

Contents

1. EXECUTIVE SUMMARY	1
2. AIMS	2
3. IDENTIFICATION OF STAKEHOLDERS & ENGAGEMENT	2
4. FEEDBACK	3
5. ON GOING CONSULTATION	4
6. CONCLUSION	5

1. Executive Summary

- 1.1 This planning proposal is promoted by Mr and Mrs B Cole the resident owners of Hillside. They are aware that other parties have been refused planning consent on the site in the past but the Local Planning Authority, Wokingham Borough Council, have given detailed consideration to the site as part of Housing Economic Land Availability Assessment (HELAA) under reference 5FI024.
- 1.2 Mr and Mrs Cole, understand that they have a responsibility to engage with their neighbours and affected parties as part of the planning process. Mindful that the proposal is an outline application for redevelopment of a single site containing a single dwelling, the engagement has been of a limited nature in our opinion suited to the scale of the application.
- 1.3 Mr and Mrs Cole have engaged with their immediate neighbours previously, subject to the previous outline submission under reference 240803, and have taken account of their responses in developing the initial proposals which formed previous and this submission.
- 1.4 This report is prepared to summarise and record the engagement undertaken
- 1.5 In summary, feedback was received regarding the layout in a positive manner, whilst the new additions of ponds, additional landscaping, and additional 'green' boundary treatments were viewed favourably.
- 1.6 Positive feedback was also received regarding the reduction in the number of units.

2. Aims

2.1 Community involvement aims to:

1. **Inform:** Keep residents and stakeholders well-informed about planning processes, policies, and applications.
2. **Engage:** Encourage early and continuous involvement through various channels.
3. **Improve Plans:** Allow community input to shape better application decisions.

2.2 Community engagement aims to involve neighbours in the process to ensure that collaborative and communitive outcomes can be produced.

3. Identification of Stakeholders & Engagement

3.1 The following groups were identified as essential to the first stage of stakeholder engagement:

- Immediate neighbours to the site/ The immediate neighbours are identified as:
 - Residents at Woodpeckers
 - Residents of Ashdale Park
 - Residents of Little Fryth
- Wokingham Borough Council
- Finchampstead Parish Council

- A wider range of stakeholders will need to be consulted when reserved matters are sought to be addressed
- 3.2 This submission, over the past years, has involved neighbours and the community to help change and influence the proposal moving forward. As the submission is only at outline stage, this has resulted in minimal engagement at this stage. However, the applicant is committed to running community engagement events and operations moving forward, alongside future reserved matters submissions, to ensure that stakeholders can contribute to the relevant proposal.
- 3.3 Mr Cole has directly approached neighbouring land owners to the site. He has discussed, over a number of years, his aspirations to develop the land and made them aware that the land is being considered within the HELAA.
- 3.4 More recently during the preparation of this outline planning application he has again visited residents at Woodpeckers on the south side of the site and Ashdale Park on the north.

4. Feedback

- 4.1 Residents at neighbouring properties understand that the LPA had assessed the land as capable of sustaining at least 15 dwellings. Mr Cole explained that the number of units has been reduced in light of previous comments from the neighbours within the previous outline application, and the viability of the proposed scheme.
- 4.2 The distance between the proposed dwellings that existing housing was welcomed particularly as it includes space for ecological improvements and more vegetative and 'green' boundary treatments (also subject to previous agricultural comments)

- 4.3 The layout of the houses along Lower Wokingham Road was also welcomed and shown to be preferable to an earlier scheme. Local residents felt it appropriate that the street scene was continued along the frontage.
- 4.4 Residents were pleased to hear that the mature trees on the boundaries are unaffected by the proposal and that additional tree and other planting and ecological improvement is

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- 4.5 The Local Planning Authority position is understood since the site is adjacent to but outside the settlement boundary,
- 4.6 The LPA has assessed the site positively in HELAA process with the overall summary being that *"the proposed development would provide an opportunity for development which broadly conforms to the existing settlement form and landscape character"*.
- 4.7 The developer has sought to establish the principal of development through an outline planning application with all matters reserved.

5. On Going Consultation

- 5.1 The application is for outline planning consent with all matters reserved. Were the application to be successful local stakeholders would be more heavily involved in development of the reserved matters application, where there is more scope to respond to specific concerns.
- 5.2 The applicants are nonetheless open to comments from stakeholders during the application process and the scheme will respond to such comments where it is possible.

6. Conclusion

- 6.1 The process of stakeholder engagement has been initiated as a part of this this outline planning application at a scale considered to be appropriate to the proposals.
- 6.2 The application seeks primarily to establish the principle of development.
- 6.3 The process of engagement will continue during the application process and where possible the application will respond to comments received.