

Wokingham Borough Council

# **Response to Inspectors' Initial Questions (ID1)**

28 May 2025



**WOKINGHAM  
BOROUGH COUNCIL**

1. This statement sets out Wokingham Borough Council's (WBC's) response to the Inspector's Initial Questions (ID1).
2. The Inspectors' questions are shown in bold italics with a border, following any preamble to the question in italics. WBC's responses are shown in normal typeface below each question.

## Loddon Valley Garden Village ('LVGV')

**4. Please could the Council provide a note on the phasing assumptions that have been applied to this site that addresses the following matters:**

- ***The milestones that would need to be achieved in order for the first dwellings to be delivered in financial year 2026/27. This should include the timescales for securing full planning permission, discharging of pre-commencement planning conditions, finalisation of an agreed masterplan and other strategies (as required by Policy SS13), and completion of upfront infrastructural works.***
- ***The evidence and assumptions that underpin the assumed annual delivery rates set out in the Housing Trajectory (HO8).***
- ***For comparison, the lead in times and annual delivery rates achieved at the SDLs allocated in the Core Strategy Local Plan (2010).***
- ***The following highway and energy infrastructural improvements are described as being either 'critical' or 'essential' for LVGV in the Infrastructure Delivery Plan ('IDP') (IN7), and each has an indicative cost of more than £10 million. What are the delivery timescales for these infrastructural improvements, and how many dwellings could be occupied before each is completed?***
  - ***Bridge over the M4 motorway***
  - ***Bridge over the River Loddon***
  - ***Loddon Valley pedestrian bridge***
  - ***Dual carriageway connection to Meldreth Way roundabout***
  - ***Arborfield Primary Sub-Station capacity upgrades***

3. WBC's response to the questions on phasing assumptions is set out below.

### Milestones

4. The Proposed Submission Plan Housing Trajectory (HO8) projects first completions in 2027/28, not in 2026/27 as stated in the question. 25 dwellings are projected to be completed in this first year of delivery.
5. The following sets out the milestones required in order to achieve projected delivery. For clarity, the quarter years are based on the 1 April to 31 March year, with quarters therefore reflecting the following:
- Q1 = April-June.
  - Q2 = July-September.
  - Q3 = October-December.

- Q4 = January-March.

#### Commissioning of Strategic Design Code: Q1 2025/26

- WBC are in the process of procuring consultants.
- The code will refine and supplement the existing vision and masterplan for the new community.
- Other strategies required by Policy SS13 will form part of the planning application process.

#### Planning applications submission: Q3 2025/26

- Hatch Farm Land Limited: Hybrid
- University of Reading: Outline
- Gleeson: Outline

#### Determination of Hybrid and Outline planning applications: Q3 2026/27

- Period of 12 months for consideration of applications.
- Permission coincides with the adoption of the LPU.

#### Determination of Reserved Matters planning applications: Q1 2027/28

#### Discharge of pre commencement conditions:

- Hatch Farm Lane Limited: Q1 2027/28
- University of Reading: Q3 2027/28
- Gleeson: Q3 2027/28

Period of 6-9 months for Reserved Matters applications and discharge of pre-commencement conditions – September 2027

#### Site preparation

- Period of 9 months for site preparation.

#### Commencement of development:

- Hatch Farm Land Limited: Q1 2027/28<sup>1</sup>
- University of Reading: Q4 2027/28
- Gleeson: Q4 2027/28

#### Completions

- Hatch Farm Lane Limited: Q4 2027/28
- University of Reading: Q4 2028/29
- Gleeson: Q4 2028/29

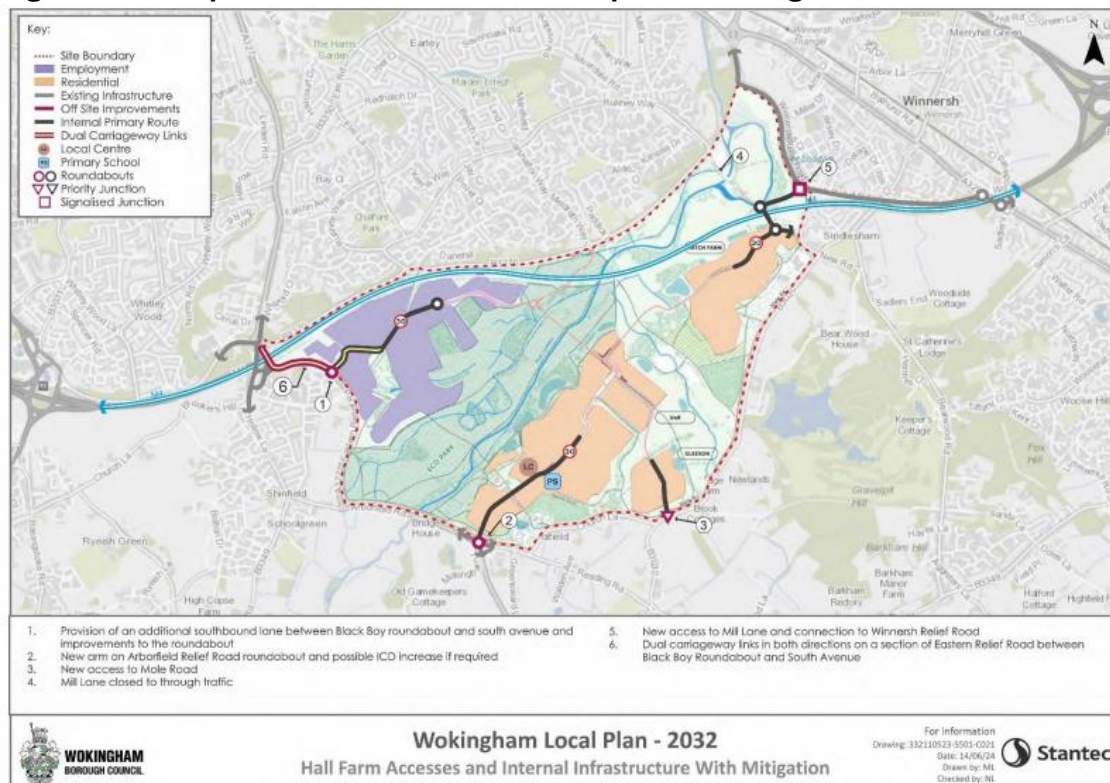
6. The Hybrid application by Hatch Farm Land Limited will include detailed matters to enable the earlier delivery of dwellings without further Reserved Matters applications, in accordance with the trajectory.

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<sup>1</sup> Hybrid planning permission facilitates the earlier commencement of development.

7. The planning application and delivery process will be confirmed in a statement of common ground with the promoters of the allocation, which WBC anticipates will be finalised by end of June 2025.
8. The Transport Assessment Interim Report 2032 (TR1m) considers a proportionate scale of development (800 dwellings, 500m<sup>2</sup> retail floorspace, 1 FE Primary school and 40,000 Research and Development floorspace) with limited upfront or early infrastructure improvements, which can occur in parallel with the development.
9. The assessment at Figure 10 includes a map showing infrastructure improvements and mitigation deemed to be preferable to accommodate the 2032 levels of residential and employment development. The shown improvements are set out below. This is followed by a reproduction of Figure 10.
  1. Provision of an additional southbound lane between Black Boy Roundabout and South Avenue and improvements to the roundabout.
  2. New arm on Arborfield Relief Road roundabout to accommodate access from Hall Farm / Loddon Valley and possible increase in the roundabout ICD (Increased Circle Diameter) if required.
  3. New access to Mole Road.
  4. Mill Lane closed to through traffic.
  5. New access to Mill Lane and connection to Winnersh Relief Road.
  6. Dual carriage way links in both directions on a section of the Eastern Relief Road between Black Boy Roundabout and South Avenue.

**Figure 1: Transport Assessment Interim Report 2032: Figure 10**



### Assumptions underpinning projected delivery rates

10. The Proposed Submission Plan Housing Trajectory (HO8) projects delivery from the initial years of the proposed Loddon Valley Garden Village allocation as set out below. Subsequent years are maintained at 250 dwellings per annum until reducing from 2038/39.
  - 2027/28 = 25
  - 2028/29 = 125
  - 2029/30 = 175
  - 2030/31 = 200
  - 2031/32 = 250
11. The projected housing delivery rate has been prepared having regard to a range of factors, including:
  - Site opportunities and constraints.
  - Access opportunities.
  - Transport modelling.
  - Site promoter intentions, including vision, planning application strategy and phasing.
  - Achieved development rates of other strategic sites.
12. Milestones to achieve the projected delivery are set out under the first sub-heading above.
13. Multiple development locations across the site will be delivered simultaneously on the various promoter's landholdings. Delivery in initial years is supported the Hybrid application by Hatch Farm Land Limited, which will include detailed matters to enable the delivery of dwellings without the need for further Reserved Matters applications. As stated, the planning application and delivery process will be confirmed in a statement of common ground with the promoters.
14. It is apparent from past delivery on adopted SDLs that the projected delivery of 250 dwellings per annum is realistic. This is further supported by the comparatively larger scale of the Loddon Valley Garden Village where development can be delivered through several outlets across the site simultaneously, broadening the diversity of dwellings including types and tenures, and supporting market absorption. Completions from adopted SDLs is further explored under the following sub-heading.
15. Representations from the site promoters to the Proposed Submission Plan support the projected delivery. The University of Reading (0305) in paragraphs 5.21-22 of their representation supports the Housing Trajectory (HO8), including first completions in 2027/28 and the delivery of 2,700 homes by 2040. The University's representation also offers the view that the maximum annual delivery rate of 250 dwelling is conservative and could be significantly exceeded by the mid-2030s. Representations from Gleeson (0148) and Hatch Farm Land (0317) also support the proposed housing trajectory.

16. WBC considers the Housing Trajectory takes a conservative approach to housing delivery, which has been reinforced by information from the promoters and developers above that shows the delivery timescales and rates are capable of being exceeded. In addition, this provides flexibility if there are unanticipated delays with housing delivery of specific sites, without affecting the ability to meet the housing requirement.

Lead in times and delivery rates for allocated SDL

17. The following table provides information on lead in times from planning application decisions to first house sale for developments within Wokingham Borough and for the allocated SDLs.

**Table 1: Average time from planning application decision to time of first home sale**

| Site size | Decision (Outline) to first house sale (months) | Decision (Full) to first house sale (months) | Decision (Reserved Matters) to first house sale (months) |
|-----------|-------------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| 10-49     | 44.1                                            | 21.6                                         | 13.9                                                     |
| 50-99     | 46.7                                            | 22                                           | 13.3                                                     |
| 100-249   | 48                                              | 24.8                                         | 17.5                                                     |
| 250+      | 45.7                                            | 14.7                                         | 18.4                                                     |
| All       | 46                                              | 21                                           | 16                                                       |

**Table 2: Average time from allocated SDL related planning application decision to time of first house sale**

| SDL                       | Decision (Outline) to first house sale (Months) | Decision (Full) to first house sale (Months) | Decision (Reserved Matters) to first house sale (Months) |
|---------------------------|-------------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| Arborfield Garrison/Green | 55                                              | N/A                                          | 20                                                       |
| North Wokingham           | 49                                              | 7                                            | 19                                                       |
| South Wokingham           | 44                                              | N/A                                          | 16                                                       |
| South of the M4           | 63                                              | 17                                           | 17                                                       |

18. In noting the above data is requested to allow comparison, it is important to note that no two allocations or sites are the same. Each site will be influenced by their own particular opportunities, constraints and the wider context.
19. Factors that influence delivery will include:
- Prevailing economic conditions.
  - The health of the housing market.

- The availability and cost of borrowing.
  - The presence of existing occupiers.
  - The complexity of landownership.
  - Constraints.
20. For example, delivery at Arborfield Garrison/Green was dependent on the timing of the disposal of the site by the Ministry of Defence, and later phases of the South of the M4 SDL were supported by a new bridge over the M4 motorway which formed part of the wider Shinfield Eastern Relief Road project.
21. It is also important to note that the use of averages can be unduly influenced by small sample sizes, e.g. a few slow applications can act to disguise the faster achievement elsewhere. By way of illustration:
- A scheme for 162 dwellings within the South Wokingham SDL took 18.2 months for Outline approval to first completions and 7.6 months from Reserved Matters approval to first completions.
  - A scheme for 223 dwellings at Arborfield Garrison/Green SDL took 8.3 months from Reserved Matters approval to first completions.
  - A scheme for 196 dwellings within the South Wokingham SDL took 26.1 months from Outline approval to first completion and 6.1 months from Reserve Matters to first completion.
  - A scheme for 100 dwellings within North Wokingham SDL took 22 months from Outline approval to first completions.
22. In considering the lead in times for each site, significant weight should be placed on the timeframes which have been agreed with site promoters as they will have particular knowledge of the realism of the projected completion rates. WBC has in each case exercised its own independent judgment, taking account of the factors set out above, in determining what it considers to be a realistic completion rate in its housing trajectory (HO8).
23. The following table provides information on delivery rates (completions) for the allocated SDLs, extracted from the Five Year Housing Land Supply at 31<sup>st</sup> March 2024 (OD1) plus completions data for 2024/25.
24. Following a review of the data, the table below shows a very minor change from the figures published in the Five Year Housing Land Supply (OD1), by moving a single dwelling completion from the South Wokingham SDL in the year 2023/24 to 2022/23.

**Table 3: Completions on allocated SDLs**

|         | South of the M4 | North Wokingham | South Wokingham | Arborfield Garrison/Green |
|---------|-----------------|-----------------|-----------------|---------------------------|
| 2010/11 | 0               | 28              | 0               | 0                         |
| 2011/12 | 0               | 99              | 0               | 0                         |
| 2012/13 | 37              | 23              | 0               | 0                         |
| 2013/14 | 175             | 0               | 6               | 0                         |
| 2014/15 | 56              | 95              | 104             | 0                         |
| 2015/16 | 29              | 112             | 120             | 0                         |
| 2016/17 | 166             | 66              | 135             | 57                        |
| 2017/18 | 419             | 154             | 118             | 114                       |
| 2018/19 | 344             | 232             | 71              | 116                       |
| 2019/20 | 361             | 273             | 28              | 268                       |
| 2020/21 | 348             | 165             | 0               | 348                       |
| 2021/22 | 291             | 296             | 54              | 336                       |
| 2022/23 | 366             | 200             | 1               | 185                       |
| 2023/24 | 193             | 153             | 0               | 283                       |
| 2024/25 | 40              | 64              | 0               | 341                       |
| Total   | 2,825           | 1,960           | 637             | 2,048                     |

25. The above table shows that the adopted SDL allocations have achieved substantial completions of dwellings. Whilst the scale of completions naturally varies across individual years, three of the four SDLs have seen multiple years where annual completions have exceeded 250 dwellings (South of the M4: 6 years; North Wokingham: 2 years; Arborfield Green/Garrison: 5 years). Averaging delivery across multiple years, allowing delivery of over 250 dwellings to compensate for years with lesser development would result in an extended period meeting this threshold. The completed part of the South Wokingham SDL is too small in scale to draw a comparison.
26. As set out above under the previous sub-heading, the Proposed Submission Plan Housing Trajectory (HO8) projects delivery from the initial years of the proposed Loddon Valley Garden Village allocation as set out below. Subsequent years are maintained at 250 dwellings per annum until reducing from 2038/39.
- 2027/28 = 25
  - 2028/29 = 125
  - 2029/30 = 175
  - 2030/31 = 200
  - 2031/32 = 250
27. The delivery of 250 dwellings per annum is clearly achievable from past delivery on the adopted SDLs. This is further supported by the comparatively larger scale of the Loddon Valley Garden Village.

#### Delivery timescales for infrastructure and occupation

28. As set out above, based on the Transport Assessment Interim Report 2032 (TR1m), WBC accepts that a proportionate scale of development can occur with limited infrastructure improvements. Later infrastructure improvements can be delivered in parallel with the development, with the precise timing of highways infrastructure post 2032 to be refined through the transport modelling to support the planning application process.

**Table 4: Infrastructure delivery timescales**

| <b>Infrastructure item</b>                             | <b>Delivery timescale</b> | <b>Dwellings occupied</b> |
|--------------------------------------------------------|---------------------------|---------------------------|
| Bridge over the M4 motorway                            | Post 2032                 | Post 800                  |
| Bridge over the River Loddon                           | 2032                      | Post 800                  |
| Loddon Valley pedestrian bridge                        | 2032                      | 800                       |
| Dual carriageway connection to Meldreth Way roundabout | Post 2032                 | Post 800                  |

29. The promoters have confirmed that following further investigation, the Arborfield sub-station will not be relied upon to serve the proposed development. Instead, the developers will provide a new substation that will deliver power to the site, which is linked to the Wokingham primary sub-station. The promoters anticipate the new primary sub-station will be delivered and operational between 2028-2030.

**5. Table 7.4.1 of the Local Plan Viability Study (VI1a) itemises the infrastructural requirements for the LVGV site. However, the costs that are listed here differ significantly from those provided in the IDP for the same items. Why is this the case?**

30. The Local Plan and Community Infrastructure Levy Viability Study (VI1a) (hereafter 'Viability Study') and the IDP (IN7) were point in time assessments and reflect information known at the time each was produced. The costs identified in Table 7.4.1 of the Viability Study are based on information from the promoters from December 2023. The IDP (IN7) costs are based on discussion and information provided by service providers in the months leading up to the publication of the IDP in September 2024.
31. Costs can also vary depending on the delivery method, with WBC's experience being that private sector projects can often be delivered more cost effectively than direct commissioning by WBC, for example due to the ability to use existing contracts and increased purchasing power reducing the cost of materials.
32. It is also important to recognise that the promoter's costings referenced in the viability study predated further detailed discussion with WBC around the package of infrastructure required, which has continued to evolve over time. This is entirely typical for proposals of this scale, and a process of further refinement is ongoing. For example, the promoters' secondary school costs assume a five form of entry facility which is the need arising from the development itself, whereas the IDP reflects the now acknowledged position that provision will be made for a minimum eight form entry school, which reflects the latest evidence of need for the site and surrounding area. The promoters' costings also separate out special educational needs and disabilities (SEND) provision for the secondary and primary school costings, whereas the IDP costs recognise the need for the integrated teaching of pupils with SEND.
33. For completeness, Table 7.4.1 'Community infrastructure requirements' refers only to the community infrastructure and does not include other infrastructure projects necessary to mitigate the impact of the development, including highways and transport projects.

**6. Table 7.4.1 of the Local Plan Viability Study excludes most of the infrastructure listed for the LVGV site in the IDP. In particular there is no reference to highway works (around £140 million), community facilities (£5.3 million), sub-station capacity upgrades (£16.8 million), sports facilities (£15.2 million), and open space (£10.6 million). Have these infrastructural costs been considered in the Viability Study? If not, has LVGV been subject to any other site-specific viability testing that considers the infrastructural costs set out in the IDP?**

34. No, the infrastructural costs set out in Table 7.4.1 have not been considered specifically in the Local Plan and Community Infrastructure Levy Viability Study (VI1a) (hereafter ‘Viability Study’), however WBC is confident that the Viability Study provides a robust assessment which is suitable to the plan making stage.
35. The Viability Study assesses multiple development typologies, with typologies 18-23 reflective of the strategic sites WBC expects will come forward over the plan period, including the major developments identified in policies SS11-13. The typology based approach makes assumptions about the infrastructure costs and/or contributions required from a scheme of circa 4,000 dwellings (typologies 22 and 23) which reflects the scale of Loddon Valley Garden Village. This includes full consideration of community facilities and other required infrastructure, informed by contributions secured from recent developments in the borough.
36. This typology approach has not been objected to by the promoters of the strategic sites, including the promoters at Loddon Valley Garden Village.
37. Table 7.4.1 sets out the promoters’ anticipated community infrastructure costs. Paragraph 7.7 of the Viability Study recognises there will potentially be additional requirements for contributions towards off site infrastructure, including highways mitigation schemes. The LVGV site will make contributions towards these strategic highways works and other facilities through CIL and/or Section 106, as well as through on-site provision of items such as open space and sports facilities. However, some of the larger strategic infrastructure items, in particular highways costs, will require funding from other sources, including wider contributions to WBC’s CIL.
38. The Viability Study is robust for the stage of plan making and itself recognises that it is not possible at the plan making stage to understand every precise detail in relation to proposed developments, with inevitable refinement as the planning application process develops. This is acknowledged in the introduction section to the Viability Study:

*“2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council’s emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy*

*requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 58 of the NPPF and the PPG.*

...

*“2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough of Wokingham and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.*

*2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: “The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan”.*

39. Notwithstanding the Viability Study being robust for plan making, site specific viability testing for Loddon Valley Garden Village is being undertaken to reflect the latest information on infrastructure costs, phasing and delivery. An annual update of the IDP and this site specific viability testing are expected to be completed in August 2025 and will be provided once finalised.

**7. Would LVGV also be required to contribute towards any of the ‘critical’ or ‘essential’ infrastructure identified as ‘Borough wide’ in the IDP in order to mitigate its highway impacts?**

40. Yes, the LVGV development will be expected to contribute towards off site mitigations. The scale of contribution will be proportional to the impact of the LVGV proposal, as informed by detailed transport assessment at the planning application stage.

**8. What are the costings in the IDP relating to LVGV based on? Do they reflect current prices?**

41. The IDP (IN7) costings are informed by engagement directly with the relevant service providers. Specific costings utilise a combination of direct experience of delivering comparable infrastructure, best practice costing guidance where available and the service provider's professional judgement. For example, the costings for the proposed schools are informed by the National School Delivery Cost Benchmarking report (November 2023) from the Educational Building and Development Officers Group (EBDOG), which has been benchmarked against the recent costs of delivering schools elsewhere in the borough.
42. More widely, yes, the costs reflect current prices, in so far as they reflect the most up to date prices at the point in time the IDP was drafted. It is recognised that IDPs are 'live' documents, and future updates will be able to reflect the most up to date cost data where this may have changed, for example due to inflation. As set out in response to earlier questions, WBC intends to publish an annual update to the IDP in August 2025, to reflect the latest information on infrastructure projects, costs, phasing and priority.

**9. Will all planning permissions within LVGV be required to contribute to the delivery of the infrastructure identified in the IDP? How will the contribution from each scheme be calculated? How will the delivery of this infrastructure be coordinated?**

43. Yes. All planning permissions within the Loddon Valley Garden Village will be required to contribute to the delivery of infrastructure identified in the IDP (IN7).
44. Policy SS13 requires delivery of the allocation to be led by a single agreed vision and masterplan for the whole garden village. This masterplan will include a strategy for the timely delivery of facilities and infrastructure necessary to support each phase of delivery and the garden village as a whole.
45. As set out in response 4, based on the Transport Assessment Interim Report 2032 (TR1m), WBC accepts that a proportionate scale of development can occur with limited infrastructure improvements which can be delivered as part of the initial phases of development. Later infrastructure improvements can be delivered in parallel with the development, with the precise timing to be refined through the transport modelling to support the planning application process and confirmed within the masterplan.
46. The majority of on-site infrastructure will be delivered by the developers, with requirements set out in a Section 106 agreement(s), as part of each individual planning application. WBC has successfully used site specific IDPs linked to phases of development for other SDL developments.

47. The promoters of the LVGV have agreed how the infrastructure costs will be apportioned. This will be set out in a Collaboration Agreement between the promoters, which, in combination with the Memorandum of Understanding (Respondent 0305, Appendix 1) will set out an agreed position on the contributions that each landowner will make.
48. The above is consistent with Policy SS15 of the Proposed Submission Plan, which requires development proposals to mitigate their impacts through timely provision of necessary local or strategic infrastructure. Proposals must secure necessary new, and/or improvements to existing infrastructure via direct provision, or through an appropriate financial contribution that makes the development acceptable.

**10. The Council's response to the Regulation 19 representations (CD4f) states that a planning application for this site is "due to be submitted in 2025". Is this likely to be an outline or full application?**

49. As set out in response 4, the promoters of the Loddon Valley Garden Village intend to submit Hybrid and Outline planning applications in Q3 2025/26. Determination of the applications is expected in Q3 2026/27.
50. The Hybrid application by Hatch Farm Land Limited will include detailed matters to enable the delivery of dwellings.
51. The promoters have entered into a Planning Performance Agreement with WBC as part of a process of preparing planning applications. Community engagement was undertaken by the promoters during March 2025 to inform the preparation of applications.

## South Wokingham SDL

|                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>11. How many dwellings have already been completed at this site? Why was there a pause in completions at this site after 2021/2022?</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------|

### Completed dwellings

- 52. At 31<sup>st</sup> March 2025, 637 dwellings have been completed.
- 53. From the start of the plan period, 1st April 2023 to 31st March 2025, 1 dwelling has been completed.
- 54. The completed parcels are located the north of the railway line as shown in the plans added to the Examination Library.

### Delivery profile

- 55. WBC is confident there will be no further delays in the delivery of the remaining phases of the adopted South Wokingham SDL. The recent progress regarding planning applications/permissions for the phases of housing delivery, and work to deliver the South Wokingham Distributor Road are clear evidence homes and infrastructure will be delivered. Further information is set out in response to later questions.
- 56. To explain the 'pause' in completions, the delivery profile of the adopted South Wokingham SDL has been influenced by the site's physical context and land ownership.
- 57. The allocation is bisected in an east to west direction by the Reading to London Waterloo railway line. Landownership north of the railway line was also much simpler than the land to the south.
- 58. The section of the allocation situated to the north of the railway line (now known as Montague Park) formed a distinct parcel which was able to come forward in advance of the land situated to the south without prejudicing the comprehensive masterplanning and infrastructure delivery of the whole. The parcel to the north of the railway line was thereby granted planning permission in 2012 and subsequently delivered in phases, with the final phase completing in the monitoring year 2021/22. Delivery also included the key infrastructure requirements of a primary school and a bridge over the railway line.
- 59. The section of the allocation situated to the south of the railway line has been reliant on the delivery of the planned South Wokingham Distributor Road. The complexities of delivering the road through multiple landownerships led to a more extended period of negotiations before agreement was reached and the necessary land transferred. WBC has now entered into a contract to deliver the South Wokingham Distributor Road, with

works relating to construction commencing in spring 2025, with full completion expected in two years.

60. The parcels south of the railway line now benefit from Outline/Hybrid planning permission. Reserved Matters applications for initial phases are currently pending determination.

***12. How many of the infrastructural improvements listed as ‘critical’ or ‘essential’ in the IDP have already been delivered or fully funded through the first phase of development?***

61. The infrastructure improvements for the South Wokingham SDL are identified in pages 30 and 31 of the IDP (September 2024) (IN7). The tables below show the ‘critical’ and ‘essential’ infrastructure that have either been delivered or are to be funded as part of the South Wokingham SDL and/or the SDL extension.
62. The IDP identifies two critical infrastructure projects, both of which are highways projects. Following a review of the projects since the preparation of the IDP, both of these projects are no longer considered to be ‘critical’ infrastructure projects because they do not have to be delivered before development, and do not form ‘showstopper’ projects as defined in IDP Table 1. Both projects have been reassessed as ‘essential’ projects because they are considered necessary to mitigate the impacts arising from the development and can be delivered alongside development.
63. The parts of the projects which have not been delivered are expected to be fully funded via CIL or other funding sources, including S38/278 agreements.
64. The IDP also identified nine essential infrastructure projects relating to different infrastructure types. Several of the projects have already been secured via planning obligation, including a new primary school, a new community facility and improvements to the cycle network. WBC is confident the outstanding projects will be secured and funded, with further information set out in the tables below.

**Table 5: South Wokingham SDL Infrastructure identified as ‘critical’**

|    | <b>Infrastructure identified as ‘critical’ in the IDP (2024)</b> | <b>Funding position</b>                                                                                   | <b>Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | A329 Coppid Beech to Jennetts Park improvements                  | <p>Will be secured.</p> <p>Infrastructure that is expected to be fully funded or delivered by others.</p> | <p>Following review, the project is now identified as ‘essential’ because delivery is not required prior to the delivery of development.</p> <p>The cost identified in the IDP (2024) of £5.33 million is indicative, and further work is ongoing to design a suitable mitigation project, including liaising with Bracknell Forest Council.</p> <p>Funding is expected to be secured from CIL and other sources, for example Transport for South East.</p> |
| 2. | Peacock Lane / Vigar Way improvements                            | <p>Will be secured.</p> <p>Infrastructure that is expected to be fully funded or delivered by others.</p> | <p>Following review, the project is now identified as ‘essential’ because delivery is not required prior to the delivery of development.</p> <p>Improvements have been secured through S106 associated with the permitted development south of the railway line, requiring delivery by the 250th occupation.</p> <p>Further work is ongoing to design a suitable mitigation project, including liaising with Bracknell Forest Council.</p>                  |

**Table 6: South Wokingham SDL Infrastructure identified as ‘essential’**

|    | Essential infrastructure                                                                                                           | Funding position                                                                                   | Information                                                                                                                                                                                                                                                                                                           |
|----|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | New 2FE primary school (with ability to expand to 3FE)                                                                             | Fully funded and secured.                                                                          | Provision for 2FE primary school secured through S106 agreement associated with the permitted development at the adopted South Wokingham SDL.<br><br>WBC is required to serve notice on the developers between the 300 <sup>th</sup> -1,300 <sup>th</sup> occupation and allow the developers three years to deliver. |
| 2. | New 1FE primary school                                                                                                             | Will be secured.<br><br>Infrastructure that is expected to be fully funded or delivered by others. | The school will be secured through the South Wokingham SDL extension and funded by CIL/S106.                                                                                                                                                                                                                          |
| 3. | A329 Coppid Beech roundabout improvements.<br><br>Project to extend west facing slip roads leading to the Coppid Beech roundabout. | Partially complete/will be secured.                                                                | A project to improve the Coppid Beech roundabout has been completed.<br><br>A separate project to extend the west facing slip roads onto Coppid Beech roundabout has not been delivered. The indicative cost is under review, and funding is anticipated from CIL and other sources.                                  |
| 4. | Cycle network improvements                                                                                                         | Will be secured.<br><br>Infrastructure that is expected to be fully                                | Various off site pedestrian and cycle improvements have been secured via conditions and legal agreements for the permitted development south of the railway line.                                                                                                                                                     |

|    | Essential infrastructure                                                   | Funding position                                                                                                                                                | Information                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                            | funded or delivered by others.                                                                                                                                  | Additional improvements are expected to be secured through CIL and/or other sources of funding via the South Wokingham SDL extension.                                                                                                                                                                                                                                                                                                                 |
| 5. | Mobility hubs                                                              | Will be secured.<br><br>Infrastructure that is expected to be fully funded or delivered by others.                                                              | Expected to be secured through CIL and/or other sources of funding via the South Wokingham SDL extension.<br><br>The objective of mobility hubs is to bring together public transport, active travel, car clubs, cycle storage etc to provide alternative ways of travel other than private car. Further information is set out in the supporting text to Policy C6: Technology and innovation in transport.                                          |
| 6. | New community facility or contribution towards existing facility           | Facility associated with the permitted development is fully funded and secured<br><br>A contribution/new facility will be secured as part of the SDL extension. | Provision for a community facility has been secured through S106 agreement associated with the permitted development at the South Wokingham SDL.<br><br>WBC is required to serve notice on the developer between the 300-1,300 <sup>th</sup> occupation to deliver the new community facility.<br><br>An additional community facility, or improvements to an existing facility are expected to be secured through the South Wokingham SDL extension. |
| 7. | Additional GP capacity via either: provision of a new facility, new branch | Will be secured.                                                                                                                                                | Improvements to GP capacity is being led by the Integrated Care Board (ICB). Funding has been secured through S106 facilities for improvements to health facilities. Discussions                                                                                                                                                                                                                                                                      |

|    | Essential infrastructure                                                                                                                                     | Funding position                                                                                                                       | Information                                                                                                                                                                                                                                                                                                                      |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | surgery, extension of existing, relocation of existing facility                                                                                              | Infrastructure that is expected to be fully funded or delivered by others.                                                             | on utilising funds to enable additional GP capacity is being progressed with the ICB.                                                                                                                                                                                                                                            |
| 8. | Grays Farm Sports Hub                                                                                                                                        | Partly secured.<br><br>Part funding has been secured. Additional funding is likely to be required, dependent upon final specification. | The Grays Farm sports hub is being delivered by WBC. Funding has been secured via legal agreements from development across Wokingham with additional external funding from the Football Foundation. Remaining funding will be secured from the South Wokingham SDL extension and other allocations in the vicinity of Wokingham. |
| 9. | Open space, including amenity green space, parks and public gardens, natural/semi-natural greenspace, allotments and areas of play for children/young people | Will be secured.<br><br>Infrastructure that is expected to be fully funded or delivered by others.                                     | Open space for the permitted development is secured and will be delivered by the developer in accordance with standards.<br><br>Further open space will be secured as part of the South Wokingham SDL extension, which is indicatively shown on the concept plan included in the local plan (Figure 7).                          |

65. The following key infrastructure projects have already been delivered as part of the completed parcel to the north of the railway line at Montague Park, and are not therefore identified in the IDP:
- Floreat Montague Park Primary School.
  - Neighbourhood centre (including small scale retail).
  - Highways infrastructure, including a new road bridge over the Reading-London Waterloo railway line, which forms the eastern part of the South Wokingham Distributor Road (SWDR).

**13. Policy SS12 states that the development of the site must be supported by a comprehensive masterplan, and a series of strategies. Have these documents already been progressed as part of the initial phases of development?**

66. Yes, documents including strategies and a masterplan have been agreed as part of the adopted South Wokingham Strategic Development Location (SDL).
67. The allocated South Wokingham SDL is divided into several areas. The area north of the railway line (Montague Park) is complete.
68. The remaining three areas of the allocated site are south of the railway line, which benefit from Outline/Hybrid planning permission:
- Land at phase 2a,
  - Land at phase 2b (South of Waterloo Crescent),
  - Land at phase 3 (South-east of Finchampstead Road).
69. High level masterplans were agreed by WBC in conjunction with each outline/hybrid planning permission. The outline/hybrid planning permissions are also subject to conditions that require the preparation of more detailed masterplans, design codes and landscape design statements in advance of the Reserved Matters.
70. For Land at Phase 2a of the South Wokingham SDL, the following strategies / documents were approved at the grant of outline/hybrid planning permission in July 2024:
- Indicative masterplan
  - Indicative phasing plan
  - Parameter plans (land use, access and movement, open space, building heights)
  - Landscape masterplan
71. For Land south of Waterloo Crescent (Phase 2b), the following strategies were approved in February 2025:
- Public transport strategy
  - Pedestrian and cycle strategy
  - Public art strategy

- Site-wide levels strategy
  - SuDS strategy
  - Exceedance flow routing strategy
  - Detailed site-wide masterplan, design code and landscape design statement
72. An offsite and site-wide phasing strategy was received in March 2025 and is under review by WBC.
73. For Land south east of Finchampstead Road (Phase 3), the following strategies / documents were approved at the grant of outline/hybrid planning permission in December 2024:
- Illustrative layout
  - Illustrative landscape masterplan
  - Parameter plans (land use, building heights, movement and access, public open space typologies)
  - SANG hard and soft landscape proposals
74. Turning to the extension of the SDL on land south of Waterloo Road, this will be informed and shaped by masterplanning and the strategies set out in Policy SS12. This includes strategies for the quantum and distribution of land uses, design and layout principles (including a design code) and infrastructure delivery. Specific strategies and documents required by parts 6 to 9 of Policy SS12 include:
- Illustrative masterplans and phasing strategies
  - Design code
  - Infrastructure delivery
  - Drainage and flood alleviation strategy
  - Ecological strategy
  - Sustainable transport and movement strategy (informed by a Transport Assessment)
75. Three planning applications have been submitted on land south of Waterloo Road and are awaiting determination by WBC. A number of strategies, masterplans and documents have been submitted by the applicants to help meet the requirements in Policy SS12.
76. The policy approach ensures that the proposed development is coordinated and effectively integrates with the planned and permitted development within the existing SDL, including the key principles and approaches that have already been established by approved strategies and masterplans.

**14. Please could the Council provide a note on the phasing assumptions that have been applied to this site that addresses the following matters:**

- ***The milestones that would need to be achieved in order for new dwellings to be delivered in financial year 2027/28 on land that does not currently have full planning permission. The Council's response should include the timescales for securing full planning permission, discharging of pre-commencement planning conditions, agreement of a masterplan and other strategies (as required by Policy SS12), and completion of upfront infrastructural works.***
- ***The evidence and assumptions that underpin the assumed annual delivery rates set out in the Housing Trajectory.***
- ***What are the delivery timescales for the construction of the 2 primary schools identified as being 'essential' in the IDP, and how many dwellings could be occupied before each is completed?***

77. The Housing Trajectory anticipates first completions in 2027/28 from the existing South Wokingham SDL, which benefits from planning permission. Completions from the proposed South Wokingham SDL extension are not anticipated in the Housing Trajectory until 2029/30.

78. A map added to the examination library shows the location of each part of the site.

South Wokingham SDL (Land south of the railway line)

79. The existing South Wokingham SDL benefits from Outline/Hybrid planning permission and is split into the following areas: Montague Park (completed), Phase 2 (a and b) and Phase 3. The outstanding phases are summarised in the table below.

**Table 7: South Wokingham SDL outstanding phases of development**

| Phase/Parcel          | Application type | Number of dwellings | Status                                                                                                                    |
|-----------------------|------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------|
| Phase 2a              | Outline          | 215                 | Outline permission granted July 2024.                                                                                     |
| Phase 2b              | Outline/Hybrid   | 1,434               | Outline/Hybrid permission granted July 2024. Full permission for SANG; Outline permission for the remainder of the phase. |
| Phase 2b (Parcel R10) | Reserved Matters | 215                 |                                                                                                                           |

| Phase/Parcel                                                    | Application type | Number of dwellings | Status                                                                                                           |
|-----------------------------------------------------------------|------------------|---------------------|------------------------------------------------------------------------------------------------------------------|
| Phase 2b (Parcel R11)                                           |                  | 343                 | Two live Reserved Matters applications, submitted March 2025.                                                    |
| Phase 3                                                         | Outline/ Hybrid  | 171                 | Outline/Hybrid permission granted December 2024. Full permission for SANG; Outline permission for the remainder. |
| South Wokingham Distributor Road (central and western sections) | Full             | N/A                 | Development commenced spring 2025.                                                                               |
| Phase 2a and 2b internal estate road                            | Full             | N/A                 | Approved February 2025.                                                                                          |

#### Phase 2a

80. The phase concerns 215 dwellings. The Housing Trajectory shows first completion of 20 dwellings in 2029/30.
81. Full planning permission was granted in February 2025 for the internal estate road which will enable development of Phase 2a and part of Phase 2b. Applications for the discharge of conditions are currently being signed off, with the developer stating works to deliver the road will commence in summer 2025, with completion anticipated in spring 2026.
82. Data on lead in times from Outline and Reserved Matters applications to first sales set out in response 4, shows first completions in 2029/30 is achievable. The active progression of the internal estate road adds further support to the timeframe.

#### Phase 2b

83. The phase concerns 1,434 dwellings. The Housing Trajectory shows first completion of 45 dwellings in 2027/28.
84. Reserved Matters applications for parcels R10 and R11 have been submitted and are currently being considered by WBC. Together these parcels provide 558 dwellings. The applicant's anticipated programme for the delivery of parcels R10 and R11 is set out below:
  - Reserved Matters approval: Summer 2025

- R10: Development commencement July 2025, with first completions December 2025.
- R11: Development commencement November 2025, with first completions June 2026.

85. Significant progress has been made towards agreeing the conditions due before, or concurrent with the first Reserved Matters permission for phase 2b.

**Table 8: South Wokingham SDL Phase 2b Condition progress**

| Condition                                                                             | Status                                                      |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Phasing                                                                               | Received and under review                                   |
| Site wide masterplan, design code and landscape design statement                      | Approved                                                    |
| Public art strategy                                                                   | Approved                                                    |
| Site-wide levels strategy                                                             | Approved                                                    |
| Overarching lighting strategy                                                         | Submitted with Reserved Matters application for Parcel R10. |
| SuDS Strategy                                                                         | Approved                                                    |
| Exceedance routes                                                                     | Approved                                                    |
| Pedestrian & cycle strategy                                                           | Approved                                                    |
| Interim Public Transport Strategy                                                     | Approved                                                    |
| Scheme for retention and/or reconfiguration of the electricity distribution apparatus | Received and under review                                   |
| SANG strategy                                                                         | Received and under review                                   |

86. Parcel R10 Conditions with a trigger of before commencement of the phase are also progressing:

**Table 9: South Wokingham SDL Parcel R10 Condition progress**

| Condition                                             | Status                                  |
|-------------------------------------------------------|-----------------------------------------|
| Materials                                             | Submitted                               |
| Levels                                                | Submitted                               |
| Arboricultural Method Statement                       | Submitted                               |
| Landscaping                                           | To be submitted                         |
| Landscape and Ecological Management Plan              | To be submitted                         |
| Biodiversity Net Gain (BNG)                           | To be submitted                         |
| Written Scheme of Investigation (Archaeology)         | To be submitted                         |
| Drainage connections                                  | Submitted                               |
| Construction and Environmental Management Plan (CEMP) | Approved<br>Further condition submitted |
| Contaminated land                                     | To be submitted                         |

|                              |           |
|------------------------------|-----------|
| Highway construction details | Submitted |
|------------------------------|-----------|

### Phase 3

87. The phase concerns 171 dwellings. The Housing Trajectory shows first completion of 30 dwellings in 2027/28.
88. Phase 3 will commence once the SWDR is further progressed. Work to deliver the SWDR has commenced with full completion anticipated in 2027.
89. The applicant has indicated their intention to prepare a Reserved Matters application. Data on lead in times for Reserved Matters applications to first sales, suggests an average of around 17 months. On this basis Reserved Matters permission would be required in summer 2026.

### South Wokingham SDL - Summary

90. The eastern phase of the South Wokingham Distributor Road was completed in 2022, which serves completed development north of the railway line at Montague Park and includes a bridge over the Reading-London Waterloo railway line. The remaining western and central parts of the SWDR are under construction, which will connect to the completed eastern phase and provide a new link road south of Wokingham town centre. The full SWDR is anticipated to open in early 2027.
91. The housing trajectory sets out 45 housing completions from Phase 2b, and a further 30 completions from Phase 3 both in 2027/28, amounting to a total of 75 dwellings in 2027/28.
92. Additional information has been provided by the promoters following the submission of the local plan, including as part of Reserved Matters applications. The promoters anticipate first completions in 2025/26 for R10 and 2026/27 at R11, which is at least a year earlier than set out in the housing trajectory. The promoters anticipate the completion of phase 2b (1,434 dwellings) over a 10 year period, fully within the plan period, whereas the housing trajectory sets out completion of 1,343 dwellings within the plan period.
93. The promoter and developers' trajectory therefore anticipates housing completions earlier, and the phases building out faster than set out in the housing trajectory. As a result, the housing trajectory sets out a conservative approach to housing delivery at the South Wokingham SDL.

### South Wokingham SDL Extension

94. The housing trajectory sets out first completions of 30 dwellings from the South Wokingham SDL extension are anticipated in 2029/30.

95. Three planning applications have been submitted that form the area comprising the South Wokingham SDL extension, as shown on the accompanying plan, and are awaiting determination.
96. Lightwood Land application at Land west of Old Wokingham Road and North and South of Easthampstead Road (application 241933):

*Hybrid application comprising an outline application with all matters reserved except means of access for a mixed use, residential-led development (up to 850 dwellings) including a neighbourhood centre (Use Classes E and / or F) public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping. Please note: This is a cross-boundary application as a small section of Old Wokingham Road and a proposed roundabout fall within Bracknell; a duplicate application has therefore been submitted to Bracknell FC (reference: 24/00500/OUT). The application has been submitted in relation to the area proposed as an extension to the South Wokingham SDL in the Local Plan Update (LPU).*

97. Mr Anthony Pudner/Lightwood Strategic application at Land west of Old Wokingham Road and south of Waterloo Road (application 211033):

*Outline application for the proposed demolition of equestrian buildings and up to 95no. dwellings (35% affordable housing), public open space, attenuation, ecological enhancement and associated works with details of vehicular access from Old Wokingham Road and pedestrian/cycle access from byway WOKW BW30 with all other matters reserved.*

98. Nicholas King Homes application at Land north east of Easthampstead Road (application 242279):

*Outline application with all matters reserved except means of access for up to 180 dwellings and associated infrastructure including open space, play space, landscaping, SuDs and green infrastructure. Please note: The application has been submitted in relation to the area proposed as an extension to the South Wokingham SDL in the Local Plan Update (LPU).*

99. Following submission of the local plan, the promoters have provided updated programmes for the delivery of the areas forming the South Wokingham SDL extension.
100. The below table shows the key milestones for new dwellings to be delivered by 2027/28. The two applications across the land controlled by Lightwood Land, and Lightwood Strategic and Mr Anthony Pudner have been combined as the milestones are the same. This table shows the promoters anticipate delivery 2 years earlier than set out in the Housing Trajectory.

**Table 10: South Wokingham SDL Extension promoters' anticipated milestones**

| <b>Stage</b>                            | <b>Nicholas King Homes<br/>(Application 242279)</b> | <b>Lightwood Strategic and<br/>Mr Anthony Pudner<br/>(Applications 241933 and<br/>211033)</b> |
|-----------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Planning Committee approval             | Q4 2025/26                                          | Q4 2025/26                                                                                    |
| Outline planning permission granted     | Q1 2026/27                                          | Q1 2026/27                                                                                    |
| Land sales                              | N/A                                                 | Q2-Q3 2026/27                                                                                 |
| Reserved Matters submission             | Q1 2026/27                                          | Q2 2027/28                                                                                    |
| Reserved Matters approval               | Q3 2026/27                                          | Q4 2027/28                                                                                    |
| Discharging pre-commencement conditions | Q3 2026/27 – Q1 2027/28                             | Q4 2027/28 – Q2 2028/29                                                                       |
| Development commences                   | Q1 2027/28                                          | Q2 2028/29                                                                                    |
| First completions                       | 2027/28                                             | 2028/29                                                                                       |

### Housing Trajectory

101. The Housing Trajectory (HO8) has been informed by information provided by the promoter and developer, WBC's assessment of the complexity of the site and experience of delivering large scale strategic development, and a review of lead in times and build out rates from other sources, including both local and national research. Further information is set out in section 3 of the Five Year Housing Land Supply Statement (OD1).
102. WBC considers the Housing Trajectory takes a conservative approach to housing delivery, which has been reinforced by information from the landowners and developers above that shows the delivery timescales and rates are capable of being exceeded. In addition, this provides flexibility if there are unanticipated delays with housing delivery of specific sites, without affecting the ability to meet the housing requirement.

### Primary Schools

103. As set out in response 12, the legal agreement for land south of the railway line includes the provision of a 2 form entry primary school. WBC is required to serve notice on the developers between the 300-1,300th occupation with the developer then having 3 years to deliver the school.
104. The ultimate need for additional schools, and the timing of delivery, will depend on the demography of the new community and the wider community of Wokingham. Whilst development leads to increased demand for primary school places, WBC are currently projecting falling school rolls generally. Securing the school in the legal agreement

allows WBC to monitor and manage provision, calling on the delivery of the site if necessary. In the event the educational needs of the new community can be met within existing schools, the land would become available for alternative development. The provision of a new 1 form entry primary school is included the South Wokingham extension on a similar basis.

|                                                                                      |
|--------------------------------------------------------------------------------------|
| <p><b>15. Has this site been subject to any site-specific viability testing?</b></p> |
|--------------------------------------------------------------------------------------|

105. No, WBC has not undertaken site specific viability testing for the South Wokingham SDL, however WBC is confident that the Local Plan and Community Infrastructure Levy Viability Study (VI1a) (hereafter ‘Viability Study’) provides a robust assessment which is suitable to the plan making stage.
106. The Viability Study tested a series of development typologies, including strategic sites of 500 and 2,000 dwellings at low and medium density which are representative of the site. Section 7 of the report sets out a series of appraisal outputs using different sales values per square metre and affordable housing percentages. Table 7.6.5 shows 40% affordable housing could be delivered viably using a sales value that is capable of being achieved on site.
107. A substantial area of the site now has Outline/Hybrid planning permission, with necessary infrastructure requirements secured, including the delivery of the South Wokingham Distributor Road. The Viability Study recognises this at paragraph 7.3. A further 1,100 units are expected to come forward on land south of Waterloo Road, which will also provide a one form entry primary school.
108. The South Wokingham SDL extension constitutes greenfield land with limited on site constraints and is immediately adjacent to the area with planning permission. The infrastructure costs associated with delivery of the site are not abnormal for the type and scale of development proposed. In summary, there is nothing unusual or unique about South Wokingham SDL that would warrant additional site-specific testing.
109. WBC notes that Nicholas King Homes appointed consultants CBRE (representation 0298) to produce a site specific viability document which seeks to reduce the affordable housing requirement of the proposed South Wokingham SDL extension from 40% to 35%. In response WBC would highlight that it is not required by the PPG to demonstrate that every site that may come forward over the plan period can viably meet all the policy requirements in the plan. The affordable housing policy is expressly stated as a target, and individual applicants can submit evidence to demonstrate why an individual scheme cannot meet the target in its entirety. This is an entirely normal approach to policy on affordable housing that reflects the adopted plan, and is also applied widely across the country. However, WBC notes that the sites that have already secured planning permission within the South Wokingham SDL have all delivered policy compliant levels of affordable housing (35% in the adopted Core Strategy Local Plan (OD4)), contrary to the negative picture that CBRE seek to portray in their submission.

110. The CBRE submission incorrectly suggests that the Viability Study outputs indicate that the South Wokingham SDL cannot viably delivery more than 35% affordable housing. This is evidently incorrect because the outputs at tables 7.6.1 to 7.6.6 of the Viability Study (VI1a) indicate that up to 50% affordable housing could be provided, depending on the precise sales value and the approach adopted in relation to securing community infrastructure. Furthermore, CBRE’s document adopts a range of appraisal inputs that do not reflect commercial reality of development delivery in the south-east of England, including the following:

- Various criticisms of the study’s approach to establishing sales values, but no alternative evidence is offered;
- A significantly overstated profit margin;
- Selective use of other Local Plan Viability studies used to argue for a higher finance rate;
- Double counting of net zero carbon and future homes standards;
- A misunderstanding in relation to the cost of accessibility standards (in particular, CBRE suggest that the study has not allowed inflation on the standards, but this premise is wrong, as percentage cost uplifts are applied to contemporary costs); and
- Misunderstanding the site density and suggesting that the net and gross site areas are the same, which is evidently incorrect. CBRE admit that the density is only 18 dph (gross) which is significantly lower than the minimum 30-35 dph that WBC would expect. CBRE’s calculations therefore demonstrate that the net site areas are significantly lower than the gross site areas.

111. In addition, CBRE misinterprets Policy H3: Affordable Housing to mean that WBC is seeking to restrict the submission of viability assessments at the development management stage. However, the wording in the policy simply reflects the PPG in terms of “exceptional” use of viability assessments. In WBC’s recent experience, the number of applications on greenfield sites that have not been able to meet the adopted affordable housing are very low, but there have been cases (predominantly applications on previously developed sites) where viability information has been submitted by applicants.

**16. Representation 0264 by Miller Homes and Kier Ventures refers to a dispute regarding the delivery of the South Wokingham Distributor Road. Is the Council able to provide any update regarding this?**

112. Issues regarding the delivery of the South Wokingham Distributor Road have been fully resolved, with land transfers completed in December 2024. WBC has subsequently entered into a contract for delivery, with works relating to construction commencing in spring 2025, with full completion expected in two years.

113. The construction of the road has enabled interested developers to exercise their options, with reserved matters having already been received as set out below.

**Table 11: South Wokingham SDL Reserved Matters applications enabled by SWDR progression**

| Application information                                                        | Application description                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 250399<br>Miller Homes<br><br>Received February 2025<br><br>Parcel R10         | Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.               |
| 250678<br>Robert Stockford (Kier)<br><br>Received March 2025<br><br>Parcel R11 | Reserved Matters pursuant to Outline Planning Consent 191068 comprising the erection of 343 dwellings and associated infrastructure (green, blue and highway). Details of appearance, landscaping, layout and scale to be considered. |

***17. Please could a plan be produced of this site that shows 1) the boundary of the allocation, and 2) the boundaries of each planning permission / phase of development referred to in the trajectory.***

114. Plans showing the progress of development at 31 March 2023 (the LPU base date) and 31 March 2025 (the most recent monitoring year) have been added to the Examination Library.
115. The plan shows the route of South Wokingham Distributor Road. The eastern section has been completed, and construction of the remaining western and central sections commenced in spring 2025.
116. The Proposed Submission Plan includes 'Figure 7: South Wokingham SDL: Land south of Waterloo Road concept plan' which shows the proposed location of development.
117. The following tables supplement the plans, providing a record of progress at each parcel.

**Table 12: Adopted South Wokingham SDL  
Progress of housing delivery at 31 March 2023 and 31 March 2025**

| <b>Development parcel</b>                                                        | <b>Details</b>                                                                                    | <b>Status at 31 March 2023</b>                                     | <b>Status at 31 March 2025</b>                                                                                                                                               |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Montague Park (Phase 2) (formerly Buckhurst Farm)                                | 162 dwellings; SANG                                                                               | Completed                                                          |                                                                                                                                                                              |
| Montague Park (Phase 3) (formerly Buckhurst Farm)                                | 66 new homes; children's play park                                                                | Completed                                                          |                                                                                                                                                                              |
| Montague Park (Phase 5)                                                          | 195 new homes                                                                                     | Completed                                                          |                                                                                                                                                                              |
| Montague Park (Phase 7)                                                          | 100 new homes; play area and allotments                                                           | Completed                                                          |                                                                                                                                                                              |
| Montague Park (Phase 6)                                                          | Shops; community uses; public square; play park and 114 new homes                                 | Completed                                                          |                                                                                                                                                                              |
| Land adjacent to Waterloo Crossing Cottage, Waterloo Road, Wokingham             | 2 dwellings                                                                                       | Under construction                                                 |                                                                                                                                                                              |
| South of the Railway Line. Land at phase 2a                                      | 215 new homes; public open space; play areas                                                      | Outline planning application under consideration (App Ref: 190914) | Outline/Hybrid planning permission granted in July 2024.                                                                                                                     |
| South of the Railway Line. Land south of Waterloo Crescent, Wokingham (Phase 2b) | Up to 1,434 new homes, two-form entry primary school; local centre; public open space; play areas | Outline planning application under consideration (App Ref: 191068) | Outline/Hybrid planning permission granted in July 2024. Reserved Matters application submitted for the first two parcels (R10 for 215 dwellings and R11 for 343 dwellings). |
| South of the Railway Line.                                                       | 171 new homes, public open space; SANG                                                            | Outline planning application under consideration (App Ref: 192325) | Outline/Hybrid planning permission granted in December 2024.                                                                                                                 |

| Development parcel                                                      | Details      | Status at 31 March 2023                      | Status at 31 March 2025                                          |
|-------------------------------------------------------------------------|--------------|----------------------------------------------|------------------------------------------------------------------|
| Land South East of Finchampstead Road (Phase 3)                         |              |                                              |                                                                  |
| Land to the west of St Anne's Drive and south of London Road, Wokingham | 54 dwellings | Full/Reserved Matters approval (not started) | Under construction, with completion anticipated in October 2026. |

**Table 13: South Wokingham SDL extension**  
**Progress of housing delivery**

| Development parcel                                           | Detail                                                                                                   | Status                                                                                                                                                          |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| South Wokingham SDL Extension<br>Land south of Waterloo Road | Proposed allocation for 1,100 dwellings with at least 980 to be delivered by 31 <sup>st</sup> March 2040 | Three live planning applications under consideration (App Ref: 211033, 241933, 242279).<br><br>The capacity of the planning applications total 1,125 dwellings. |

## Arborfield Green SDL

### ***18. How many dwellings have already been completed at this site?***

- 118. At 31<sup>st</sup> March 2025, 2,048 dwellings have been completed.
- 119. From the start of the plan period, 1st April 2023 to 31st March 2025, 624 dwellings have been completed.
- 120. The completed parcels are shown in the plan added to the Examination Library.

### ***19. How many of the infrastructural improvements listed as ‘critical’ or ‘essential’ in the IDP have already been delivered or fully funded through the first phase of development?***

- 121. The infrastructure improvements for the Arborfield Green SDL are identified in pages 32 and 33 of the IDP (September 2024) (ref: IN7).
- 122. The tables below show the pieces of ‘critical’ or ‘essential’ infrastructure that have either been delivered or are to be funded through the first phase of the Arborfield Green SDL. Mobility hubs will be delivered as part of planned new development at Barkham Square and the Arborfield Studios intensification.
- 123. Three infrastructure projects are considered critical. WBC is confident that all the critical infrastructure projects can be funded and delivered at the appropriate time, especially as the funded primary school is the only outstanding infrastructure project.
- 124. Six infrastructure projects are considered essential. Similarly, WBC is confident the projects will be funded and delivered at the appropriate time, with several projects already delivered, or secured through planning obligations as part of committed development. Other projects will be delivered as part of the additional planned development.

**Table 14: Arborfield Green SDL Infrastructure identified as ‘critical’**

|    | <b>Critical infrastructure</b>                                                    | <b>Funding position</b>   | <b>Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | New 2 form entry primary school                                                   | Fully funded and secured. | A new two form entry primary school is to be delivered when WBC considers additional primary school capacity is required. Land for the school has been secured through S106, with delivery by WBC using CIL and/or S106 funds at the appropriate time.                                                                                                                                                                                                                                                                                                         |
| 2. | Commonfield Lane improvements, including enhanced passing places and modal filter | Delivered                 | Commonfield Lane improvements, including enhancing passing places have been delivered and were funded by developers via a planning obligation.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3. | Bus service improvements                                                          | Delivered                 | <p>Bus services to Arborfield Green have been enhanced as part of the package of public transport works supporting the delivery of the existing SDL. In addition, WBC announced in January 2025 that a contract is due to be tendered to increase the frequency of a key bus route between Arborfield Green and Wokingham town.<sup>2</sup></p> <p>Proposed allocations will be expected to make a proportionate contribution to further support the continuation of existing services and increase opportunities for enhancements to routes and services.</p> |

<sup>2</sup> ‘More frequent bus service will be just the ticket’ (31 January 2025): <https://www.wokingham.gov.uk/news/2025/more-frequent-bus-service-will-be-just-ticket>

**Table 15: Arborfield Green SDL Infrastructure identified as ‘essential’**

|    | Essential infrastructure           | Funding position                                                                                   | Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Bohunt School Sixth Form expansion | Fully funded and secured                                                                           | Bohunt School Sixth Form expansion is anticipated to open to students in September 2026 and is fully funded by a combination of WBC capital investment and the Bohunt Education Trust.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2. | Eversley Road improvements         | Will be secured.<br><br>Infrastructure that is expected to be fully funded or delivered by others. | Funding for Eversley Road (A327) improvements have been secured via a legal obligation and financial contributions are in the process of being transferred to Hampshire County Council to support improvements to the A327 within Hampshire.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3. | Cycle network improvements         | Partially funded and implemented                                                                   | Cycle network improvements have been partially funded and implemented as part of the development of the existing site allocation. This largely comprises improvements to the Greenways network, which provides traffic free cycle and pedestrian routes to connect new developments and existing settlements. For example, a new route has been provided linking Arborfield Green to California Country Park, and the settlement of Finchampstead North. Over £2.3 million contributions to the Greenways project have been made from developers of the Arborfield Green site, with further contributions anticipated to support further improvements to the network, including to other new communities, notably at Loddon Valley Garden Village. |

|    | Essential infrastructure                                                                                                                                     | Funding position                                                                                          | Information                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. | Mobility hubs                                                                                                                                                | <p>Will be secured.</p> <p>Infrastructure that is expected to be fully funded or delivered by others.</p> | <p>Mobility hubs are anticipated to be delivered as part of planned new development at Barkham Square and the Arborfield Studios intensification.</p> <p>The objective is to bring together public transport, active travel, car clubs, cycle storage etc to provide alternative ways of travel other than private car. Further information is set out in the supporting text to Policy C6: Technology and innovation in transport.</p>                 |
| 5. | Arborfield Green community centre                                                                                                                            | Fully funded and secured                                                                                  | Provision of a community facility secured through S106 associated with the permitted development.                                                                                                                                                                                                                                                                                                                                                       |
| 6. | Open space, including amenity green space, parks and public gardens, natural/semi-natural greenspace, allotments and areas of play for children/young people | <p>Will be secured.</p> <p>Infrastructure that is expected to be fully funded or delivered by others.</p> | <p>Open space for the permitted development is secured and will be delivered by the developer in accordance with standards.</p> <p>Further open space will be delivered as part of the planned new development to the required standards. This includes amenity green space, parks and public gardens, natural/semi natural greenspace, allotments and areas of play for children/young people (LAP/LEAP/NEAP), as part of planned new development.</p> |

**20. Policy SS11 states that the development of the site must be supported by a comprehensive masterplan, and a series of strategies. Have these documents already been progressed as part of the initial phases of development?**

125. Yes, documents including strategies and a masterplan have been progressed as part of the adopted Arborfield Green SDL.
126. The allocated Arborfield Green SDL is divided into two sections, Land at Arborfield Garrison (Arborfield Green), and Hogwood Farm (Finchwood Park). Both sections benefit from outline planning permissions and contain multiple phases and parcels with subsequent reserved matters permissions.
127. Land at Arborfield Garrison (App ref: O/2014/2280) was granted outline planning permission by WBC in April 2015. Land at Hogwood Farm (App ref: 181194) was granted outline planning permission by WBC in November 2018.
128. Masterplans and parameter plans were agreed by WBC in conjunction with the two outline planning permissions and subsequent reserved matters. The parameter plans address various matters, including land use, access and movement, heights and open space typologies.
129. The outline planning permissions are also subject to conditions that require strategies to be submitted and agreed with WBC. Pursuant to the triggers attached to the relevant condition, multiple strategies have been submitted and approved at the appropriate stage of the development.
130. For Land at Arborfield Garrison (Arborfield Green) development, the following strategies have been approved:
- Phasing strategy (site-wide)
  - Design code
  - Landscape strategy (site-wide)
  - Hedgerow mitigation and compensation strategy
  - Walking, cycling and equine strategy
  - Phased public transport strategy
  - Foul and surface water drainage strategy (site-wide)
  - Archaeological assessment
  - Heritage assessment
131. For Hogwood Farm (Finchwood Park) development, the following strategies have been approved:
- Landscape strategy (site-wide)
  - Sub-phasing strategy (site-wide)
  - Outline reptile mitigation strategy (site-wide) and reptile survey report

- Outline ecological permeability strategy (site-wide)
  - Land contamination
  - Walking, cycling and equine strategy (site-wide)
  - Bus strategy (site-wide)
  - Drainage strategy (site-wide)
132. Together the strategies and plans agreed as part of the Outline planning permissions and subsequent reserved matters, have supported the delivery of new housing and associated infrastructure.
133. Looking ahead, the proposed development at Land at Barkham Square, and the Arborfield Studios intensification, will also be informed and shaped by masterplanning and the of strategies set out in Policy SS11. This includes strategies for the quantum and distribution of land uses, design and layout principles (including a design code) and infrastructure delivery. Specific strategies required by parts 6 to 9 of Policy SS11 include:
- Phasing strategy
  - Design code
  - Infrastructure delivery
  - Drainage and flood alleviation strategy
  - Ecological strategy
  - Sustainable transport and movement strategy (informed by a detailed Transport Assessment)
134. The policy approach ensures that the proposed development is coordinated and effectively integrates with the planned and permitted development within the existing SDL, including the key principles and approaches that have already been established by approved strategies and masterplans.

**21. Please could the Council provide a note on the phasing assumptions that have been applied to this site that addresses the following matters:**

- The milestones that would need to be achieved in order to meet the assumed lead in times on land that does not currently have full planning permission. The Council's response should include the timescales for securing full planning permission, discharging of precommencement planning conditions, agreement of a masterplan and other strategies (as required by Policy SS11), and completion of upfront infrastructural works.***
- The evidence and assumptions that underpin the assumed annual delivery rates set out in the Housing Trajectory.***
- What are the delivery timescales for the construction of the primary school identified as being 'critical' in the IDP, and how many dwellings could be occupied before it is completed?***
- How many dwellings can be occupied before the improvements to the Arborfield Sewage Treatment Works are delivered?***

135. WBC's response to the questions on phasing assumptions is set out below.

#### Milestones

136. The Proposed Submission Plan Housing Trajectory (HO8) projects first completions as below:

- Westwood Yard, Sheerlands Road: 2027/28, 10 dwellings.
- Barkham Square: 2031/32, 50 dwellings.
- Land at Arborfield Studios: 2028/29, 50 dwellings

137. The following sets out the milestones to achieve projected delivery. Where engagement with the site promoter has indicated alternative milestones, these have been reflected. For clarity, the quarter years are based on the 1 April to 31 March year, with quarters therefore reflecting the following:

- Q1 = April-June.
- Q2 = July-September.
- Q3 = October-December.
- Q4= January-March.

#### Milestones - Westwood Yard, Sheerlands Road

138. An application for Outline permission for 22 dwellings has been submitted and is pending determination. Future milestones are set out below:

- Determination of Outline application: Q2 2025/26

- Determination of Reserved Matters planning application: Q2 2026/27
- Discharge of pre commencement conditions: Q4 2026/27
- Completions: Q4 2027/28

#### Milestones – Barkham Square

- Planning application submission: Q2 2025/26
- Determination of Outline planning application: Q2 2026/27
- Determination of Reserved Matters planning application: Q3 2026/27
- Discharge of pre commencement conditions: Q1 2027/28
- Completions: Q1 2028/29

139. The planning application and delivery process will be confirmed in a statement of common ground with the promoters of the allocation, which we anticipate will be finalised by the end of June 2025.

#### Milestones: Land at Arborfield Studios

- Outline planning application (all matters reserved except access) submitted: Q1 2026/27
- Determination of Outline planning permission: Q4 2026/27
- Reserved matters submitted: Q1 2027/28
- Determination of Reserved Matters application: Q4 2027/28
- Discharge of pre-commencement conditions: Q1 2028/29
- Development commences: Q1 2028/29
- First completions: Q4 2028/29

140. The planning application and delivery process will be confirmed in a statement of common ground with the promoters of the allocation, which we anticipate will be finalised by the end of June 2025.

#### Assumptions underpinning projected deliver rates

141. The Proposed Submission Plan Housing Trajectory (HO8) projects delivery from the initial years of the proposed Arborfield Green allocation as set out below:

#### Westwood Yard, Sheerlands Road

- 2027/28: 10 dwellings

#### Barkham Square

- 2031/32: 50 dwellings
- 2032/33: 60 dwellings
- 2033/34 – 2039/40: 70 dwellings per annum

#### Land at Arborfield Studios

- 2028/29 – 2033/34: 50 dwellings per annum

142. The projected housing delivery rate has been prepared with regard to a range of factors, including:
- Site opportunities and constraints.
  - Access opportunities.
  - Transport modelling.
  - Site promoter intentions, including vision, planning application strategy and phasing.
  - Achieved development rates of other strategic sites.
143. Milestones to achieve the projected delivery are set out under the first sub-heading above.
144. As set out in the Five Year Housing Land Supply Statement at 31 March 2024 (OD1), WBC monitors build out rates from sites across the borough and generally applies the following:
- 40 dwellings per year, per developer, on sites where 10 – 99 dwellings are being built out by one developer.
  - 50 dwellings per year, per developer, on sites where 100 – 249 dwellings are being built out by one developer.
  - 55 dwellings per year, per developer, on sites where 250 + dwellings are being built out by one developer.
  - 50 dwellings per year, per developer, on sites where 250+ dwellings are being built out by two or more developers.
145. The projected delivery at Barkham Square is marginally higher than the standard figure but is supported by the delivery intentions of the promoter Crest Nicholson, who also anticipate first completions in 2028/29, 3 years earlier than the Housing Trajectory.
146. WBC considers the Housing Trajectory takes a conservative approach to housing delivery, which has been reinforced by information from the promoters and developers above that shows the delivery timescales and rates are capable of being exceeded. In addition, this provides flexibility if there are unanticipated delays with housing delivery of specific sites, without affecting the ability to meet the housing requirement.

#### Primary School delivery

147. As set out in response 19, the legal agreement for Hogwood Farm includes the provision of a 2 form entry primary school. WBC is required to serve notice on the developers to transfer the land. WBC would then deliver the school.
148. The need for additional schools, and the timing of delivery, will depend on the demographic character of the new community and wider area. Whilst development leads to increased demand for primary school places, WBC are currently projecting falling school rolls generally. The securing of the school in the legal agreement allows WBC to monitor and manage provision, calling on the site if necessary. In the event the

educational needs of the new community can be met within existing schools, the land would become available for alternative development.

#### Arborfield Sewage Treatment Works

149. A detailed response regarding the capacity upgrades to Arborfield Sewage Treatment Works is set out in relation to paragraph 33. The Thames Water Statement of Common Ground (CD8m) sets out how:

*‘There are no known significant water supply, waste water, or sewage treatment capacity issue that would be likely to prevent, or delay the delivery of the site allocations proposed in the plan’ (paragraph 4.13)*

150. WBC will continue to liaise with Thames Water regarding infrastructure capacity and planned capacity upgrades.

|                                                                               |
|-------------------------------------------------------------------------------|
| <b>22. Has this site been subject to any site-specific viability testing?</b> |
|-------------------------------------------------------------------------------|

151. No, WBC has not undertaken site specific viability testing for the Arborfield Green SDL, however WBC is confident that the Local Plan and Community Infrastructure Levy Viability Study (VI1a) (hereafter ‘Viability Study’) provides a robust assessment which is suitable to the plan making stage.
152. The Viability Study tested a series of development typologies, including strategic sites of 500 and 2,000 dwellings at low and medium density. Section 7 of the report sets out a series of appraisal outputs using different sales values per square metre and affordable housing percentages. Table 7.6.5 shows 40% affordable housing could be delivered viably using a sales value that is capable of being achieved on site.
153. A substantial area of the site already benefits from reserved matters or outline planning permission, where significant infrastructure has been delivered, and further infrastructure is under construction (for example the District Centre). This is recognised in the Viability Study at paragraph 7.2.
154. The majority of the additional development (600 dwellings at Barkham Square) forms a greenfield extension with limited on site constraints. Its location adjacent to an existing allocation where significant infrastructure has been delivered means the infrastructure costs associated with delivery of the site are not abnormally high for the type and scale of development proposed. There is nothing unusual or unique about the Arborfield Green SDL that would warrant site-specific testing.

**23. Please could a plan be produced of this site that shows 1) the boundary of the allocation, and 2) the boundaries of each planning permission / phase of development referred to in the trajectory.**

155. Plans showing the progress of development at 31 March 2023 (the LPU base date) and 31 March 2025 (the end of most recent monitoring year) have been added to the Examination Library. In addition, tables below set out the progress of housing delivery on each site.
156. The plans also show the progress of delivery for non-residential uses coming forward at the SDL. For example, the employment parcel to the south-east of Hogwood Industrial Estate has a Reserved Matters application which is under consideration. The employment parcel is denoted by the purple shading on the plans.
157. Land that benefits from outline planning permission will come forward over the plan period and will be assigned parcel numbers in due course.
158. The Proposed Submission Plan includes 'Figure 6: Arborfield Green SDL: Barkham Square concept plan' which shows the proposed location of development at Barkham Square.

**Table 16: Adopted Arborfield Green SDL**

**Progress of housing delivery at 31 March 2023 and 31 March 2025**

| Development parcel                                      | Details                                                   | Status at 31 March 2023             | Status at 31 March 2025                                                        |
|---------------------------------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------|
| Arborfield Garrison – Outline<br><br>Includes parcel O2 | 458 new homes (which includes 135 new homes at parcel O2) | Outline planning permission granted | Outline planning permission granted<br><br>Under construction (Parcel O2 only) |
| AA                                                      | 44 new homes                                              | Completed 2021/22                   |                                                                                |
| A <sup>3</sup> -G                                       | 220 new homes                                             | Under construction                  | Completed                                                                      |
| C2                                                      | 104 new homes; communal space                             | Completed 2020/21                   |                                                                                |
| H, I and J                                              | 185 new homes                                             | Completed 2021/22                   |                                                                                |
| K                                                       | 12 new homes                                              | Completed 2020/21                   |                                                                                |

<sup>3</sup> Parcel A is for the provision of allotments which have not been completed in years 2023 or 2025

| Development parcel     | Details                                                              | Status at 31 March 2023                      | Status at 31 March 2025                 |
|------------------------|----------------------------------------------------------------------|----------------------------------------------|-----------------------------------------|
| M                      | 37 new homes                                                         | Completed 2020/21                            |                                         |
| O1                     | 113 new homes                                                        | Completed 2018/19                            |                                         |
| Q                      | 114 new homes                                                        | Completed 2020/21                            |                                         |
| T                      | 127 new homes                                                        | Completed 2019/20                            |                                         |
| U2                     | 79 new homes                                                         | Completed 2021/22                            |                                         |
| X                      | 70 new homes                                                         | Completed 2021/22                            |                                         |
| P                      | 43 dwellings                                                         | Under construction                           |                                         |
| U1/V2S                 | 114 new homes;<br><br>Commercial floorspace for neighbourhood centre | Under construction                           | Completed 2023/24                       |
| V2N                    | 73 dwellings                                                         | Under construction                           | Completed                               |
| V1S (V2E)              | 126 dwellings                                                        | Under construction                           | Completed                               |
| Hogwood Farm – Outline | 930 dwellings (including the following parcels):                     | Outline planning permission granted          | Outline planning permission             |
| P9                     | 60 dwellings                                                         | Outline planning permission                  | Under construction (Parcel P9 only)     |
| P10                    | 256 dwellings                                                        | Outline planning permission                  | Under construction (Parcel P10 only)    |
| P4/P5                  | 185 dwellings                                                        | Outline planning permission                  | Under construction (Parcels P4/P5 only) |
| Hogwood Farm (P1)      | 178 new homes                                                        | Under construction                           | Completed 2023/24                       |
| Hogwood Farm (P2/P3)   | 135 dwellings                                                        | Under construction                           | Completed                               |
| Hogwood Farm (P7)      | 100 dwellings                                                        | Full/Reserved Matters approval (not started) | Under construction                      |

| Development parcel                                          | Details                                                                   | Status at 31 March 2023 | Status at 31 March 2025 |
|-------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------|-------------------------|
| Hogwood Farm (P14/P15)                                      | 157 dwellings; sports facilities, allotments                              | Under construction      |                         |
| Former Reading FC Training Ground, Park Lane, Finchampstead | 140 new homes; nature park (former Reading Football Club training ground) | Under construction      |                         |

**Table 17: Additional land proposed within the LPU at Arborfield Green**  
**Progress of site delivery at 31 March 2023 and 31 March 2025**

| Development parcel                                       | Proposed development | Progress                                                                                                                                                                                                        |
|----------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arborfield Studios                                       | 300 dwellings        | LPU proposed allocation                                                                                                                                                                                         |
| Land to the north of Arborfield Studios (Barkham Square) | 600 dwellings        | LPU proposed allocation.<br><br>In pre-application process.                                                                                                                                                     |
| Westwood Yard, Sheerlands Road                           | 10 dwellings         | LPU proposed allocation.<br><br>Live Outline planning application for 22 dwellings under consideration. (ref: 240731). Determination expected July-September 2025, with Reserved Matters application to follow. |

## Housing Land Supply / Trajectory

**24. Does the submitted Housing Trajectory demonstrate that there will be a 5 year supply from the date that the Plan is adopted?**

159. Yes, the Housing Trajectory (HO8) shows there will be a 5 year housing land supply on adoption of the local plan. This position takes account of the removal of Site SS14.23 Winnersh Plant Hire, Reading Road, Winnersh, from the supply, following a change in landowner. Further information is set out in response 35 below.
160. As set out in response 26, WBC will provide an updated housing trajectory in July 2025, updating the monitoring position and projection to 31 March 2025.

**25. The HELAA (HO7) provides limited detail on the approach that has been taken in calculating the windfall allowances. Accordingly, please could the Council prepare a note that addresses:**

- The definition of a windfall site that has been used. Is this simply a site that was not allocated for housing development in a previous Local Plan?**
- A justification for the separate Wokingham Town Centre windfall allowance - no reference is made to this in the HELAA report.**
- The number of windfall completions that have been delivered in each year of the trend period (2010/11 to 2022/23) – split into small sites, large sites, and sites in Wokingham Town Centre.**
- Whether historic windfalls in Wokingham Town Centre were removed from the trend analysis for large/small windfall sites to avoid double counting.**
- A schedule of all ‘large’ windfall site permissions that have come forward in the trend period including the number of dwellings for each and the description of development.**
- A justification as to why windfall delivery will continue to come forward in the years ahead (in each category) as required by paragraph 73 of the Framework (2023 version).**

161. WBC’s response to the questions on the approach to windfall is set out below.

#### Definition of windfall

162. WBC have applied the definition of a windfall site as set out in Annex 2: Glossary of the NPPF (2023), namely “Sites not specifically identified in the development plan.”

163. The NPPF (2023) paragraph 72 allows an allowance to be made for windfall sites as part of anticipated supply, provided there is compelling evidence that they will provide a reliable source of supply. The paragraph continues to specify that “any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”

#### Wokingham town centre windfall allowance

164. Paragraph 4.9 of the Proposed Submission Plan states:

*‘Evidence also shows that ‘windfall’ development (unidentified sites that have not been allocated by a local plan or neighbourhood development plan but come forward for development) makes a substantial contribution to housing provision*

*and that this will continue. As such, an allowance has been made for homes that can be anticipated from windfall developments.'*

165. Paragraph 4.9 further states:

*'An additional allowance is also made for windfall development within Wokingham town centre to reflect changes in the retail and office market.'*

166. As set out in Table 6 of the Proposed Submission Plan, the allowance included for Wokingham town centre is 200 dwellings over the plan period.

167. Changes to office and retail markets, and changes in national planning legislation, policy and guidance concerning change of use, have acted to increase opportunity for residential development in town centres which justify an additional allowance over and above historical delivery. Opportunities within Wokingham town centre include the regeneration of older buildings, and the conversion of office space found above retail units. The town centre has also experienced the closing of some businesses, for example banks.

168. Whilst town centre offices are attractive to micro business start-ups and small and medium companies focused on Technology, Media and Telecommunications (TMTs), the Employment Land Needs Review (ED2) notes that town centre offices include slightly dated units, marketed as low cost. The town centre has also seen low take up of these offices for continued business use. A stakeholder workshop undertaken as part of the assessment found that the approach of some companies is to consolidate, with a focus on smaller units of better quality.

169. Turning to specific sites which have not been identified in the Proposed Submission Plan, the HELAA process and recent planning applications have shown there are development opportunities in Wokingham town centre.

170. The HELAA assessed two town centre sites as suitable for development:

- 5WK017 Telephone Exchange, Elms Road.
- 5WK018 54-72 Peach Street.

171. At the time of assessment, insufficient information was available on these which led to them not being proposed for allocation. Notwithstanding, both sites offer sustainable opportunities for new development that could come forward during the plan period. Applying reasonable assumptions, these two sites could deliver in the region of 40-70 additional new dwellings.

172. Development activity within Wokingham town centre has also highlighted opportunities for new residential development. By way of illustration, full planning permission was granted in December 2024 for a mixed use development involving 60 dwellings at 19/21 Market Place, Wokingham. For the avoidance of doubt, these 60 dwellings are not included in the Housing Trajectory and would be considered windfall.

173. In summary, there are specific opportunities for residential development within Wokingham town centre that justify an additional allowance over and above historical delivery.

#### Windfall completions 2010/11–2022/23

174. The following table provides information on windfall developments for the period 2010/11 to 2022/23 for Wokingham Borough (excluding Wokingham town centre) and specifically for Wokingham town centre.

**Table 18: Windfall completions 2010/11-2022/23**

| Year           | Small sites<br>(excluding<br>WTC) | Large sites<br>(excluding<br>WTC) | Wokingham town centre |             | Total   |
|----------------|-----------------------------------|-----------------------------------|-----------------------|-------------|---------|
|                |                                   |                                   | Small sites           | Large sites |         |
| 2010/11        | 96                                | 92                                | 4                     | 0           | 192     |
| 2011/12        | 73                                | 62                                | 14                    | 12          | 161     |
| 2012/13        | 75                                | 181                               | 13                    | 11          | 280     |
| 2013/14        | 66                                | 165                               | 16                    | 0           | 247     |
| 2014/15        | 118                               | -80                               | 27                    | 12          | 77      |
| 2015/16        | 64                                | 76                                | 23                    | 21          | 184     |
| 2016/17        | 84                                | 108                               | 3                     | 24          | 219     |
| 2017/18        | 33                                | 155                               | 20                    | 31          | 239     |
| 2018/19        | 42                                | 150                               | 4                     | 37          | 233     |
| 2019/20        | 112                               | 156                               | 3                     | 50          | 321     |
| 2020/21        | 47                                | 39                                | 0                     | 0           | 86      |
| 2021/22        | 74.7                              | 81.1                              | 6                     | -3          | 158.8   |
| 2022/23        | 64.7                              | 14                                | 2                     | 19          | 99.7    |
| Total          | 949.4                             | 1,199.1                           | 135                   | 214         | 2,497.5 |
| Annual average | 73                                | 92.2                              | 10.4                  | 16.5        | 192.1   |

175. As shown in the above table, since 2010 an average of 192.1 residential units each year have been completed on land that has not been identified in the development plan. Of these 192.1 dwellings, 26.9 have been located in Wokingham town centre from both large and small sites.
176. For transparency, the review of data to answer this question has resulted in updated windfall averages from those referenced in the HELAA report (HO7a). The average for small windfall sites has increased from 81.1 to 83.4 dwellings per annum. The average for large windfall sites has increased from 65.5 dwellings to 108.7 dwellings per annum. This is predominantly explained by the review finding that a number of sites had not been included within the early years of the previous analysis despite not being identified in the development plan.

177. As set out in the Housing Trajectory, the allowance included 80 dwellings per year from small sites involving the construction of 9 or fewer dwellings (sites with planning permission and windfall sites), and an allowance of 40 dwellings per year for large sites involving the construction of 10 or greater dwellings from Year 5.

Wokingham town centre and historic windfall rates

178. The trend analysis set out in the HELAA report did not remove historic delivery within Wokingham town centre. As set out above, the allowance for Wokingham town centre reflects increased opportunity for residential development over and above that which has been delivered historically.
179. It is important to note that whilst historic windfall delivery rates were taken into account, the allowance in the Proposed Submission Plan is set below what has been achieved in the past even if Wokingham town centre were to be removed. The windfall allowance is therefore conservative.
180. As set out above, on average 192.1 dwellings per year have been delivered from windfall development across the borough. Of these 192.1 dwellings, 26.9 have been located in Wokingham town centre from both large and small sites. The maximum allowance made in the housing trajectory is 120 dwellings per year.

Schedule of large windfall site completions

181. The following table provides information on large windfall sites. The tables are split to show Wokingham Borough (excluding Wokingham town centre) and Wokingham town centre.

**Table 19: Large windfall site permissions in Wokingham Borough (excluding Wokingham town centre)**

| Site address                                                    | Description of development                                                                                                                                                                                           | Permitted dwellings (net) |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Sutton Court, Culver Lane, Earley, Reading, RG6 1DG             | Proposed demolition of existing block of flats and erection of 20 dwelling houses with access, parking and landscaping                                                                                               | -70                       |
| Land at Eustace Crescent (now Phoenix Ave), Wokingham, RG40 1PS | Proposed erection of 68 affordable houses and flats with associated car parking and amenity space following previous planning consent (DEM/2013/1656) for demolition of 70 existing affordable flats and maisonettes | -2                        |
| Warren Close, Finchampstead, RG40 3RE                           | Erection of 24 x one bedroomed flats with associated                                                                                                                                                                 | 9                         |

| Site address                                                             | Description of development                                                                                                                                                                                                         | Permitted dwellings (net) |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                          | landscaping, access and car parking. Demolition of existing 15 single storey dwellings                                                                                                                                             |                           |
| Former Crescent House, South Lake Crescent, RG5 3QP                      | Erection of building to provide 64 flats for extra care housing with ancillary facilities, car parking, landscaping and new vehicle access from Southlake Crescent                                                                 | 9                         |
| Waterloo House, Riseley Business Park, Basingstoke Road, Riseley, RG71QF | Prior approval submission for the conversion of existing office building (Use Class B1(a)) to 10no residential apartments (Use Class C3)                                                                                           | 10                        |
| 15-27 High Street, Wargrave, RG10 8BU                                    | Full planning application for demolition of existing car showroom, repair/MOT garage plus "Suncroft" dwelling and proposed erection of 10 dwellings with provision of car-parking, private amenity space, bin and bicycle storage. | 10                        |
| Kings Field, Blakes Road, Wargrave, RG10 8LA                             | Proposed erection of 10 no. residential units comprising 4x1 one Bed Flats, 4x1 two bed houses and 2x1 three bed houses, with ancillary car parking, landscaping and new access road. Shed/Cycle store provided to each property.  | 10                        |
| The Day Centre, South Lake Crescent, Woodley, RG5 3QW                    | Full application for the proposed erection of 10no 3 bed semi detached dwellings at the Former Age Concern site, South Lake Crescent                                                                                               | 10                        |
| Prime Garage, 54 Headley Road, Woodley, RG5 4JE                          | Proposed erection of ten apartments with associated landscaping, access and parking                                                                                                                                                | 10                        |
| Loddon Vale House, Hurricane Way, Woodley, RG5 4UX                       | Prior approval submission for the conversion of existing offices to 10 residential units                                                                                                                                           | 10                        |

| Site address                                                                          | Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Permitted dwellings (net) |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Land at Bridge House, Garden Cottage, 46, 50 and 58 High Street, Twyford, RG10 9AQ    | Application for the consolidation and extension of care provision at Bridge House Nursing Home to develop a Continuing Care Retirement Community (Use Class C2) to include refurbishment of the 1990's rear wing of Bridge House Nursing Home and erection of a 20 x 1 bed dementia unit. The Continuing Care Retirement Community will also comprise of 20 x 2 bed extra care cottages , 68 x 2 bed extra care apartments , 19 x 1 bed extra care apartments, 30 x 1 bed serviced dementia care suites and 2 x guest suites, plus facilities for health, medical and leisure facilities , restaurant , cafe and ancillary facilities plus associated access improvements, car parking, landscaping, engineering, servicing and other associated works. Demolition of existing factory and Garden Cottage. | 10                        |
| Stratfield & Apsley Houses, Riseley Business Park, Basingstoke Road, Riseley, RG7 1QF | Prior approval submission for the conversion of existing office building (Use Class B1(a)) to 11no residential apartments (Use Class C3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11                        |
| 155 Victoria Road, Gleneagles Garage, Wargrave, RG10 8AH                              | Proposed erection of 11 dwellings with associated access, parking including car ports, and landscaping. Demolition of existing petrol filling station, garage and ancillary storage buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11                        |
| 36 and 39-48 Grovelands Park, Winnersh, RG41 5LD                                      | Full application for the proposed removal of 12 no. existing mobile homes and the erection of 11 no. two storey pre-fabricated temporary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11                        |

| Site address                                            | Description of development                                                                                                                                                                                                                                                                                                 | Permitted dwellings (net) |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                         | accommodation units consisting of one self-contained two-bedroom housing unit per floor (plots 39-48) and 1 no. single storey mobile house (plot 36).                                                                                                                                                                      |                           |
| Walkers Yard, Eversley Road, Arborfield Cross, RG2 9PP  | Application for change of use to a permanent gypsy site consisting of 12 no. pitches, lighting columns, parking and entrance gates. Removal of existing industrial building                                                                                                                                                | 12                        |
| Trident House, 2 King Street Lane, Winnersh, RG41 5AS   | Full application for the proposed change of use, raising of the roof, single storey rear extension and alterations to fenestration to provide 12 flats; rear amenity space and onsite parking.                                                                                                                             | 12                        |
| Hillside Park, Westlands Avenue, Shinfield, RG2 8ET     | Proposed demolition and clearance of existing concrete bases and general site area (previously used as temporary accommodation for homeless families) and construction of nine new single one-bedroom learning disability flats with one new staff flat for overnight care and two new semi-detached retirement bungalows. | 12                        |
| Lily Court, Banbury Close, Wokingham, RG41 2YZ          | Proposed extensions and alterations to existing building to provide 13 additional flats (21 in total on site), car parking, bin store, bicycle parking and external works                                                                                                                                                  | 13                        |
| Land to rear of and at 6 Headley Road, Woodley, RG5 4JA | Application for the proposed erection of building comprising a retail store at ground floor level, office accommodation comprising doctor's surgery at first floor level, and 13 one and two bedroom apartments at                                                                                                         | 13                        |

| Site address                                              | Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Permitted dwellings (net) |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                           | second floor level plus creation of new recycling area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Land rear of 122 - 130 London Road, Ruscombe, RG10 9HJ    | Outline application for the erection of 14 dwellings, formation of vehicular access and car parking. (consideration to be given to external appearance, means of access, layout and scale). access via Northbury Lane.                                                                                                                                                                                                                                                                                                                                                                                                              | 14                        |
| Land at Arnett Avenue and Barkham Ride, RG40 4EE          | Full application for the proposed erection of 46 no. dwellings (10 houses, 36 flats) with associated parking and landscaping, following demolition of existing buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 15                        |
| Marlborough House, Basingstoke Rd, Spencers Wood, RG7 1AE | Full application for the proposed conversion, alteration and extension of existing office building to provide 15 flats ( 12no 1bed, & 3no 2beds)including front and side extensions, the removal of the existing front facade including the existing shop front, and the re- construction of the existing facade to facilitate the proposed extensions, new vehicular entrance, with security gates, changes to existing roof line to increase roof height, addition of windows, dormers, roof lights and Juliette balconies in the side and rear elevations, the erection of a cycle and bin stores and hard and soft landscaping. | 15                        |
| Pitts Works, Colemansmoor Road, Woodley, RG5 4DA          | Full application for the proposed erection of 17 dwellings together with associated vehicular accesses, car parking and landscaping following demolition of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 16                        |

| Site address                                                 | Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Permitted dwellings (net) |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                              | existing dwelling and outbuildings once associated with a former scrapyard use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |
| Charles House, Toutley Road, Wokingham, RG41 1QN             | Prior approval submission for the conversion of existing offices to 14 residential flats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 18                        |
| Former Bearwood Golf Course, Mole Road, Sindlesham, RG41 5DB | Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitors cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for juni or academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) | 18                        |

| Site address                                                                       | Description of development                                                                                                                                                                                                                                                   | Permitted dwellings (net) |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                    | with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.                                                                                                      |                           |
| Wokingham Resource & Opportunity Centre, 56-58 Woosehill Lane, Wokingham, RG41 2TS | Outline Application for the redevelopment of the existing Wokingham Opportunities and Resources Centre, for the erection of 12 flats and 9 houses. Means of access, Layout & Scale to be considered                                                                          | 21                        |
| Crown House, Toutley Industrial Estate, RG41 1QN                                   | Notification for prior approval for the proposed change of use from office (B1) to Residential (C3) use for 24 residential apartments                                                                                                                                        | 24                        |
| Blocks A, B and C, Trinity Court, Emmview Close, Wokingham, RG41 3DA               | Prior approval submission for the conversion of existing offices (Use Class B1) to 24no residential apartments (Use Class C3)                                                                                                                                                | 24                        |
| Land rear of 328 - 348 Barkham Rd, Barkham Hill, RG41 4DE                          | Demolition of 346 Barkham Road and erection of 25 dwellings with associated parking, with new vehicle and pedestrian access from Barkham Road.                                                                                                                               | 24                        |
| Land West of Park Lane, Charvil, RG10 9TS                                          | Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land. Original reference F/2014/2503 | 25                        |
| 12 Oaklands Business Centre, Oaklands Park, Wokingham, RG41 2FD                    | Prior approval submission for proposed conversion of office building (Use Class B1(a)) to 25                                                                                                                                                                                 | 25                        |

| Site address                                                                                           | Description of development                                                                                                                                                                                                                                                           | Permitted dwellings (net) |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                        | no. residential units (Use Class C3)                                                                                                                                                                                                                                                 |                           |
| Tiergarten, Greensleeves, Sherwood, Lyndhurst, Tallis and Wayside, Old Forest Road, Winnersh, RG41 1HY | Demolition of 6 dwellings and the erection of 34 dwellings with associated garaging, parking, access and landscaping.                                                                                                                                                                | 28                        |
| Part of the former Linpac site, Headley Road East, Woodley, RG5 4SL                                    | Reserved Matters application pursuant to Outline planning consent O/2013/0668 for residential development of up to 34 dwellings with associated access, car parking, open space and landscaping (Appearance, Landscaping, Layout and scale to be considered).                        | 30                        |
| 7-9 Wiltshire Road, RG40 1TP                                                                           | Demolition of existing buildings and erection of a block of 33 sheltered apartments for the elderly; construction of basement parking and surface parking spaces; associated integral refuse bin store, electric pavement car store and cycle store; modification of existing access | 31                        |
| The Chestnuts, Chestnut Avenue, Wokingham, RG41 3SB                                                    | Application for the erection of 34 dwellings with parking, landscaping and associated access following the demolition of 6 Suffolk Close                                                                                                                                             | 33                        |
| Former Fosters Home for the Elderly, Fosters Lane, Woodley, RG5 4HH                                    | Proposed erection of 34 no. one bedroom flats with ancillary communal facilities for the frail elderly and dementia extra care with new access and parking                                                                                                                           | 34                        |
| 11 - 17 Wiltshire Road, Wokingham, RG40 1TS                                                            | Proposed erection of 40 apartments with associated parking and combined bin and cycle stores. Demolition of 11, 13, 15 and 17 Wiltshire Road                                                                                                                                         | 36                        |
| Land at 460a, 466-480 Reading Road, Winnersh, RG41 5ET                                                 | Reserved Matters Application for Outline consent O/2004/2574 for the erection of                                                                                                                                                                                                     | 36                        |

| Site address                                                  | Description of development                                                                                                                                                                                                                                                                               | Permitted dwellings (net) |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                               | 44 dwellings with associated garaging, parking and access. Design, External appearance and landscaping to be approved. Demolition of existing dwellings. Resubmission of RM/20 06/9357.                                                                                                                  |                           |
| Lord Harris Court, Mole Road, Sindlesham, RG41 5EA            | Full planning application for demolition of Lord Harris Court Centre care home (88 bedroom) and erection of a new 45 bedroom care home and 60 assisted living apartments (C2 use Class), together with associated car parking, landscaping and amenity space provision.                                  | 36.1                      |
| Willow Tree Works, Swallowfield Street, Swallowfield, RG7 1QX | Proposed redevelopment of site to provide 38 dwellings including affordable housing. hard and soft landscaping, open space, parking provision and associated infrastructure.                                                                                                                             | 38                        |
| Hewden Plant Hire, Old Forest Road, Wokingham, RG41 1HY       | Full application for proposed erection of 43 dwellings (7 x 1 bedroom apartments, 11 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings                     | 43                        |
| Glebelands House, Glebelands Road, Wokingham, RG40 1DU        | Proposed erection of 3 storey block comprising 27 extra care flats with connecting corridor to Glebelands House (phase 1), extension to main building and internal alterations to form of 41 en-suite bedrooms with supporting facilities (phase 2), plus the erection of 41 retirement flats (phase 3). | 47                        |

| Site address                                                                   | Description of development                                                                                                                                                                                                                                                                                             | Permitted dwellings (net) |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Addington School, Loddon Bridge Road, Woodley, RG5 4BS                         | Outline application for the erection of 51 dwellings. Access and layout to be considered                                                                                                                                                                                                                               | 51                        |
| Ilex House (Ground and First Floor), Fishponds Road, Wokingham, RG41 2GY       | Prior approval submission for the change of use of the first floor only from Office use (class B1a) to form 23 Apartments (class C3)                                                                                                                                                                                   | 57                        |
| Cyber House, 2 Molly Millars Lane, Wokingham, RG41 2PX                         | Full application for the proposed erection of 6th floor roof extension to provide 8no flats (6 x 1 bedroom and 2 x 2 bedroom) together with alterations to facades of existing building, including replacement of windows and facing materials and provision of bicycle and refuse stores.                             | 65                        |
| Land east of Gorse Ride South, south of Whittle Close, Finchampstead, RG40 9JF | Full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage             | 71                        |
| University of Reading Sibly Hall, Redhatch Drive, Earley, RG6 5AD              | Reserved Matters application pursuant to Outline Planning Consent O/2011/2628 for the provision of 89 dwellings (including affordable housing), access road, car parking (including garaging), public open space, footpaths, cycle links, landscaping, Sustainable Drainage systems (SUDS) and other associated works. | 89                        |
| Land west of Beech Hill Road, Spencers Wood, RG7 1FG                           | Reserved Matters application pursuant to Appeal Outline planning permission O/2013/1221 (dated                                                                                                                                                                                                                         | 120                       |

| Site address                                                                     | Description of development                                                                                                                                                                                                       | Permitted dwellings (net) |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                  | 09/06/2015) for a development of up to 120 dwellings with associated infrastructure and access from Beech Hill Road. This application comprises of 120 dwellings including details of appearance, landscaping, layout and scale. |                           |
| Land at the junction of Ashville Way and Molly Millars Lane, Wokingham, RG41 2RR | Proposed erection of 230 residential units with associated parking, access and amenity space                                                                                                                                     | 230                       |

**Table 20: Large windfall site permissions in Wokingham town centre**

| Site address                                      | Description of development                                                                                                                                                                                       | Permitted dwellings (net) |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 7-9 Shute End, Wokingham, RG40 1BH                | Full application for the change of use from bed and breakfast (Use Class C1) to a residential hostel (Sui Generis) with 10 no self- contained units including changes to fenestration and internal refurbishment | 10                        |
| 19-21 Denmark Street, Wokingham, RG40 2QF         | Proposed change of use of offices (on first, second & third floors) to 9 No. 1 bedroom flats and 2 No. 1 bedroom studio flats plus associated works                                                              | 11                        |
| Swift House, Market Place, Wokingham, RG40 1AP    | Proposed change of use of building from Offices (B1a use) to residential creating 12 flats (C3 use) with insertion of windows to rear elevation                                                                  | 12                        |
| Mulberry House, Osborne Road, Wokingham, RG40 1TL | Prior approval submission for the conversion of existing offices (use class B1(a)) to 12 self-contained residential flats (use class C3)                                                                         | 12                        |
| Baileys House, Central Walk, Wokingham, RG40 1AZ  | Prior approval for proposed change of use from Offices to 10 residential dwelling units +                                                                                                                        | 12                        |

| Site address                                                                    | Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                      | Permitted dwellings (net) |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                 | Full planning application for a proposed modification of Roof at 2nd and 3rd Floor Levels to Create 1no. One-Bedroom Studio Apartment and 1no. Two-Bedroom Flat together with the Construction of Dormer Windows to South-East & North-West Elevations and Rooflights to North-East & South-East Elevations                                                                                                                                                     |                           |
| Royal Berkshire Ambulance NHS Trust, 44 Finchampstead Road, Wokingham, RG40 2NN | Prior approval submission for the conversion of existing office building (Class B1) to residential use (Class C3) to comprise 21 flats (9x 1 bed and 12x 2 bed units) with associated car parking (26 spaces), cycle parking and amenity space                                                                                                                                                                                                                  | 21                        |
| Land at Market Place, Peach Street & Rose St, Wokingham, RG40 1LX               | Full application for part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use development for town centre uses including Class A1 shops, Class A2 financial and professional services, Class A3 restaurants and caf es, Class A4 drinking establishments, Class A5 hot food takeaways and a new public square, plus 26 Class C3 dwellings (a net gain of 21), as part of the regeneration of Wokingham Town Centre. | 21                        |
| Ascot House (+Basement), Finchampstead Road, Wokingham, RG40 2NW                | Prior approval submission for the change of use of the basement level of Ascot House, from office use (Class B1(a) to residential use (Class C3), comprising of 3no. Dwellings                                                                                                                                                                                                                                                                                  | 24                        |
| 54-58 Reading Road, Wokingham, RG41 1EH                                         | Full application for the proposed erection of 34 no. retirement living apartments                                                                                                                                                                                                                                                                                                                                                                               | 31                        |

| Site address                                             | Description of development                                                                                                                                                                            | Permitted dwellings (net) |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                          | including communal facilities and associated car parking and landscaping, following demolition of existing 3 no. dwellings                                                                            |                           |
| Kronos House, Finchampstead Road, Wokingham, RG40 2NP    | Prior approval submission for the conversion of existing offices (use class B1) to 31 residential units (use class C3)                                                                                | 31                        |
| Edward Court Hotel, Wellington Road, Wokingham, RG40 2AN | Demolition of existing buildings and proposed erection of 32 retirement living apartments with communal facilities and car parking. (Duplicate application of F/2013/2582)                            | 32                        |
| 74-80 Peach Street, Wokingham, RG40 1XH                  | Prior approval submission for the conversion of existing office building (use class B1(a)) to 16 new self-contained residential flats (use class C3)                                                  | 36                        |
| West Forest Gate, Wellington Road, Wokingham, RG40 2AT   | Full planning application for demolition of the existing B1 (office) building and the erection of 2 buildings to provide 49 apartments, car parking, vehicular and pedestrian access, and landscaping | 49                        |

#### Why windfall delivery will come forward in the years ahead

182. As set out above, since 2010 an average of 192.1 residential units each year have been completed across the borough on land that has not been identified in the development plan.
183. The analysis of historic delivery provides compelling evidence that windfall sites can be anticipated to form part of the supply. There is no indication from evidence that the supply of development from windfall sites is likely to decrease in the future.
184. It is important to note that whilst historic windfall delivery rates were taken into account, the allowance in the Proposed Submission Plan is set below what has been achieved in the past, with the maximum allowance made in the housing trajectory being 120 dwellings per year. The windfall allowance is therefore conservative and realistic.

185. Commenting specifically on each category:
- The historic delivery rate from small windfall sites is 83.4 dwellings per annum. The Proposed Submission Plan allowance is for 80 dwellings per annum.
  - The historic delivery rate from large windfall sites is 108.7 dwellings per annum. The Proposed Submission Plan allowance is for 40 dwellings per annum.
  - The projected delivery from Wokingham town centre of 200 dwellings is based on new opportunities over and above historical delivery rate.
186. In summary, in line with NPPF (2023) paragraph 72, the analysis of historic delivery provides compelling evidence that windfall sites can be anticipated to form a reliable part of the supply, with the allowance set within the plan being conservative in comparison. WBC is confident the windfall allowance in the Proposed Submission Plan is justified.

***26. The HELAA and Housing Trajectory use a base-date of 1st April 2023. Is it intended to update this evidence to a base-date of 1st April 2024 or 1st April 2025? If so, when will this update be available?***

187. WBC will provide an updated housing trajectory to take into account housing completion and commitments data for the monitoring year 2024/25. It is anticipated the updated trajectory will be available in July 2025.
188. There is no intention to change the base date of the Proposed Submission Plan from 1 April 2023, which remains appropriate. Similarly, there is no intention to update the HELAA assessment, with this considered disproportionate given that the last HELAA exercise identifying a sufficient pool of deliverable, developable and potentially developable sites capable of meeting housing need, which WBC has drawn from.

***27. The HELAA does not contain maps of the assessed sites. Please could a pdf with a map of each assessed site be provided?***

189. Maps showing the sites assessed in the HELAA have now been added to the Examination Library.
190. The sites can also be viewed via an online interactive map by turning on the 'Submitted Sites' layer under the 'Emerging' and 'Local Plan Update' categories. A link to the interactive map is provided below:  
<https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da322>

## Duty to Cooperate

**29. Have any Local Planning Authorities or other prescribed bodies made representations under Regulation 20, or subsequently, that claim the duty to cooperate has not been complied with?**

191. No local planning authorities, county councils, or other prescribed bodies made representations under Regulation 20 claiming a failure to comply with the duty to cooperate. Likewise, no such claims have been made through subsequent ongoing engagement.
192. WBC has agreed an extensive suite of Statements of Common Ground with surrounding local planning authorities, county councils and other prescribed bodies, which all confirm WBC has engaged effectively and on an on-going basis during the plan making process. These comprise submission documents CD8b - CD8m and examination documents WBC1 - WBC4.

**30. What, if any, outstanding strategic matters are subject to ongoing discussions with any local planning authorities or other prescribed bodies and what is the latest position in regard to those?**

193. WBC considers that there are no outstanding strategic matters that require further ongoing discussions with any local planning authority, county council or other prescribed body. This is demonstrated through the 'Duty to Cooperate Statement of Compliance' (CD8a) and suite of signed Statements of Common Ground.
194. Outstanding issues currently subject to ongoing engagement, or which will be matters for future engagement, are matters of detail which will be addressed through the planning application process and are not strategic in nature.
195. This includes discussions with Bracknell Forest Council on the specific highways improvements necessary to mitigate impacts arising from the South Wokingham Strategic Development Location, acknowledging that it is common ground between the parties that the proposed SDL is developable in principle (see WBC3).
196. Discussions with Reading Borough Council regarding the detailed public and active transport package in relation to Loddon Valley Garden Village are continuing as part of ongoing engagement prior to the planning application process. The strategic principles of the public and active transport package are agreed and it is common ground between the parties that the proposed SDL is developable in principle (see WBC1).

## Plan period

**31. The Plan looks forward 14 years from the assumed adoption date in 2026. In its response to the Regulation 19 representations the Council states that it has “carefully considered whether to extend the plan period to 2041” but that “the benefits are disproportionate to the time, cost and resourcing required”. Please could the Council set out which evidence base documents it considers would need to be updated in order to extend the Plan period beyond 2040, and what work this would entail?**

197. WBC intended the Local Plan Update to provide a 15 year period from adoption and commissioned evidence on this basis looking to 2040. Small changes in the programme have led to an anticipated 14 year period from the assumed adoption date.
198. As set out at paragraph 5.89 of the Proposed Submission Plan, appropriate flexibility has been built into the enabled housing land supply to allow for unforeseen circumstances. The plan is therefore capable of delivering a greater scale of housing growth than the minimum set out in Policy SS10: Meeting our housing needs.
199. Extending the plan period to 2041 whilst retaining this appropriate flexibility would require new land to be enabled through additional allocations. Evidence base documents which would require updating in this circumstance include the transport model and assessment, air quality modelling and assessment, strategic flood risk assessment, water cycle study, infrastructure delivery plan, viability assessment, sustainability appraisal and habitat regulations assessment. Engagement with key stakeholders (including statutory bodies) would also be required as part of this process. It is important to note that dependencies exist between some of these evidence studies meaning they cannot be undertaken in parallel, for example air quality modelling can only be advanced once transport modelling has been undertaken.
200. WBC is conscious that the government has stated that any pause to undertake additional work to support a local plan examination should usually take no more than 6 months overall. The above additional work cannot be completed within a 6 month timeframe. The continuation of the plan, accepting a 14 year plan period from adoption will support the granting of planning permissions for substantial new housing in line with the government’s objective of significantly boosting housing delivery.

## Flood Risk

**32. The Statement of Common Ground ('SoCG') between the Council and the Environment Agency (WBC4) specifies that a review of new flood zone data (which was seemingly subsequently published on 25 March 2025) needs to be undertaken to ascertain whether there are any implications for the Plan. When is this review anticipated to be completed?**

201. This review has been completed.
202. Following publication of the updated Flood Map for Planning incorporating the National Flood Risk Assessment (NaFRA2) on 25 March 2025, WBC reviewed the data and compared it to the flood zone data used in the Strategic Flood Risk Assessment (SFRA). The review focussed on sites proposed for allocation within the Proposed Submission Plan to understand potential impacts on developability.
203. The review shows limited material impact on proposed allocations. The results of this review were shared with the Environment Agency (EA) on 28 April 2025. The EA has agreed that the updated flood mapping has no material impact on the deliverability of the proposed allocations, with the exception of the two sites referenced below, and that the evidence base remains proportionate and robust.

### Site SS14.26 (Bridge Retail Park, Finchampstead Road, Wokingham)

204. The new data shows a modest increase in flood risk to the site. The EA agree that safe access and egress can be achieved but have highlighted that it will be necessary for any future planning application to demonstrate through a site specific Flood Risk Assessment that the scale and design of built development can be achieved without increasing flood risk up to the 1 in 100 year plus appropriate allowance for climate change flood level.

### Site SS14.23 (Winnersh Plant Hire)

205. The new data shows modest changes in flood risk to the site, with an increased area within Flood Zone 2 but a decreased area within Flood Zone 3.
206. While the EA has outstanding concerns, both WBC and the EA acknowledge that these concerns have been superseded by the site no longer being considered developable following a change in the land ownership (please see response 35 below). It is agreed that this removes the EA's request for further information to be provided.
207. The above has been agreed with the EA through a signed Addendum to the Statement of Common Ground (WBC4). A copy of the Addendum has now been added to the Examination Library. The Addendum includes the mapping and commentary comprising WBC's review.

**33. The SoCG indicates that the Environment Agency has outstanding concerns regarding the delivery of capacity improvements to the Arborfield Sewage Treatment Works. Thames Water and the IDP indicate that improvements will be delivered between 2025-2030. Have these improvements been secured? Please provide any relevant documentation which sets this out.**

208. Yes, Thames Water have confirmed that improvements to the Arborfield Sewage Treatment Works (STW) are secured as part of their business plan for the period 2025-30.

209. The following documents have been added to the Examination Library which set out Thames Water's identification of Arborfield STW for capacity improvement:

- TMS09 Our AMP8 Wastewater Outcomes Delivery Strategy.
- TMS24 Enhancement case – Sewage Treatment Growth.

210. TMS09 Our AMP8 Wastewater Outcomes Delivery Strategy (p. 38-9) outlines Thames Water's approach to STW capacity:

*We have therefore considered the existing capacity across all 348 sewage treatment works with discharge permits, mapped this to ongoing development and hence population growth site by site. This has revealed that 15 STW's will have their treatment capacity exceeded during the period 2025-2030.*

*An enhancement case will be submitted seeking additional allowances to invest at these 16 sites to ensure the treatment capacity will be increased to cater for the additional customers that will be connected to those sites.*

211. Arborfield STW is then named as one of the sites where increased capacity is proposed.

212. In addition, TMS24 Enhancement case – Sewage Treatment Growth (Table 2: Enhancement case investment plan (page 5)) also identifies Arborfield STW as one of 15 STW where investment is planned to increase treatment capacity to meet population growth.

**34. Appendix A of the Level 2 Strategic Flood Risk Assessment 2 ('SFRA2') (EN3a) suggests that sewer flooding, which is not mapped, is a constraint at the LVGV site. It also indicates that safe access and egress is not possible in a 1% annual exceedance percentage plus 40% climate change surface water event. Are these points addressed in the evidence**

213. No specific technical evidence demonstrating safe access and egress is within the evidence base, however the indicative concept plan for the LVGV (Figure 8 within the Proposed Submission Plan (CD1a)) shows potential highways access points outside of the 1% annual plus 40% climate change surface water event. WBC is confident that wider evidence shows opportunities for access, egress and the management of water, which is suitable to the stage of plan making.

#### Safe access and egress

214. The SFRA (EN3a) comprises WBC's principal evidence in relation to flood risk. The detailed site summary table relevant to the LVGV area is site 5AR011 and combined sites (see Appendix A to the Level 2 SFRA (EN3b)). The summary shows there is risk of surface water flooding to the existing surrounding road network.
215. Whilst the SFRA states that the safe access and egress is not possible in a 1% annual surface water event including climate change, this does not take account of any potential mitigations or detailed site masterplanning.
216. The scale of the site provides opportunities to mitigate surface water flooding and fluvial flooding. In addition, the scale provides multiple opportunities to create new and improved connections into the surrounding road network. Whilst the SFRA correctly highlighted the issue, it is clear that opportunity for mitigation is available to overcome any constraints and achieve safe access and egress.
217. Each planning application for the site will be accompanied by a site-specific Flood Risk Assessment which will demonstrate safe access and egress and ensure there is no increasing or displacement of flood risk beyond the site. It is noted that the proposed accesses from Reading Road and Mole Road are outside of the 1% annual plus 40% climate change surface water event.

#### Sewer flooding

218. Whilst not mapped in the SFRA, data on sewer flooding was provided by Thames Water in shortened post codes. Thames Water have also provided additional information for particular sites where necessary. Throughout WBC's extensive engagement with Thames Water, no concern with sewer flooding in relation to LVGV has been raised. As asset owner, Thames Water is obligated to mitigate and resolve sewer flooding within their public sewer network. Sewer flooding is not considered to be a material constraint to the delivery of the site.

**35. What is the timescale for the preparation of the further evidence for site allocation SS14.23, which is referenced in the SoCG with the Environment Agency?**

219. The need for further evidence has been superseded by the site now not being available following a change in landownership.
220. As part of further site investigations, WBC found that the land has been sold to two new landowners comprising businesses which are currently operating from the site. As a result, WBC no longer consider site SS14.23 developable for residential redevelopment.
221. For completeness, the removal of site SS14.23 from the housing trajectory (HO8) does not alter the ability to demonstrate a 5 year supply on adoption of the plan, as set out in response to paragraph 24 above.

#### Self and Custom Build

**36. The Self-build and Custom Housebuilding Topic Paper (HO11) refers to the Council's self-build register and states that "at the end of most recent base period at 30 October 2023, the register includes 266 individuals on Part One and 357 on Part Two of the register". Is this data now available from the base period ending October 2024?**

222. Yes, this data is now available.
223. At the end of the most recent base period at 30 October 2024, the register includes 273 individuals on Part One and 365 individuals on Part Two. The single association previously on Part Two of the register is now on Part One.

## Employment Land

**37. Table 6 of the Employment Land Topic Paper (ED3) states that completions totalling 41,284 m2 took place during 2022-23, and that commitments for 7,731 m2 were extant at that time. Were those permissions / sites taken into account in the Employment Land Needs Review (ED2)?**

224. No, the completions in 2022/23 and extant commitments were not taken into account in setting the recommended industrial need.
225. By way of explanation, the Employment Land Needs Review (ED2) recommended an industrial need for the period 2022-2040 of 12ha based on past floorspace change 2017/18-2021/22, plus an additional 6ha to reflect the stimulation of additional jobs as a result of Shinfield Studios. This 18ha is a gross need, incorporating a vacancy factor, but not the pipeline of industrial supply.
226. The Employment Topic Paper (ED3) in Table 6 sets out the net industrial need for the period 2023-2040 by deducting the completions that occurred in 2022/23 (Row B) and extant commitments (Row D) at 31 March 2023.
227. WBC is currently undertaking monitoring and will be able to provide an updated employment land position to 31 March 2025. This update is anticipated to be available in July 2025.

## Valued Landscapes

**38. In its response to the Regulation 19 representations the Council refers to a 2017 Appeal Decision from Wendover. Is this appeal decision currently in the Examination Library? If not, please could it be added to it.**

228. No, the appeal decision 'Land north of Aylesbury Road, Wendover' dated 2017 was not part of Examination Library. A copy of the decision letter has now been added to the examination library.

## Climate Change and Energy

**39. In its response to the Regulation 19 representations, the Council state that Policy CE5 “is reflective of best practice policies recently found sound elsewhere”. Are copies of these ‘best practice policies’ set out in the submitted evidence base? If not, please could these be provided.**

229. No, copies of ‘best practice policies’ were not submitted as part of the evidence base.
230. For completeness, the 'Climate change policy direction topic paper: an energy-based approach' (EN8) sets out the rationale to Policy CE5 at paragraphs 6.107 - 6.117, which includes citing precedent policies from recently adopted plans elsewhere. This refers to:
- London Plan (2021) Policy SI 2 Minimising greenhouse gas emissions.
  - Bath & North East Somerset Local Plan (2023) Policy SCR8 Embodies carbon.
  - Central Lincolnshire Local Plan (2023) Policy S11 Embodied carbon.
231. A copy of these policies has been added to the Examination Library.

## Transport

**40. The SoCGs with Highways England (WBC2) and Bracknell Forest District Council (WBC3) suggest that there are outstanding queries and further work to be undertaken in respect of transport modelling. Please could the Council clarify what is intended to be produced and provide an indicative timescale for this.**

232. There is no outstanding work requested by National Highways that WBC is actively undertaking. The SoCG with National Highways agrees, inter alia that the Wokingham Strategic Transport Model provides a suitable basis for the preparation of evidence and engagement, and that National Highways do not object in principle to the overall strategy promoted by the Proposed Submission Plan, including the proposed allocations. Section 6 of the SoCG provides ‘observations and advice’ WBC will take into account as part of the assessment of transport assessments submitted through the planning application process.
233. WBC is continuing to liaise with Bracknell Forest Council and the promoters of the land within the South Wokingham SDL extension, particularly regarding transport modelling and infrastructure provision. This includes an additional transport modelling assessment to help further understand the potential impacts of the South Wokingham SDL extension on the highways network, including in Bracknell Forest. It is anticipated this work will be available in August 2025.

**41. Paragraph 5.3.30 of the Transport Assessment Report (TR1a) suggests that a merge / diverge assessment report is available regarding projected future highway impacts in the vicinity of Jennett's Park roundabout. Please could this document be added to the Examination Library.**

234. The document has been added to the Examination Library. For clarity this document is titled 'A329(M) / Coppid Beech Southbound Merge Assessment'.
235. This document considers two potential highway mitigations for the area around the Jennett's Park roundabout.

#### Supplementary Planning Documents (SPDs)

**42. Please could the following SPDs and strategy documents, which are referred to in the Plan, be added to the Examination Library:**

- **Arborfield Garrison SDL SPD**
- **South Wokingham SDL SPD**
- **Wokingham Town Centre Masterplan SPD**
- **Borough Design Guide SPD**
- **Affordable Housing Strategy (2024-28)**

236. The requested documents have been added to the Examination Library.