) Policies CP18-21, which relate to the four Strategic Development Locations
 - ii. Incorporate sites allocated through policies in Chapter 4: Site Allocations of the MDD
 - iii. Take account of development proposals completed or with outstanding (extant) planning permission at 1 April 2012
 - iv. Remove any existing inconsistencies.

2.6 The development limits around the University of Reading Science and Innovation Park ([Core Strategy](#) policies CP9 (4) and CP16 – Science Park) are also defined. In defining this development limit, the Council has taken account of the phase 1 scheme that already has planning permission (application number O/2009/1027).

Policy CC03: Green Infrastructure, Trees and Landscaping

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

2.10 Policy CP1 – Sustainable Development of the [Core Strategy](#) seeks to maintain the high quality of the environment. Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and policy CP4 – Infrastructure requirements also refers to the improvement or provision of infrastructure, community and other facilities. Policy CC03: Green Infrastructure enhances these Core Strategy policies in setting out how these criteria can be met by providing for or enhancing green corridors in developments.

2.11 Proposals shall comply with Policy TB23: Biodiversity and Development and be consistent with the [Borough Design Guide SPD](#) (2012).

2.12 Green infrastructure networks include the natural and managed green areas in urban and rural settings. Green infrastructure networks include countryside; open spaces; river valleys, corridors and wetlands; Sites of Urban Landscape Value (SULVs); Sustainable Urban Drainage Systems (SuDS); landscape features; 'green' corridors, including ecological corridors; Suitable Alternative Natural Greenspace (SANG); allotments; amenity areas within developments; green routes and green route enhancement areas; country parks and public rights of way, including footpaths, cycleways and bridleways.

2.13 Green infrastructure can achieve a number of objectives, including:

Policy CC04: Sustainable Design and Construction

Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments by:

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

- 2.21 This policy enhances policy CP1 Sustainable Development of the [Core Strategy](#) and takes forward the Council's commitment to sustainable construction, such as that set out in the Council's [Sustainable Environment Strategy 2010-2020](#) (2010). It also takes forward the requirement of criteria 12 of policy CP1 for development proposals to contribute towards the goal of reaching zero-carbon. A building is zero carbon if it has net zero carbon emission over the course of a year.
- 2.22 All new development proposals shall be consistent with the Borough's [Sustainable Design and Construction SPD](#) (2010) and the [Borough Design Guide SPD](#) (2012). Proposals for residential and non-residential buildings shall be accompanied by a Sustainability Statement. The Council will encourage conversions and extensions to be assessed under [BREEAM Refurbishment](#).
- 2.23 Layout, such as passive solar design as well as materials; design; landscaping; standard of construction, and operation are all measures that are capable of reducing the need for energy and using energy efficiently. These measures can also minimise water consumption and help to mitigate and adapt to climate change. Policy CC05: Renewable energy and decentralised energy networks, provides further detail about how energy can be supplied efficiently and what contribution is required from renewable sources.
- 2.24 The [Code for Sustainable Homes \(CfSH\)](#) and [BREEAM](#) are certified assessment tools which measure the overall sustainability of a development. CfSH only relates to newly constructed homes whereas BREEAM can be used to measure the sustainability performance of non-residential uses.
- 2.25 The policy requirements for CfSH are in advance of national mandatory requirements. The Council is looking to 'future proof' development.

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

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

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

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

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

Policy CC06: Noise

1. Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD.
2. Noise impact of the development must be assessed. Where there is no adverse impact (No Observed Effect Level) then noise will not be a material consideration.
3. Where there is an adverse effect (Lowest Observed Adverse Effect Level to Significant Observed Adverse Effect Level), then
 - a) The development layout must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly.
 - b) Where there is still an adverse impact then internal layout must be reviewed. Where this results in there no longer being an adverse impact then design and measures should be incorporated accordingly.
 - c) Where there is still an adverse impact then physical mitigation measures such as barriers/mechanical ventilation must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly.
 - d) Where there is still an adverse impact and the development falls within the significant observed adverse effect level then planning permission will normally be refused.

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

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

- 2.50 Appendix 1 of the MDD sets out the methodology for determining significant and adverse impacts including explanation of noise levels and detailed guidance on the assessment of noise from different sources.

Policy Background

National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 11 – Conserving and enhancing the natural environment, such as paragraphs 109 and 123

[Noise Policy Statement for England](#) (March 2010)

BS4142: 1997 – Method for rating industrial noise affecting mixed residential and industrial areas

BS8233: 1999 – Sound insulation and Noise reduction for Buildings – Code of Practice

BS7445-1:2003 - Description and measurement of environmental noise. Guide to quantities and procedures

BS6472-1: 2008 – Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting.

BS7385-2:1993 - Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration

BS5228 (1&2): 2009 - Code of practice for noise and vibration control on construction and open sites. (Part 1: Noise and Part 2: Vibration) BS4142

Regional

N/A

Local

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

Policy CC07: Parking

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

- 2.51 [Core Strategy](#) policy CP6: Managing Travel Demand (criteria d) requires the provision of appropriate vehicular parking, having regard to car ownership.

Policy CC09: Development and Flood Risk (from all sources)

1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.
2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.
3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:
 - a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk
 - b) Conversions and change of use unless it involves a change to a more vulnerable class
 - c) Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF.
4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:
 - a) The development provides wider sustainability benefits to the community that outweigh flood risk
 - b) The development will:
 - i. Be safe for its lifetime, taking account of the vulnerability of its users
 - ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall
 - iii. Incorporate flood resilient and resistant measures into the design
 - c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.
5. Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for:
 - a) All proposals in areas of known historic flooding from all sources
 - b) Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment
 - c) Those proposals set out in footnote 20 to paragraph 103 of the NPPF.

Flood Zones

- 2.57 This policy enhances Core Strategy policies CP1 – Sustainable Development (specifically criteria 9) and CP3 – General Principles for development; the

Policy CC10: Sustainable Drainage

1. All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through
 - a) A Flood Risk Assessment, or
 - b) Through a Surface Water Drainage Strategy.
2. All development proposals must
 - a) Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.
 - b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits
 - c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]
 - d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer.

- 2.73 This policy enhances Core Strategy policies CP1 Sustainable Development (criteria 9) and CP3 – General Principles for development by aiming to reduce the overall amount of rainfall being discharged to the drainage system from new development and help to reduce the Borough's susceptibility to surface water flooding. The Environment Agency has carried out surface water flood risk modelling that covers Wokingham Borough. This modelling can be viewed on maps 6e and 7.1 to 7.17 of the [Strategic Flood Risk Assessment \(SFRA\)](#) (2012) with supporting information available in section 4.8 (Surface Water Modelling) of the SFRA.
- 2.74 Sustainable drainage is integral to a development scheme and not an 'add-on'. It will always be more effective to manage surface water flooding at and from new development early in the land acquisition and design process rather than to resolve problems after development. Therefore, surface water techniques for a site, including Sustainable Drainage Systems (SuDS), have to be decided at the earliest stage of the development proposal as optimum placement of SuDS devices will affect the site design and so sufficient space can be allocated.
- 2.75 Developers should consider SuDS as their first choice for managing surface water. All development proposals are required to follow the [SuDS Management Train](#) taking account of the specific characteristics of the site and its surrounds, including layout, topography and geology. SuDs shall also be designed to meet national standards as set out in [CIRIA guidance](#) or subsequent national standards introduced through the [Flood and Water Management Act 2010](#) to ensure the future sustainability of the drainage system. They should also follow design criteria and be technically feasible.
- 2.76 Where strategic developments involve more than one landowner a coherent approach should be taken to surface water management to ensure delivery of

[Wokingham PPG17 Open Space, Sport and Recreation Study Standards Paper \(2012\)](#), KKP

[Open Space, Sport and Recreation Strategy](#) (November 2013)

Policy TB09: Residential accommodation for vulnerable groups

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

- 3.38 Core Strategy Policy CP2 - Inclusive Communities requires the provision of inclusive communities that provide for the long term needs of all members of the community. Therefore, the choice of accommodation could include dementia units, extra care housing, small group homes and accommodation for young people leaving care.
- 3.39 Paragraph 2.33 of the [Core Strategy](#) recognises that children in the care of the Council tend to be placed within their family and friends network, or with foster carers. Where this is not possible the children will live in a small group homes. For young adults leaving care there may be the need for supported housing schemes.
- 3.40 The Council may need to find sites for further small group homes to meet the needs of vulnerable adults and children during the plan period. As of April 2012, no sites had been put forward for development to meet these needs. Proposals for these uses will be considered on a site by site basis as they come forward.
- 3.41 Paragraph 2.37 of the [Core Strategy](#) states the number of people over 85 years old will increase by 100% between 2006 and 2026. To ensure appropriate support is available to the elderly, the Council's approach is to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need.
- 3.42 Paragraph 2.41 of the [Core Strategy](#) sets out requirements for extra care housing, enhanced sheltered housing and dementia units. The Council is currently undertaking an update of its [Strategy for housing for older people in Wokingham](#). Proposals shall be consistent with the updated strategy in determining applications for these uses.

Policy Background

National

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

Regional

N/A

Local

[Sustainable Community Strategy for Wokingham 2020](#)

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

[Strategy for housing for older people in Wokingham](#)

Policy TB10: Traveller Sites

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

- 3.43 Policy TB10: Traveller Sites enhances Core Strategy policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for Development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heath SPA and CP11 Proposals outside Development Limits (including countryside).
- 3.44 In line with the advice set out in [Planning Policy for Traveller sites guidance](#) (2012) the Gypsy and Travellers Guidance, opportunities to redevelop previously developed land or a vacant or derelict site should be considered.
- 3.45 The supporting text (paragraph 4.15) to policy CP2, Inclusive Communities of the [Core Strategy](#), sets out the pitch requirement for gypsies and travellers to 2016, which was for 21 pitches.
- 3.46 To ensure that the Council has the most up to date information regarding meeting the local needs of the Gypsy and Traveller communities, the Council appointed consultants to undertake a further Gypsy and Traveller Accommodation Assessment (GTAA) of local demonstrable need and supply for the period 2012-2017 and from 2017-2027. This GTAA is consistent with guidance set out in the Planning Policy on Traveller sites (2012). The GTAA (2013) will form the basis for assessing need.
- 3.47 The Council will continue to work with the Gypsy and Traveller communities regarding identifying sites which could be suitable for providing permanent pitches for Gypsy and Traveller requirements and which could provide a sites supply in line with the Planning Policy for Travellers sites guidance (2012) to meet the needs of travellers in the Borough. A Gypsy and Traveller Local Plan is being produced by the Council taking account of appropriate collaboration with other authorities.

Policy Background

National

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

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

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

Regional

N/A

Local

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

[Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) (2013)

Landscape and Nature Conservation

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

Policy TB21: Landscape Character

1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

- 3.99 The supporting text (paragraph 4.19) to policy CP3 - General Principles of the [Core Strategy](#) states that proposals should take account of the [Council's current Landscape Character Assessment](#).
- 3.100 The Landscape Character Assessment provides guidance on the intrinsic characteristics of landscape character areas. It details how landscapes should be conserved and managed and the degree, i.e. sensitivity, to which landscape areas can accommodate development. Applicants shall use the Landscape Character Assessment to identify important landscape features that should be protected or enhanced through development proposals. This should be incorporated as part of a landscape and visual impact study as detailed in paragraph 2.19 of this Plan.
- 3.101 Proposals shall also be consistent with the [Borough Design Guide SPD](#) (2012) which provides further information on landscape.

Policy Background

National

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

Regional

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

[Berkshire Habitat Action Plan 2007](#)

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

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

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

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

Local

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

[Landscape Character Assessment](#) (2004)

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

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

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

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

Emerging Wokingham Borough Biodiversity Action Plan (2012-2024)

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

Policy TB22: Sites of Urban Landscape Value

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

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

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

3.103 In line with the supporting text (paragraph 4.19) of policy CP3 - General Principles for development of the [Core Strategy](#), the Council has reviewed SULVs as previously defined by the WDLP. This review has considered the assessments made to support the WDLP and to take into account recent planning decisions affecting the SULVs.

Joel Park, Wokingham

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

Policy Background

National

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

Regional

N/A

Local

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

Policy TB23: Biodiversity and Development

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

Heritage

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

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

1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
 - a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
 - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

- 3.118 Proposals within or affecting the setting of Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or Conservation Areas shall pay special attention to:

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

- 3.119 Keeping historic buildings in good repair, and, where possible in their existing use, is the key to their preservation. If a building is being allowed to deteriorate then the Council may take action to secure its repair. This

could be either through the use of Urgent Works/Repairs Notices as set out in the Planning (Listed Building and Conservation Areas Act) 1990 and the powers of maintenance under Building Act (1984) or the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking forward any action, the Council will also have regard to the advice set out in English Heritage's [‘Stopping the Rot’](#) guidance to make effective use of these powers.

- 3.120 The Council is also responsible for maintaining a programme of Conservation Area appraisals and reviews for the Conservation Areas within the Borough, under Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.121 Development proposals shall include sufficient information to convey the exact nature of the proposals and their impact on the significance of the existing building, including survey drawings and plans, elevations and sections.
- 3.122 Features such as signs, tiling, glazing and shop fronts shall be retained or incorporated. Lighting, signing and advertisements, including fascias should not detract from the architectural or historic quality of the Conservation Area.
- 3.123 Proposals for development within or affecting the character of the Wokingham Town Centre Conservation Area shall be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2010) and emerging Public Realm Strategy, which set out design criteria.

Policy TB25: Archaeology

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

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

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

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

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

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

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

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

National

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

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

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

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

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

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

Regional

N/A

Chapter 5: Monitoring Framework

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

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

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

Table 3 Monitoring Framework

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
CC01: Presumption in Favour of Sustainable Development	CP1	Percentage of applications determined within timeframe.	Determine major, 'minor' and 'other' applications in line with Government targets.	Monitoring to be published annually taking account of quarterly submissions to Government.
CC02: Development limits	CP9	Type and scale of development within development limits.	Only acceptable development within development limits, unless agreed under clause 3 of policy.	Development should have regard to policies CP11, CP18, CP19, CP20 & CP21 of the Core Strategy.
CC03: Green Infrastructure, Trees and Landscaping	CP3, CP7, CP8	Change in amount of Green Infrastructure networks. Changes to / additional connections / linkages between / within existing green corridors / public open space /	All relevant consented planning applications to retain /enhance the amount Green Infrastructure networks. All relevant planning applications. All realistic opportunities to be exploited.	Monitoring to have regard to qualitative change, including that of character. Regard to be had to any relevant tree / landscape / visual impact surveys and updates to the Open space Audit. Regard to be had to relevant information from Natural England and Environment Agency. Regard should be had to feasibility of individual applications to comply with policy. Regard to be had to the Rights of Ways Improvement Plan

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		countryside. Proportion of planning applications refused / consented in River Valleys that improve / contribute toward; the establishment of a Loddon/ Blackwater riverside footpath and bridleway; and the establishment of a riverside footpath and cycleway along the Emm Brook.	All relevant schemes.	re public rights of way. Regard to be had to relevant information from Natural England and Environment Agency. Regard should be had to feasibility of individual applications to comply with policy to improve / contribute to footpaths, bridleways, and cycleways. Regard should be had to the length / nature of any such improvements. Regard should be had to relevant contextual data from the Environment Agency and Natural England.
CC04: Sustainable Design and Construction	CP1	Number of new dwellings that meet the full Code for Sustainable Homes Level 4 and internal potable water consumption target of 105 litres or less per person per day	All new dwellings.	Regard to be had to relevant national indicators.

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

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
energy networks				Regard to be had to relevant national indicators.
CC06: Noise	CP1	Compliance with Observed Effect Level (consented applications in areas outside the No Observed Effect Level (NOEL) to be accompanied by appropriate conditions Changes in background noise levels in the vicinity. Written correspondence from stakeholders.	All relevant planning applications No change / reduction. No change / reduction.	Regard should be had to other factors potentially impacting on change. Regard should be had to comments received in planning applications and general correspondence. To be reviewed to provide contextual information.
CC07: Parking	CP6	Vehicular parking on non-residential and residential schemes complies with Council's car parking standards	Standards identified in the MDD (having regard to Manual for Streets).	Monitor number of applications of over 10 dwellings and 1000 sq m consented on an annual basis 3-5 yearly reporting. Main agencies will be developers and MDD.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure	CP10	Number of transport network improvements completed.	Transport network improvements completed where linked to a development proposal in the Core Strategy	Monitoring of section 106 agreements and liaison with Council's highways and engineering
CC09: Development and Flood Risk (from all sources)	CP1, CP3	Amount of inappropriate development allowed in floodplain contrary to advice of Environment Agency Applications for development in flood zones 2,3a and 3b are accompanied by a Flood Risk Assessment as appropriate and in line with the Council's Strategic Flood Risk Assessment	No inappropriate development allowed in floodplain contrary to advice of Environment Agency. Only appropriate development allowed in these flood zones.	Appropriate development in Flood Zones 2, 3a and 3b are defined in the Technical Guidance to the National Planning Policy Framework. Liaison with Environment Agency. Monitoring of planning consents in these zones to see if this is increasing / decreasing. Regard to annual report produced by Environment Agency. 3/5 year report to have regard to extant planning permissions.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
CC10: Sustainable Drainage	CP1, CP3	Number of applications containing information on Sustainable Drainage Systems (SuDS) and drainage in line with National Planning Policy Framework (NPPF); Technical Guidance to the NPPF and the Council's Strategic Flood Risk Assessment (SFRA) Number of schemes (of 10 or more dwellings) adopting SuDS	New development should not increase the risk of flooding. Increase over time	Monitoring of planning consents on developments over 10 houses and over 1000 sq m of non-residential. 3/5 year report to have regard to extant planning permissions. Also consider sites for major roads. Flood risk assessments where appropriate and drainage impacts provided by applications on submission. Main agencies will be all promoters of development The policy requires monitoring over a period of time before firm targets can be established. Will be assessed through planning decisions.
TB01: Development within the Green Belt	CP12	Only appropriate development allowed in the Green Belt.	No inappropriate development allowed	Monitor number of applications consented in green belt on an annual basis 3-5 yearly reporting. Main Agency will be the MDD.

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

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

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
	CP9	Design Guide SPD (2012) Proportion of residential development on previously developed land		
TB07: Internal Space Standards	CP3	The proportion of residential units consented which meet or exceed the internal space standards, taking account of cases assessed on a site-by-site basis	All residential units consented (taking account of units assessed on a site-by-site basis)	Monitoring of all planning applications for new residential units.
TB08: Open Space, sport and recreational facilities standards for residential development	CP3	The amount and range of open space provided relevant to the MDD requirements. Alternatively whether there is on site provision or financial contribution to open space.	Standards identified in the MDD.	Monitoring of consented applications requiring provision of open space. Maintain up to date open space audit to identify shortfalls. Main agencies will be the Borough Council, developers, and MDD.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
TB09: Residential accommodation for vulnerable groups	CP2	Proportion of planning applications (including bed-spaces / places) consented / refused for each type of vulnerable group residential accommodation.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for accommodation to highlight supply shortfall.
TB10: Traveller Sites	CP2	Proportion of planning applications (including number of sites / pitches) consented / refused and the consistency of each proposal / decision against the criteria.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for sites and pitches to highlight supply shortfall.
TB11: Core Employment Areas	CP15	Amount of land/ floor space developed by employment type.	No net loss of B Class floor space in the Borough.	Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD.
TB12: Employment Skills Plan	CP15	Proportion of relevant major planning applications accompanied by an Employment Skills Plan.	All relevant major planning applications.	Assessment to have regard to changes in; unemployment levels; work related commuting out of / into the Borough; population with NVQ qualifications; and other indicators / targets in the Economic Development Strategy deemed

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

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

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

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
	CP13	to the primary existing use. Amount and proportion of retail development within defined centres. Vacancy levels in designated frontages. Number of basic convenience shopping facilities in local and district centres.	No more than 5% of retail development outside existing or new centres identified in during the Plan period No increase in vacancy rates No loss of key services and amenities	Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and the Council. Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents. Ensuring that our residents have local centres that are resourceful and provide the main requirements for daily essentials encourages economic buoyancy whilst discouraging unnecessary leakage of expenditure.
TB19: Outdoor	CP3	Written correspondence /	No change / reduction in	Regard should be had to comments

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
Advertising		complaints regarding advertising.	complaints.	received in planning applications and general correspondence.
TB20: Service Arrangements and Deliveries for Employment and Retail Use	CP1	Changes in air pollution levels from high / moderate.	No change / reduction.	Regard should be had to other factors potentially impacting on change.
TB21: Landscape Character	CP3, CP7	Proportion of major planning applications approved which reference the Landscape Character Assessment within supporting evidence.	All relevant major planning applications.	
TB22: Sites of Urban Landscape Value	CP3	Extent of SULV (m ²) allocation developed, through development proposals	No net loss of SULV allocation (m ²).	Regard should be had to relevant contextual data from Natural England.
TB23: Biodiversity and Development	CP7	Number of new developments incorporating biodiversity features.	All relevant consented planning applications / developments.	Monitor number of consented applications on an annual basis which recognise adverse effects and provide measures to mitigate 3-5 yearly reporting. Main agencies will be TVERC and local groups.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
	CP1	Impact of development on built and natural environment.	Development should be consistent with the Borough Design Guide. Development should have regard to the NPPF regarding maintaining and enhancing biodiversity in landscaping schemes.	Main agencies will be landowners, developers, the Borough Council, local and voluntary groups.
	CP7	Compared to baseline Habitats Regulation Assessment, 5 yearly review of emissions	Reduction of emissions over time	As a new indicator, the policy requires monitoring over a period of time before firm targets can be established
TB24: Heritage Assets (Listed Buildings, Historic parks and Gardens, Scheduled Monuments and Conservation Areas)	CP1	Percentage of Conservation Areas with up to date character appraisals.	All conservation areas to have an up to date appraisal by the end of the plan period.	As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Character appraisals would be a useful indicator, as they would help preserve the natural environment and the integrity of sensitive areas. Regard should be had to data provided by Berkshire

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		Number of listed buildings to be demolished. Number of listed buildings on the 'at risk' register. Development to or affecting	No loss Reduction over time No inappropriate development.	Archaeology and English Heritage. As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Maintaining listed buildings will provide an indication of the ability to maintain and enhance the local environment. As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. The fewer the number of listed buildings classified as being 'at risk' will indicate the boroughs ability to maintain and enhance the local environment. Main agencies will be English Heritage and the Borough Council.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		heritage assets that cause no detrimental impact on the important character and special architectural or historic interest of the building, monument or park and garden including its setting and views		Regard should be had to data provided by English Heritage.
TB25: Archaeology	CP3	Proportion of consented planning applications / developments in areas of high archaeological potential where archaeological remains are found / not found that are accompanied / not accompanied by an appropriate archaeological assessment / plan. Proportion of consented planning applications / developments that are likely to affect an area of high archaeological potential where	An appropriate archaeological assessment/plan is in place in all cases where remains are found after planning consents are implemented. Remains to be excavated only where preservation in situ is not practical.	Regard should be had to data provided by Berkshire Archaeology and English Heritage. Regard should be had to data provided by Berkshire Archaeology and English Heritage.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		appropriate measures are taken to excavate / preserve remains in-situ.		
TB26: Buildings of Traditional Local Character and Areas of Special Character	CP3, CP14	Proportion of relevant planning consents which only seek to retain or enhance (as opposed to an alternative treatment) the traditional, historical, local and special character of the building or area	No inappropriate development allowed.	Regard should be had to data provided by English Heritage.
SAL01: Allocated housing development site – Sites identified through the former Wokingham District Local Plan	CP17	Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-26).	Meet the housing requirements of CP18 by the end of the Plan period.	
SAL02: Allocated housing development	CP17	Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-	Meet the housing requirements of CP18 by the end of the Plan period.	



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Wokingham Borough Council

Borough Design Guide

Supplementary Planning Document

June 2012



4 Residential

4.12 Gypsy, traveller and travelling showpeople sites

National policy is set out in the CLG publication 'Planning for Traveller Sites', March 2012.

CLG published a Good Practice Guide for Designing Gypsy and Traveller Sites (2008).

This guidance outlines some of the key considerations for the layout of permanent sites for gypsies and travellers. The locations for these sites will be allocated in the Managing Development Delivery Local Plan. Design considerations for suitable locations include:

- Means of access and accessibility to local transport and services;
- Provision of a healthy and safe environment for residents;
- Integration between the site and local community;
- Appropriate ground conditions, site levels and avoidance of areas with high flood risk; and
- Visual and acoustic privacy.

R24: The layout and design of gypsy sites should provide a safe living environment that meets the needs of residents, while respecting the character of the local area.

The layout and design of sites should be based on local consultation with potential occupiers, and with the settled community in the local area.

Key considerations for site layout include:

- a clear demarcation of boundaries that is sympathetic to the character of the surrounding area;
- a clear gap of 3m inside site perimeter boundaries for fire prevention;
- a degree of privacy for individual households whilst maintaining a sense of community;
- the ability to manoeuvre living accommodation to the site and onto each pitch, based on trailers of up to 15m in length;
- safe access and egress to site;
- easy access and a safe turning places for emergency and refuse vehicles;
- natural surveillance to allow residents to oversee all areas of the site;
- clear delineation of public communal areas and private space, with boundaries to each pitch;
- a communal play area for children and potentially a building to house communal facilities;
- a 6m separation distance between each caravan, trailer and park home, for fire safety reasons; and
- infrastructure such as water and electricity supply, surface water and storm drainage, lighting and waste disposal arrangements.

For the layout of individual pitches/plots:

- adequate space for car parking on each pitch;
- pitch boundary fences;

- ability to position caravan away from overhanging trees for fire safety reasons;
- a hard standing area suitable for use by trailers, touring caravans or other vehicles; and
- an amenity building to provide as a minimum water and electricity supply, toilet, personal washing and laundry facilities.

For the purposes of planning policy 'pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (also called a 'yard').

The difference reflects the likely need for travelling showpeople to store equipment.



Figure 4.38: An example of a well laid out site

Main contents

Section 4 Residential

- 4.1 Introduction
- 4.2 Character and context
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- 4.4 Safe streets and spaces
- 4.5 Creating place
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- 4.7 Privacy, visual impact and amenity
- 4.8 Well designed homes
- 4.9 Sustainable design
- 4.10 'Backland' development
- 4.11 Alterations and extensions
- 4.12 Gypsy, traveller and travelling showpeople sites
- 4.13 Residential design checklist



Report to Wokingham Borough Council

by Geoff Salter BA MRTPI

**an Inspector appointed by the Secretary of
State for Communities and Local Government**

The Planning
Inspectorate
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Date: 27th October 2009

PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

REPORT ON THE EXAMINATION INTO THE WOKINGHAM BOROUGH CORE SPATIAL STRATEGY DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 20 August 2008

Examination hearings held between 17 March and 30 April 2009

File Ref: LDF 000315

concentrate development in the SDLs will help to meet objectives to create balanced communities living in attractive environments, with good access to a range of facilities by a variety of transport modes.

13 OTHER MATTERS

Are the criteria for the selection of gypsy and traveller sites consistent with national policy?

- 13.1 Policy CP2 sets out criteria for the allocation of sites for additional gypsy and traveller pitches, for site selection in a subsequent DPD. Following discussion at the examination, the Council has proposed a change to the wording to indicate a firm commitment to provide any pitches that are required by any further guidance to be published by the SEP. This is necessary to comply with the advice of Circular 01/2006 and to make the CS sound **[D9]**. Whilst local needs will inform the scale of provision required, there is nothing in Circular 1/2006 which supports limiting the occupation of any permitted sites only to those with local connections and therefore this criterion (i) of CP2 d) should be deleted to be consistent with government policy **[IC5]**.

Whether the policies dealing with climate change and renewable energy are justified by local evidence and consistent with national policy.

- 13.2 Elements of Policy CP1 seek to minimise the effects of climate change in the move towards zero carbon growth through energy efficiency, promoting the use of renewable energy sources and green construction methods in accordance with best practice. This is carried forward through the overall strategy which directs development to more sustainable locations, aims to reduce the need to travel and provides for more sustainable travel modes.
- 13.3 Representors queried some aspects of Policy CP1, including the level of detail. The requirements of policy CP1 are not any more onerous than national standards and I consider it forms a satisfactory basis for further guidance to be provided in the Sites and Development Policies DPD.

Whether the provisions for monitoring the CS are justified, effective and consistent with national policy.

- 13.4 The monitoring targets and indicators in the CS have been produced following national guidance in Local Development Framework Monitoring – A Good Practice Guide. In general they provide an effective means of monitoring progress through the Annual Monitoring Report of each authority and other programmes such as the LTP. I consider that, overall, the monitoring provisions are justified, effective and consistent with national policy.

Arborfield & Barkham Neighbourhood Plan 2019-2036



Made Version
April 2020

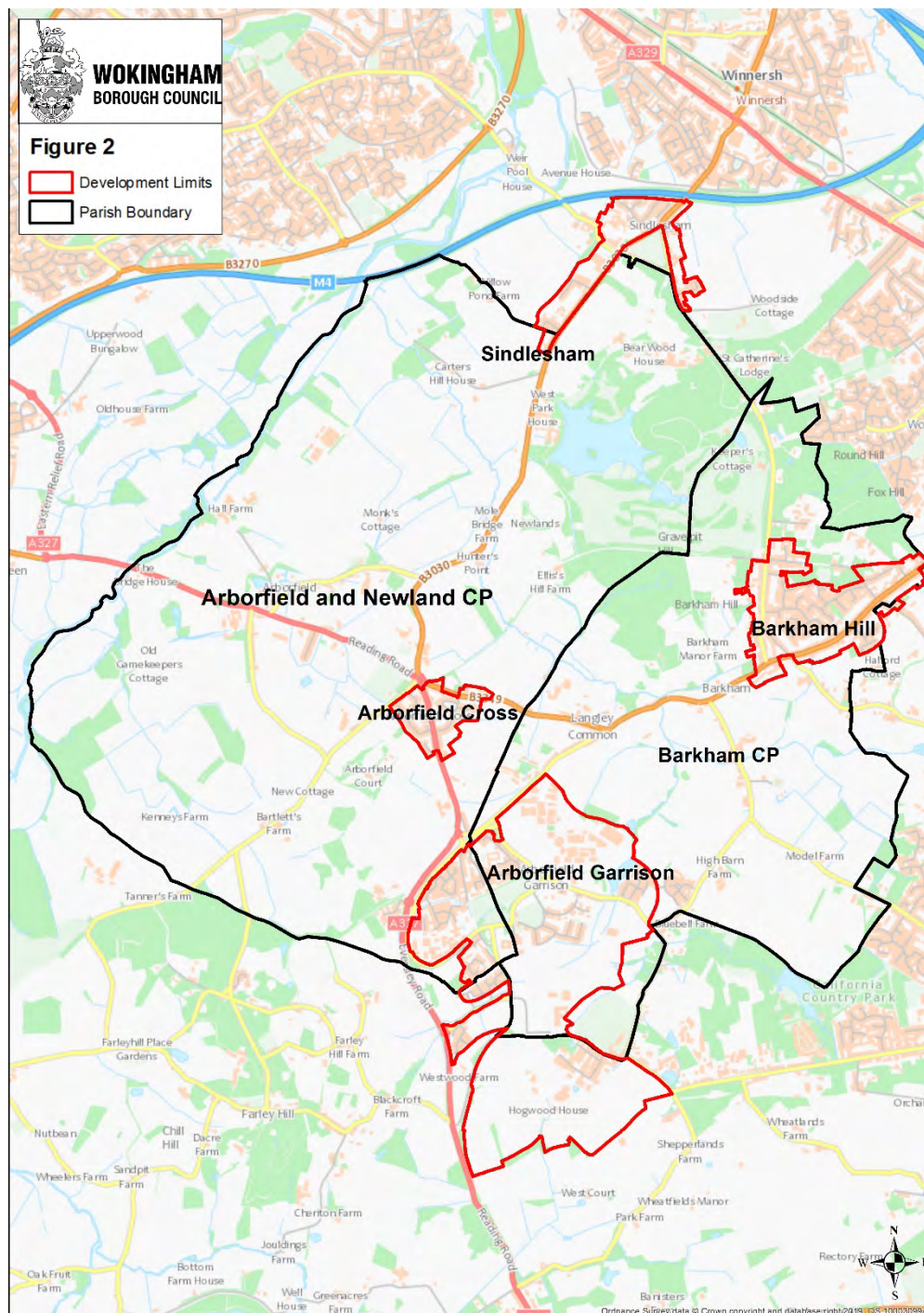
SEPARATION OF SETTLEMENTS

POLICY IRS1: PRESERVATION OF SEPARATION OF SETTLEMENTS

In order to protect the separation of settlements, development proposals outside of development limits designated in the Managing Development Delivery Local Plan 2014 will be required to comply with Policy CP11 of the Core Strategy and:

- a) Preserve the character and appearance of the countryside; and
- b) Not lead to the physical, visual or perceived coalescence of existing settlements.

4.5 The development limits are defined by policy CC02 of the MDD. The development limits are shown in Figure 2 below:



4.6 Arborfield and Barkham include a number of separate settlements:

- a) Arborfield Cross, stretching south of the war memorial roundabout is a distinct village in its own right with its own shop, pub and village hall.
- b) Arborfield village: the original centre of the village is around the old church, now a scheduled monument. It is near the river down the Chestnut Ave. The 'new' Victorian church is in Church Lane which has a number of more recent houses.
- c) Arborfield Green combines the SDL on the former garrison site (mainly in Barkham Parish), some ex MOD housing and some adjacent and more recent developments, often referred to collectively as Penrose Park.
- d) Barkham village, like Arborfield village is a small community around the church and along Barkham Street.
- e) Barkham Hill is the most populous part of Barkham, comprising some ribbon development from the 1930s through to the 1960s, along Barkham Road and Bearwood Road, along with a 1980s development known as Elizabeth Park.
- f) Langleigh Common, some mixed housing along Langleigh Common Road and School Road.
- g) Carters Hill, a small settlement of old buildings in the north of the Plan Area. Carters Hill House dates from the Queen Anne period while Cordery Cottage (formerly The Glen) dates from the 15th Century.

4.7 Each of the seven settlements listed above have their own individual identity and are physically separated from each other and neighbouring parishes. The great fear of residents is that uncontrolled development will see them all merged into a continuous urban sprawl creeping south from Reading and west from Wokingham.

The Core Strategy adopted in 2010 aimed to absorb the development into the landscape (para A7.4c) and identifies separation areas around the Arborfield SDL. The intention was indeed to retain the new development as a distinct settlement and to avoid coalescence with the neighbouring villages (Refer Core Strategy para A7. 5 and Key Diagram on page 128).

4.8 During the government planning inspector's review of the MDD (Adopted in 2014), it was recognised that settlement separation areas should be preserved around the SDL and the Inspector considered that the principle was adequately protected by development limits. In his final report dated 23 Jan 2014, he states:

30 The MDD indicates that Settlement Separation Areas are related to the four SDLs to ensure their separation from other settlements, although the Policy does not clearly state this to be the case – that is left to the supporting text ... Whilst CC02 seeks to protect specific areas from development that would harm the physical and visual separation of settlements, it is difficult see why Policy CP11 would not achieve the same level of protection in that any proposal which would fail the CC02 test would also fail in terms of CP11.

34 This is not to deny that settlement separation is important and the previous Inspector supported the identification of 'critical gaps' in the SDLs on the CS Key Diagram ...

IDENTITY AND SETTING

POLICY IRS2: RECOGNISE, RESPECT AND PRESERVE IDENTITY AND RURAL SETTING OF SETTLEMENTS

1. Development proposals must recognise, respect and preserve the identity and rural setting of settlements, with regard to:
 - a) Scale and form of the development
 - b) Density of the development
 - c) Materials used in the development to reflect local character
 - d) Tree and hedgerow planting that reinforces and reflects local biodiversity in the parishes and
 - e) The distinctive character of the varied landscapes of the area and outstanding views.
2. Applications should demonstrate how the design of new development complies with the guidance set out in the Village Design Statements for Arborfield and Barkham (Annexes I and II) or any document adopted by the LPA that updates them.

Village Design Statements

- 4.9 The Arborfield and Barkham Village Design Statements provide guidance on items a) to d) of Policy IRS2.
- 4.10 **Arborfield Village Design Statement (Annex I)**
- a) Particular attention is drawn to design which reflects existing landscape and heritage assets. (Refs Pages 3,5,6 and 19).
 - b) Appropriate density aspirations regarding Building Lines and Street Scenes are demonstrated on pages 6 and 18.
 - c) The VDS expresses a desire for new development not to have a negative visual impact upon the landscape (page 19) and to reflect features of nearby housing (page 6)
 - d) Existing native planting should be valued and also applied to new development areas. Pages 8 and 9.
- 4.11 **Barkham Village Design Statement (Annex II)**
- a) Barkham Village Design Statement provides guidance for development with regard to infilling, landscaping, form and architectural features in its 'Impact on surroundings' section, and stresses the importance of diversity. (pages 14, 15 and 16)
 - b) With regard to density of development the Barkham VDS advises the need for development to 'blend with the rural environment' (page 15 point 7)
 - c) With regard to the mix of materials guidance, two different approaches are seen in the VDS; one for the established rural area, the other for the Garrison. (Page 17, point 14 and Page 15, point 7)
 - d) The need to retain and to care for trees is reflected in the VDS (page 18 point 19) while the need to 'Conserve Barkham's Greenery' is headlined (page 19).

Landscape

- 4.12 The 2004 Landscape Character Assessment (LCA) was initially used as a basis for reviewing landscape characteristic (see Annex V). The LCA has been updated in 2019 and Annex V was also updated accordingly. Four main landscape areas were identified within the two parishes.

A2 Loddon River Valley This follows the course of the River Loddon along the Arborfield western boundary broadening into a relatively small area towards the south of the parish. The alluvial flood

plain contains gravel beds and the boundaries tend to be well defined by changes in elevation. The area is characterised by irregular fields, mixed agriculture and natural wetlands. Most of this area lies over the parish boundary to the west.

C1 Arborfield River Terrace This area to the west of Arborfield runs along the Parish Boundary and is characterised by farmed fields. Over the centuries, these have increased in size at the expense of hedgerows and copses but sufficient remain to break up the landscape into varied and attractive areas. The subsurface is a combination of London Clay and gravel beds, allowing drainage into the nearby flood plains of the Loddon Valley. The area is farmed and many public right of ways make this an attractive area for walking and riding.

J2 Arborfield Cross and Barkham Settled and Farmed Clay Most of the Parishes of Arborfield and Barkham fall into this category. Much of the area is intensively farmed, interspersed with housing of varying age, style and scale which range from the older housing around the Arborfield Cross Conservation Area and the Area of Special Character along Barkham Street to sizeable housing estates built towards the end of the 20th Century such as Elizabeth Park in Barkham, Penrose Park to the south of Arborfield Cross and developments that span both parishes near to the site of the former Garrison. These more substantial developments tend to be on the margins of the parishes and are screened so do not overtly impact the key landscape views of today. The topography of the area is also helpful in this respect. The Strategic Development Location on and around the former Garrison site, is transforming a brownfield area by replacing tired army buildings with, at least in part, a garden village style development. This includes 50% greening which is a significant contribution to mitigating the impact of such a large development.

L1 & L2 Bearwood and Farley Hill Wooded Sand and Gravel Hills Here, sand and gravel deposits overlie London Clay and the area is mostly wooded. By the nature of the terrain, development is limited and should be as the area is an important landscape feature which includes a local Geological Area of Interest because of the evident stratification. Much of the area provides outstanding opportunities for walking and enjoying the wildlife throughout the year. It contributes markedly to the landscape diversity of the two parishes and forms a useful barrier from the more intensive settlement to the north. There are two distinct areas:

- a) Bearwood Park which is Grade II* listed and straddles the Arborfield-Barkham Boundary and originally provided a parkland setting for Bearwood House, now Reddam School, including an attractive man-made lake resulting from brick manufacture. Coniferous trees have been planted and the Rhododendron Drive along the adjacent Bearwood Road is a particularly attractive and well known feature.
- b) The Coombes, which is a woodland area which falls away in the south towards Barkham Manor which had its own parkland. The vast majority of trees in this area are deciduous.

Landscape Views

- 4.13 In addition to Bearwood Park and The Coombes, there are many other wooded areas and copses across the two Parishes that are fragments and reminders of earlier times when the area was more heavily wooded before being cleared for cultivation.
- 4.14 Key to maintaining the rural nature of the area and the quality of the environment is to retain the separation areas around the individual settlements within the two parishes and other neighbouring parishes. These separation areas are protected by Core Policy CP11.
- 4.15 What really makes the landscape of Arborfield and Barkham so distinctive is the diversity that occurs in such a small area of just 1,800 Ha – riverside wetlands, trees and hedgerows, small copses, open fields and heavily wooded areas with many public rights of way – all offering great opportunities to those who want to enjoy rambling, cycling, photography, riding and the wildlife.
- 4.16 For the purposes of this policy, outstanding views are those considered as presenting an exceptional panorama of the landscape and including middle and distant features.

NATURAL ENVIRONMENT

POLICY IRS3: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT AND GREEN SPACES

1. Development proposals should conserve and enhance the natural environment and green spaces of the area, specifically:
 - a) Ensure that there no loss of biodiversity and normally provide a net gain. Where there is likely to be a loss of biodiversity, development will only be acceptable if mitigation measures can be put in place to ensure there is no net loss of biodiversity, through the creation of like-for-like habitats.
 - b) Take any opportunities to protect, enhance and extend wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity.
 - c) Conserve the environment for nocturnal species, through the avoidance of lighting and mitigating the impact of external lighting likely to increase night time human presence.
 - d) Contain measures that will help to mitigate the impacts of, and adapt to, climate change
2. Development on Public Open Spaces should enhance the use of the site for public open space or be consistent with paragraph 97 of the National Planning Policy Framework if loss of the space is proposed.. The following sites are designated as Public Open Space and shown on Map L:
 - a) Arborfield Park
 - b) Junipers Field
 - c) Rooks Nest Wood
 - d) Hazebrouck Meadows
 - e) Pound Copse
 - f) The cricket and rugby pitches within the Arborfield Garrison Strategic Development Location
3. Locally valued natural assets have been identified within the plan as follows (see Map K) and development proposals should conserve and where possible enhance them:
 - a) The Coombes woodland and adjacent areas
 - b) The Holt woodland
 - c) Rhododendron avenue along Bearwood Road

- 4.17 This review follows an approach suggested by WBC's Ecology Officer, who directed the team to The Thames Valley Environmental Records Centre (TVERC). TVERC produced a report covering the biodiversity of Arborfield and Barkham. Follow-up was facilitated by the various public events.
- 4.18 Within the Plan Area there are several wildlife sites, copses, ancient woodlands and a bluebell wood. Specifically, The Coombes, The Holt and various smaller pockets are designated as a Local Wildlife Sites. There are some 400 locations where protected species have been recorded by TVERC. These include:
- a) Amphibians: 5 species including Palmate Newt, Smooth Newt, Great Crested Newt, Common Toad, Common Frog
 - b) Birds: 23 species including Gadwall, Pochard, Tufted Duck, Osprey, Kestrel, Hobby, Lapwing, Woodcock, Common Sandpiper, Stock Dove, Cuckoo, Barn Owl, Swift, Green Woodpecker, Willow Warbler, Skylark, Dunnock, Song Thrush, Mistle Thrush, Whitethroat, Common Crossbill, Common Crossbill, Bullfinch

- c) Higher Plants: Juniper and 8 species of Flowering Plants including Loddon Pondweed, Good-King-Henry, Sharp Rush, Coralroot, Ghost Orchid, Bluebell, Butcher's-broom, Fringed Water-lily,
- d) Invertebrates –Stag Beetle and three species of butterflies
- e) Mammals - Terrestrial (bats): 9 species and series
- f) Mammals - Terrestrial (excl. bats): Eurasian Badger, West European Hedgehog, European Water Vole
- g) Reptiles: Grass Snake

4.19 Other (mainly non-protected) wildlife commonly encountered in the last year include, Badger, Brown Rat, Common Frog, Common Shrew, Common Toad, Field Mouse, Fox, Grey Squirrel, Mole, Muntjac Deer, Newts, Pipistrelle Bat, Rabbit, Roe Deer, Lizard, Grass Snake, Blackbird, Blue tit, Buzzard, Canada Geese, Chaffinch, Collared Dove, Crow, Jay, Robin, Sparrow, Magpie, Mistle Thrush, Green Woodpecker and Spotted Woodpecker.

4.20 Barkham Parish has by far the highest density of Veteran Oak Trees in the whole of Wokingham Borough.

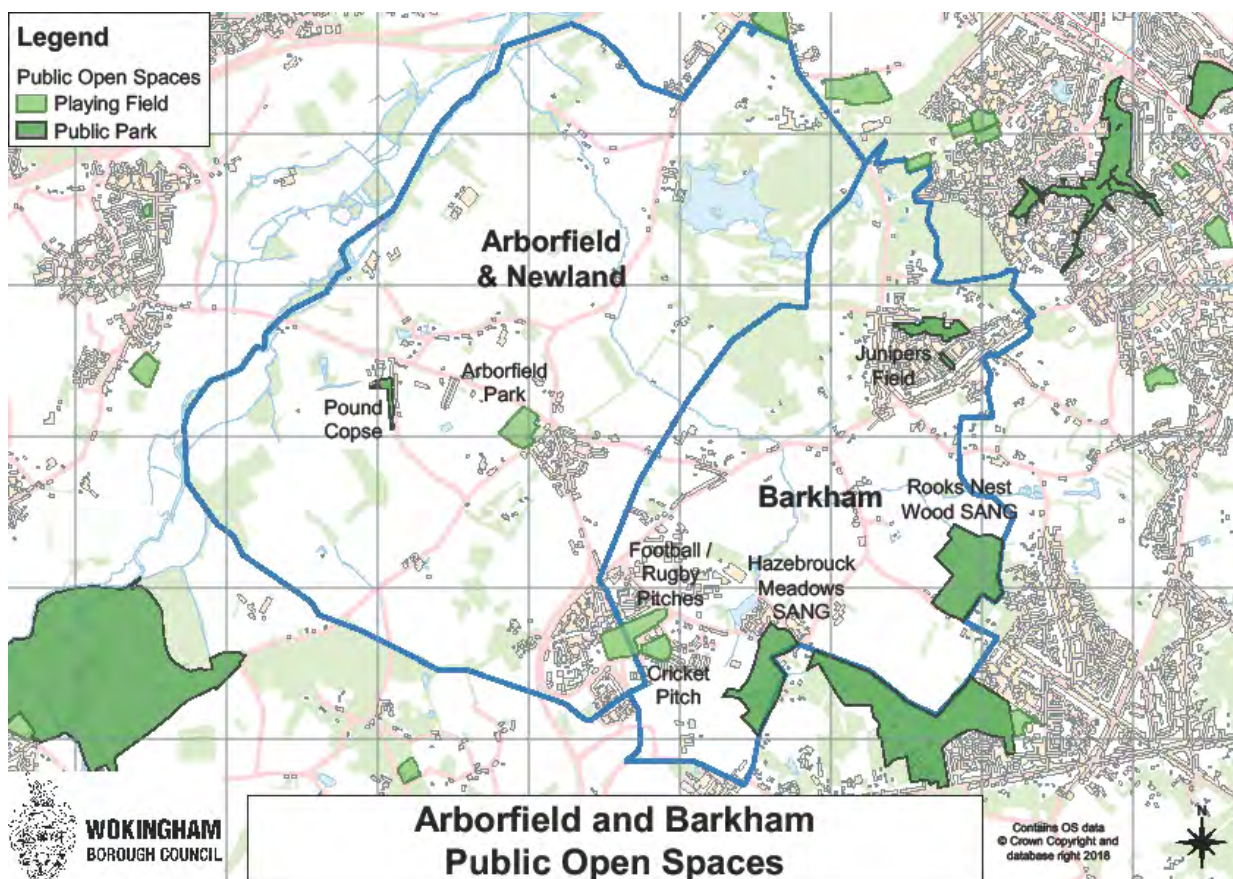
4.21 There are two areas of geological note which are designated as Local Geological Sites:

- a) The Coombes stratigraphy of London Clay, Bagshot Sands and overlying river terrace gravels.
- b) Iron Rich Streams, in the southern part of Barkham, towards Rooks Nest Wood.

4.22 The above features provide diverse, interesting and varied opportunities for walkers, nature lovers, horse-riders and photographers, and not just for local residents. It also provides relief for residents from around the Borough where development has already encroached on much of the countryside.

Public open space

4.23 The areas of Public Open Space referred to in policy IRS3 are shown on Map L which is reproduced in Figure 3 below:



- 4.24 All these Public Open Spaces have full public access and are used for recreation and formal sports. Note that the Junipers Field includes a playing field, some woodland and an open paddock. It also includes a small detached area nearby.

Locally Valued Natural Assets

- 4.25 The following locations have been identified as Valued Natural Assets, as mentioned in Policy IRS3. These locations require special recognition. The aim is for these to receive formal protection within Wokingham's Local Plan.

The Coombes woodland



The Coombes seen from the south



Coombes Lane

- 4.26 The Coombes is a large area of deciduous woodland in what was once part of the Bearwood Estate. It is now in private ownership.
- a) The site is used as an amenity area especially as the network of PROWs make it very accessible.
 - b) Noted by the TVERC report is the wide variety of species of trees, some typical of Ancient Woodland. Furthermore, there are varieties of lower growing vegetation providing habitats for a number of Amber List birds, and the Bullfinch, which is on the Red List of endangered species.
 - c) The TVERC report also notes that the site has educational and scientific interest, being 'One of the few good examples of the younger Palaeogene beds in Berkshire'.
 - d) There are also a number of Veteran Trees recorded in the area worthy of preservation while WBC has extended TPOs over all of The Coombes woodland and along adjacent PROWs.
 - e) It is an important feature of the local landscape and views of The Coombes woodland are possible from many miles distant. From the highest points there are vistas of surrounding settlements in all directions, yet in spite of the elevated woodland setting it has an intimate, secluded feel. Towards the south there is a classic pastoral view above Barkham Manor, while to the north there are parkland views of the old Bearwood Estate and other vantage points of adjacent agricultural land.
 - f) The Barkham Village Design Statement supports the protection of more than just the wooded area of the Coombes, with its wish to 'conserve and protect the pasture in The Coombes' (page 7). The Neighbourhood Plan extends this ambition by defining the area to be protected more widely than simply the area of woodland in order that the views, environment and landscape character can be suitably preserved in the face of pressures on increased development.

It is considered important to protect The Coombes for all the above reasons to ensure the retention of the area's amenity value, biodiversity and its influence on the character of the area.

The Holt woodland



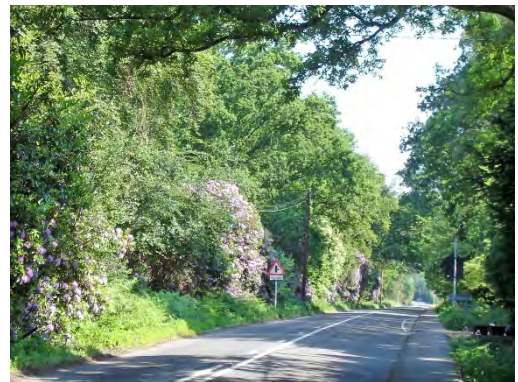
View of The Holt with bluebells

- 4.27 The Holt woodland is an area of woodland in the north of the Plan Area containing Lowland Mixed Deciduous Woodland. It is significant in a number of ways:
- a) It serves as a scenic buffer between the M4 motorway and the nearby settlement of Carters Hill.
 - b) The Holt has been known to flood on a regular basis. This reduces the rate of run-off in the immediate area which is important in protecting the local settlement of Carter's Hill and the lowland dairy farm adjacent to the site.
 - c) The area of the Holt site that does not stand within the floodplain contains six veteran trees; five Oaks and one Field Maple, which are worthy of extra recognition through the Neighbourhood Plan.
- It is considered important to protect the Holt in view of its influence on the landscape and character of the area, its role in local flood protection and its biodiversity.

Rhododendron avenue along Bearwood Road



Bearwood Road looking south



Bearwood Road looking north

- 4.28 The rhododendron avenue was originally an avenue through the Bearwood estate, it offers a spectacular display of rhododendrons in May each year thus providing an iconic rural drive. In recent years it has suffered from fires and overzealous pruning. The avenue is important for two reasons:
- a) It is noted as a special landscape feature. With the largest volume of traffic passing along Bearwood Road, it is appreciated not just by residents of the local parishes, but by people across the borough and further afield.
 - b) The rhododendrons also have an important landscape importance as they screen the road from a scrap yard, a caravan site, a golf course and several residential properties.

It is considered vital to protect the rhododendron avenue for both the above reasons to ensure the retention of the character of the area. If the avenue is allowed to deteriorate, it would be a great loss to the character of the wider area.

HERITAGE

POLICY IRS4: PROTECTION AND ENHANCEMENT OF THE HISTORIC CHARACTER OF THE AREA

1. Development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically:
 - a) Arborfield Cross Conservation Area
 - b) Chamberlain's Farm Area of Special Character
 - c) The Barkham Street Area of Special Character
 - d) The local historic environment, including the setting of Listed buildings, Scheduled Monuments and other historically significant buildings
2. Locally valued heritage assets have been identified in the plan as follows (see Map K) and development proposals should protect and enhance them where possible:
 - a) The historic chestnut avenue in Arborfield, linking The Old Rectory to the remains of the old church.
 - b) The lime grove at Nashgrove Ride in Barkham.
 - c) Carters Hill
 - d) The granary in Barkham Street

- 4.29 Guidance was provided on the approach by WBC's Conservation Officer, and a number of sources were suggested. The issues emerging have been discussed with residents at a number of public events and the full Focus Group report is shown in Annex VII.
- 4.30 Despite much change, many important buildings and sites remain which depict events and styles from 1300 through to present times. Moreover, the setting for many of these locations has remained virtually unchanged and needs equal consideration. The designation of important sites should be continually reviewed as their contribution to the evolution of the local area is further understood (refer Maps I and J).
- 4.31 Although heritage is the past, it is also very much part of the future and should be used to reinforce local distinctiveness and contribute to the economic well-being of the area wherever possible.

Designated areas of historic interest or of special character

- 4.32 The Plan Area includes a Conservation Area and two Areas of Special Character.
- a) **The Arborfield Cross Conservation Area** is centred on the roundabout and extends to the south along the A327, Eversley Road. It includes Newland Farm to the north of the Cross, the former Swan Inn, The Bull Inn, Magnolia Cottage, The Old Post House and Birch House all of which are listed. There are also a number of Victorian buildings, the village hall, plus the war memorial commemorating the dead of Arborfield and Barkham.
 - b) **Chamberlain's Farm Area of Special Character** is located on Swallowfield Road, past The Bull pub. It was formally designated by Wokingham Borough Council as an Area of Special Character in 1994. It incorporates the listed farmhouse of Chamberlain's Farm and outbuildings in its rural setting and the listed buildings of Applemore Cottage and Yew Tree Cottage. This designation further illustrates the importance of the history that has shaped the character of Arborfield & Newland Parish.

- c) **Barkham Street Area of Special Character** centred on Barkham Street stretches from the original medieval centre of Barkham, marked by the church, a moated manor building that is still occupied and the village pond. It then extends along Barkham Street passing Barkham Square, The Bull Public House and Sparkes Farm, all of which are listed, towards Barkham Manor which dates from the late 1700s.

Locally Valued Historic Assets

- 4.33 The following locations have been identified as Valued Historic Assets, as mentioned in Policy IRS4. These locations require special recognition. In the longer term should it is an aspiration for these to receive formal protection within Wokingham's Local Plan.

The historic chestnut avenue at Arborfield



Chestnut avenue in spring



Chestnut avenue in summer

- 4.34 The historic chestnut avenue at Arborfield connects The Old Rectory, adjacent to Church Lane, to the remains of the old church at Arborfield, which is a scheduled monument and some early buildings at Hall Farm including the original Arborfield Mill. Avenues were the invention of the Renaissance, when the rules of scientific perspective were being applied to garden design. In the centuries that followed, the approach to the villa or great house was always by way of an avenue of cypresses, oaks, limes or chestnuts. In this case the 'great house' would have been Arborfield Grange, the residence of John Ponsonby Conroy (1786-1854) who was the controversial and hated advisor of Queen Victoria as a young monarch. He is buried in the old Churchyard. Thus the avenue is important for two reasons:
- a) Its historic context in the original village of Arborfield
 - b) Its value as a landscape feature

The lime grove at Nashgrove Ride



The lime grove

- 4.35 The four-line lime avenue seems to have been planted at the behest of John Walter III who then owned the land, circa 1884-5. It was said that he wanted to create a grand route for his sons to travel

along to Wellington College; it was however uncompleted. It is very unusual to find four lines of limes; it is not unusual to find limes and sycamore or limes and chestnut on either side of a private roadway, but the only other place known to have four lines of limes planted is at Clumber Park, Nottinghamshire which is over two miles in length. Thus the avenue is important for two reasons:

- a) Its historic context in the former Bearwood estate
- b) Its value as a landscape feature

Carters Hill



Tudor House at Carters Hill



Carters Hill House from the west

- 4.36 Carters Hill is a small settlement in the northern part of the Plan Area, containing a number of old buildings. The Carter's Hill/Loaders Lane area, as defined by the names, was historically linked to the Mill at Sindlesham in that it was home to a number of large medieval barns. Arborfield Barn is now to be seen in the Chiltern Open Air Museum. From the 18th Century to the present day, in addition to farming, the area was associated with both the Bearwood Estate (The Times Newspaper) and the Simmonds family (Brewing and Banking). Thus retention of the avenue is important for three reasons:
- a) Its historic context
 - b) The contribution it makes as a landmark in the local landscape
 - c) The character presented by a group of old and unusual buildings isolated from other more modern development.

Granary in Barkham Street



The granary

- 4.37 The granary is an interesting example of a grain store dating from the early 19th century. In order to keep the grain dry and protected from vermin, it is raised on mushroom shaped staddle stones to keep the floor above ground level. It has been kept in good repair by its current owner. Located on an open plot adjacent to a busy road, it is clearly visible to passing traffic. Preservation of the granary is important for two reasons:
- a) The granary is an unusual architectural feature
 - b) It is a significant component of the Barkham Street Area of Special Character

6. Appropriate Development

Overview

- 6.1 Arborfield and Barkham Parish Councils want to ensure that the needs of residents and the community are aligned with housing design to maintain community cohesion and ensure the development of desirable communities. The parish councils are working with developers to build homes that are in keeping with their surroundings, are visually interesting, provide sufficient attractive green areas and do not have a negative impact on neighbours.
- 6.2 These objectives reflect the intent of the NPPF, translated to reflect local needs in Appropriate Development Policies.
- 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.**
- 6.3 The NP Steering Group initiated work on housing in two stages:
- Stage 1 was to commission planning consultants Bell Cornwell to prepare a review paper.
 - Stage 2 Based on the work done by Bell Cornwell, the Steering Group produced its own Housing Needs Analysis.

These studies are shown as Annexes X Briefing Note Neighbourhood Area Housing Need April 2017 and XI Housing Needs Analysis.

- 6.4 The housing needs analysis produced by the Neighbourhood Planning team, based on census data indicates a requirement for 899 homes by 2036. Using the formula suggested by the DCLG indicates a very slightly higher figure of 917 homes. Both of these calculations suggest the requirement to 2036 is roughly a half of what is already committed at the SDL for the period to 2026. It could therefore be argued that there is no local need for any additional housing. However recognising the wider pressure on housing, the following two policies are designed to permit a small amount of housing in suitable locations.

NEW DEVELOPMENT

POLICY AD1: NEW DEVELOPMENT WITHIN DEVELOPMENT LIMITS

- Where they meet other policy requirements in this Neighbourhood Plan and the local plan, the principle of new housing within the current Development Limits is supported, (including the Arborfield Garrison Strategic Development Location). However the use of brownfield sites will be preferred.
- Applicants should demonstrate early, proactive and effective engagement with the community particularly with regard to design issues and are encouraged to:
 - Engage in early discussion with the local community and Wokingham Borough Council to clarify design expectations;
 - Incorporate, as appropriate, the views of the community in the design of proposals; and
 - Incorporate a Statement of Community Consultation with an application where appropriate.

Note Development Limits apply to Barkham Hill and Arborfield Cross. The SDL boundary should also be treated as a settlement boundary, with the exception of land designated as SANG or other open spaces including sports field.

HOUSING FOR LOCAL NEEDS

POLICY AD2: PRIORITISE HOUSING FOR LOCAL NEEDS

1. All proposals for new housing development must demonstrate how the types of homes provided will contribute to a balanced mix of housing and meet the needs identified in the most current assessment of housing needs – at the time of publication this is the Arborfield and Barkham Housing Needs Analysis 2019 (Annex XI).
2. In all new housing developments providing affordable housing, the purchase of affordable homes for sale is encouraged to be prioritised for key workers locally in the first instance, with the local connection proposed to be within the neighbourhood area firstly and then within the borough of Wokingham.
 - a) 'Key workers' refers to school teachers and medical staff employed locally.

Housing Needs Analysis - Methodology

6.5 Methodology was based on Localities toolkit and used a six step approach.

- Step 1 Establish a baseline for the population of the two parishes.
- Step 2 Compare with national, regional and local age distribution.
- Step 3 Project forward 25 years, i.e. 2011 to 2036, including demographic adjustments to include replacement population for 0-25 year cohort and projected death rates.
- Step 4 Adjust to correct age profile imbalances. This adjustment will absorb growth to cover economic growth, migration and market pricing.
- Step 5 Convert population to household units.
- Step 6 Assess housing requirements by age group.

Population and Area

6.6 A review of the 2011 Census information provides the following information for the two parishes.

Figure 4 Arborfield and Barkham Census Information 2011

	Arborfield	Barkham	Combined
No. of Residents	2,860	3,603	6,463
Number of households	1,094	1,226	2,320
Average household size	2.56	2.69	2.63
Residents in households	2,797	3,295	6,092
Residents in communal living	63	308	371
Area (hectares)	1,116	677	1,793
Population density (per hectare)	2.56	5.32	3.60

- 6.7 Barkham has the larger population of the two parishes. A distortion is that in 2011, Barkham contained 308 residents in communal living, compared with 63 in Arborfield: these would primarily have been military personnel living in barracks accommodation. In the last few years this number will have been reduced due to the closure of the military premises concerned.
- 6.8 When taking into account the population figures, there is also the need to factor in the impact of the significant level of development already in the pipeline relating to the Arborfield SDL. The SDL is planned to deliver 1,800 dwellings in Barkham which will more than double the population of parish compared with the 2011 census baseline.

HIGH QUALITY DESIGN

POLICY AD3: HIGH QUALITY DEVELOPMENT WITH GENEROUS OPEN SPACE, PROPERLY LANDSCAPED

All new developments must reflect the rural character and historic context of existing dwellings within the Plan Area. New development must deliver good quality design. In order to achieve this, all new development must wherever possible:

- a) Recognise, in the design of developments, the distinctive local character of the area and contribute sensitively in order to create dwellings of a high architectural and rural quality, referring to the published Village Design Statements.
- b) Consider the density of any new development which must be in character with the surrounding area, respect the rural nature of the area and be designed to give an impression of spaciousness and variety with uniform houses and plots being avoided.
- c) Recognise possible impacts of climate change and consequently reflect sustainable development standards.

Building Styles

6.23 With a long history, the parishes are blessed with a great variety of architectural styles which have evolved over the ages. Houses in Arborfield & Newland tend to sit in small, cohesive groups in terms of their style whereas Barkham's character reflects a scattered settlement pattern and lacks the usual nucleated structure of an English village. Some common characteristics define the character of the of the parishes:

- a) Low density housing with ample outside space.
- b) Variety of building designs.
- c) Properties set back from the roads.
- d) One or two storeys only in pre-1990 developments.
- e) Predominance of dormer style upper windows.
- f) Extensive use of local red brick amongst older properties.
- g) Development merged into natural green spaces.
- h) Green canopy of trees.

6.24 The Arborfield and Newland Village Design Statement and the Barkham Village Design Statement should be used as a guide for achieving good quality design of properties in the Plan Area. In particular the following principles should be followed (relevant VDS Design Guidelines shown in brackets):

- a) Development should have regard to the surrounding landscape and neighbouring development, particularly where this is of unique local character (ANVDS 1 and BVDS 1).
- b) Diversity is encouraged where this would enhance the particular character of the street scene. Building design should thus be sensitive to the general design and features of nearby properties (ANVDS 2 and BVDS 4).
- c) Building lines should continue to be set back from the road, where this would maintain the character of the area (ANVDS 3 and BVDS 5).
- d) Any infilling should be appropriate in scale and mass relative to surrounding properties, and discouraged if a more cramped environment may result. Unsympathetic infilling can have a detrimental visual and spatial effect on adjacent properties, especially as residential gardens are an intrinsic feature of a rural community (BVDS 3).

DRAINAGE AND SEWERAGE

POLICY AD4: ADDRESS LOCAL FLOOD RISK MANAGEMENT

Planning applications for development must ensure that:

- a) The principles of flood risk management, including SuDS are fully addressed at the outline planning stage and, ideally, in pre-application discussions. This includes SuDS maintenance plans and funding for the lifetime of the development.
- b) Applications must show how they have addressed Wokingham Borough Council's SuDS strategy* (and any replacement strategy) and have designed appropriate SuDS accordingly.
- c) Confirmation from the water company during planning that there would be adequate capacity in the sewerage system prior to occupation of new homes
- d) Provide measures to slow the rate of water run-off by adequate provision of swales, ponds and other SuDs measures.
- e) Encourage tree planting to reduce run-off rates. As an ideal a new tree should be planted to replace every one that is removed
- f) Account is taken of known local flooding problems (see 6.32 below).

* WBC Sustainable drainage systems (SuDS) strategy:

<http://www.wokingham.gov.uk/community-and-safety/emergencies/drainage-and-flooding/>

6.27 Policy AD4 is intended to translate the requirements of the NPPF to local conditions.

149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

6.28 Flood management is a key part of sustainability. This was examined as a specific topic, led by a local expert on flooding who is a resident of Barkham. The key theme is an Integrated Catchments Approach (refer Map M Hydrology).

6.29 As a tributary to the Thames, any reduction in peak flows and water levels from the Loddon catchment will benefit the Thames. It is far cheaper to invest in simple improvements to control the flow in the upper reaches of the river than to invest in extremely expensive engineering projects downstream. The concept of using nature to help reduce flooding can be extended to surface water problem.

6.30 Thames Water encourages developers to use their free pre-planning service

<https://www.thameswater.co.uk/preplanning>

This service can tell developers at an early stage if there will be capacity in water and/or wastewater networks to serve their development, or what Thames Water can do if capacity is inadequate. The developer can then submit this as evidence to support planning applications. Thames Water can then prepare to serve the new development at the point of need, helping avoid delays to housing delivery.

6.31 In the past few years it is apparent that flood events are being experienced more frequently than used to be the case. Climate change is likely to make such events more frequent. Current protection measures cannot always cope.

TRAFFIC

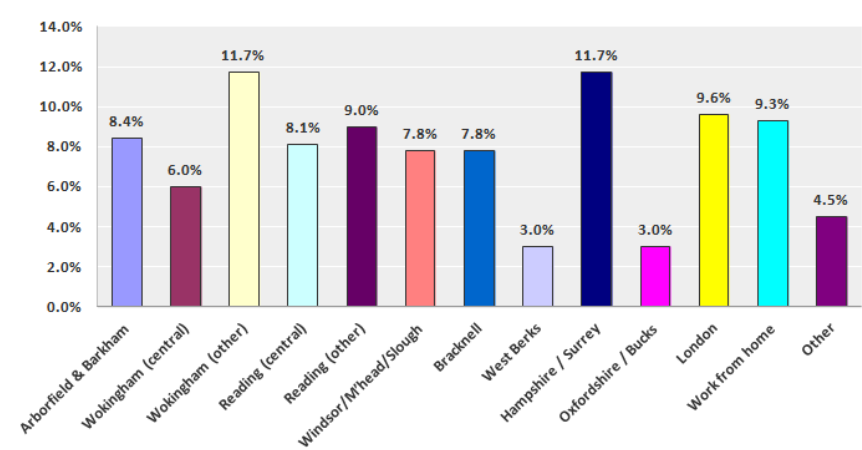
POLICY GA1: MINIMISE ADDITIONAL TRAFFIC ON UNSUITABLE ROADS

1. Development proposals must consider, assess and address their impact on junctions and the roads and other PROWs that connect them, including road safety, and implement measures of mitigation as required. In establishing the capacity of individual roads, consideration must also be given to the general frontage land-use and its sensitivity to traffic.
2. Proposals should recognise and respond as appropriate to the fact that there are many narrow country lanes with no footway in the neighbourhood area, already under pressure from current traffic levels.

Connectivity

- 7.5 The Plan Area is well-located for access to centres of employment and to the strategic road network, including the M3 and M4 motorways, and this is appreciated by local residents, 63% of whom cited motorway access as one of the factors that make the area a great place to live, and 86% travel to work by car. However, this is accompanied by frustration at the extent and level of traffic congestion – 49% of residents regard it as one of the major challenges facing the area.
- 7.6 Travel to work, not unexpectedly, produces a very complex picture with a wide spread of destinations, as is shown in the following chart.

Figure 9 Residents’ Survey Q3 – Where do you travel to get to work/education each day?



The largest groups are Wokingham (other) and Hampshire/Surrey. Figures exclude the ‘not applicable’ group (mainly retirees). The free format box demonstrated the complexity of modern life, with residents working in more than one place, or who commute (presumably not on a daily basis) to overseas locations.

Existing and Planned Roads

- 7.7 The local road network has developed over time but remains largely unchanged over the last century. No major improvements have been constructed, save for the Arborfield Garrison Relief Road in the 1970s, which realigned the A327 away from residential properties. Consequently, the network is struggling to cope with vastly increased levels of traffic, producing congestion and unwelcome traffic levels on unsuitable roads. Some roads are unsuitable because they have insufficient traffic-carrying capacity; others because traffic levels are incompatible with the residential and other traffic-sensitive

Report to Wokingham Borough Council

by Patrick T Whitehead DipTP(Nott) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 23rd January 2014

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO WOKINGHAM BOROUGH COUNCIL MANAGING DEVELOPMENT DELIVERY

LOCAL PLAN

Document submitted for examination on 19 December 2012

Examination hearings held between 14 and 24 May 2013

File Ref: PINS/X0330/429

Main Mod. Ref.	Page	Policy/ Paragraph	Proposed Main Modification
MM12	46	Policy TB10, criterion 1(a)	1. Planning permission may be granted for new gypsy and traveller pitches or travelling showpeople plots or extensions to existing sites where it can be demonstrated that: a) There is an identified need
MM13	48	Policy TB11	Policy TB11: Core Employment Areas and Defined Bad Neighbour Uses 1. Core Employment Areas listed in policy CP15 – Employment Development of the Core Strategy together with bad neighbour use sites are defined on the Policies Map. 2. Bad neighbour uses are uses within Use Class B2 or those that have no use class definition (Sui Generis).
MM14	48	Paragraphs 3.53-3.55	3.53 Bad neighbour uses by their very nature, may have adverse environmental implications due to excessive outside storage, noise, smell and dust. They include activities such as motor vehicle repair and salvage operations; paint spraying; haulage depots, and the production of unsightly or noxious waste materials. 3.54 Existing "bad neighbour" uses are defined in the following locations: i. Hogwood Lane (parts) ii. Rushwood Works, Ruscombe (parts of) iii. Parts of Molly Millars Land Industrial Estate (north side), Wokingham iv. Toutley Works (parts)/ Depot, Site is within North Wokingham SDE v. Kentwood Farm (northern part only), Wokingham 3.55 There are also some existing bad neighbour uses outside these identified areas.
MM15	49	Policy TB12	Proposals for major development should be accompanied by an Employment Skills Plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.