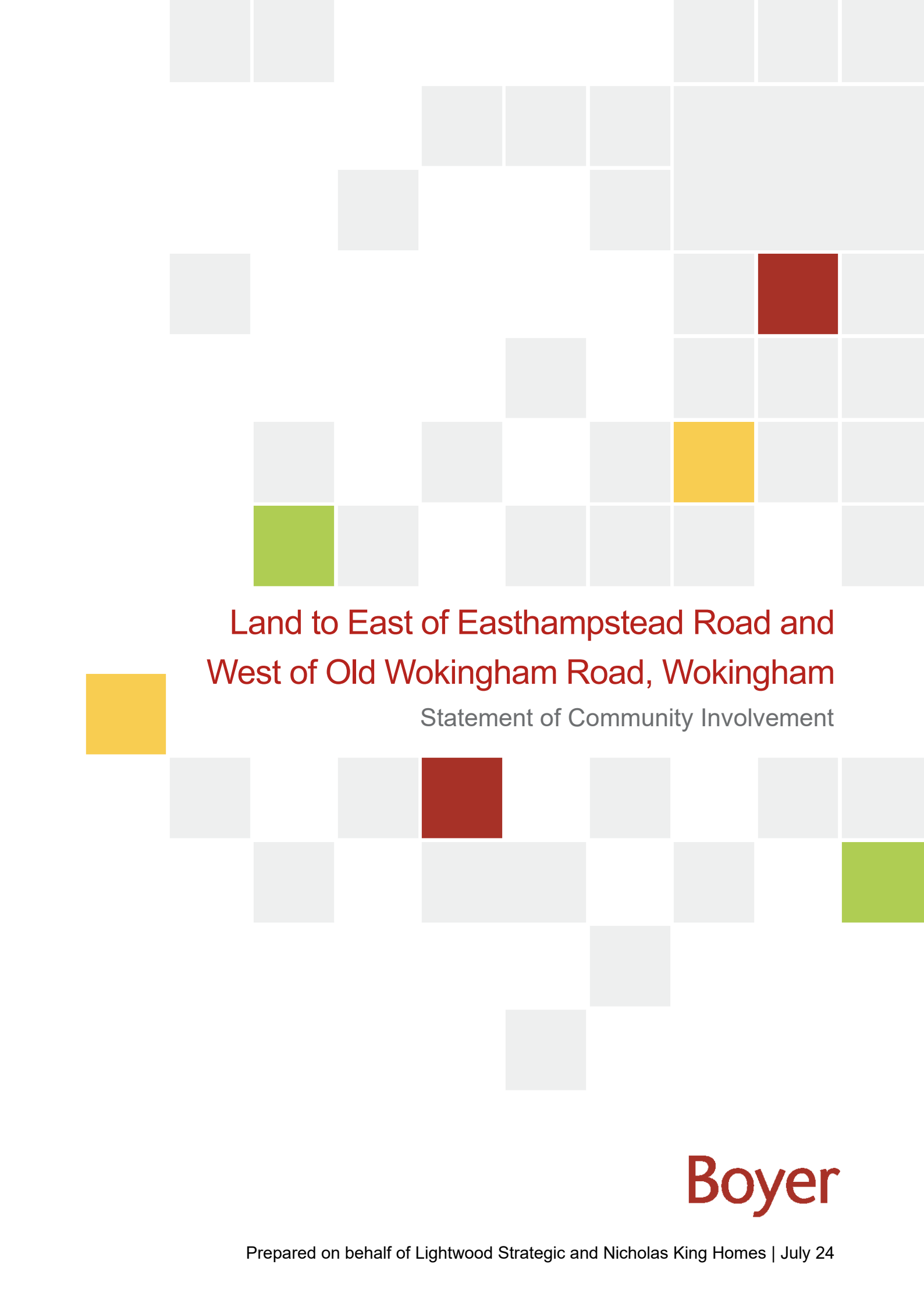




Land to East of Easthampstead Road and West of Old Wokingham Road, Wokingham

Statement of Community Involvement

Boyer

REPORT CONTROL

Project:	South Wokingham SDL Extension
Client:	Lightwood Strategic and Nicholas King Homes
Reference:	24.1011
Document and revision number	Document No. IMS-F-18, Revision 2
File Origin:	Click to add file location.
Primary Author	LB / CP
Checked By:	CR

Issue	Date	Status	Checked by
1	20/07/2024	DRAFT	CR
2	25/07/2024	Final	CR

TABLE OF CONTENTS

1. Introduction	3
2. Community Involvement	4
3. Stakeholder Engagement	6
4. Public Consultation	11
5. Analysis of Feedback	16
6. Summary and Conclusions	20

APPENDICES

Appendix 1 – Exhibition Boards

Appendix 2 – Feedback Response Form

1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Boyer and is submitted on behalf of Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH') ('the applicants'). The Applicants intend to submit three separate applications for a residential-led, mixed-use development on 'Land to East of Easthampstead Road and West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site').
- 1.2 The Proposed Development will come forward via the following three separate planning applications:
- A Hybrid Planning Application seeking Outline permission for up to 850 units with all matters reserved (except access to the site) and a full application for SANG land and associated facilities by Lightwood Strategic ("Lightwood Site");
 - An Outline Planning Application for up to 180 units with all matters reserved (except access to the site) by Nicholas King Homes ("NKH Site"); and
 - A Full Planning Application to provide a vehicular crossing across Byway 30 to allow access for the two parcels of land comprising the South Wokingham SDL Extension and Active Travel Connections to the Byway to the north from the Lightwood Site.
- 1.3 The SCI Report sets out the strategy for community engagement undertaken prior to the application submission, the responses received and how the proposals have evolved in response to the comments received.
- 1.4 It seeks to demonstrate how the Applicant has sought to actively engage with key stakeholders and the local community as part of the preparation of the application, in accordance with Wokingham Borough Council's ('WBC') adopted Statement of Community Involvement (2018) and national planning guidance.
- 1.5 The SCI also seeks to summarise the feedback received to date and demonstrate how these responses have informed the design of the proposals, which are hereby submitted to Wokingham Borough Council (WBC).

2. COMMUNITY INVOLVEMENT

- 2.1 At the national level, paragraphs 38 to 46 of the National Planning Policy Framework (NPPF) (2023) recommend that Local Authorities should encourage applicants to engage with the local community before submitting planning applications. Planning Practice Guidance (PPG) also states that:

“Pre-application engagement with the community is encouraged where it will add value to the process and the outcome.” (Paragraph 010; Reference ID: 20-010-20150326)

- 2.2 The Localism Act (2011) sets out three additions to the Town and Country Planning Act 1990 (amended) regarding consultation, namely;

- A duty to consult: There is a new requirement for developers to carry out pre-submission consultation for planning applications where the proposal is of a description in a specific development order;
- A duty to respond: The Act outlines the duty of the person carrying out the consultation to take into account any responses it generates; and,
- Power to make supplementary provisions: This section sets out further provisions that could be made through development orders. These would create a strong requirement to consult, respond to comments received, and prepare a statement detailing how the consultation has been completed.

- 2.3 The (formally known as) Department for Communities and Local Government's 'A Plain English Guide to the Localism Act' describes the main measures of the Localism Act. At Page 16 this document states that;

“To further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities’ before submitting planning applications for certain developments. This gives local people a chance to comment when there is still a genuine scope to make changes to proposals”.

- 2.4 At the local level, WBC adopted a revised Statement of Community Involvement (SCI) in March 2024. The SCI states in paragraph. 2.7 that;

“Landowners and developers should engage early so that the views of residents and other stakeholders can be taken into account when deciding whether to proceed with a proposal, and of that is the decision, in the detail of the proposal itself. The purpose of the engagement should be made clear and highlight that this is prior to any application being submitted to the Council.”

- 2.5 Table 1 of the WBC SCI sets out the methods of engagement that could be used for different types and scales of proposals. For large-scale applications such as that proposed in this case, the suggested methods of engagement include:
- Letters, emails or postcards;
 - Project website;
 - Advert in the local press;
 - Leaflets;
 - Public exhibitions;
 - Public meetings; and,
 - Social media.
- 2.6 As detailed in the subsequent sections of this report, the applicants' pre-application, stakeholder, and wider community engagement activities have followed the guidance set out in WBC's adopted SCI.

3. STAKEHOLDER ENGAGEMENT

- 3.1 This section sets out the programme of stakeholder engagement undertaken to date. Lightwood and NKH will also continue to engage, as appropriate, with relevant officers and other stakeholders to ensure a high-quality residential development is brought forward to the benefit of the local community and future residents.

Planning Performance Agreement

- 3.2 The applicants attended several informal meetings with senior officers during 2021 and 2022 following the publication of the Local Plan Update Revised Growth Strategy, in which the SDL extension was first identified as a proposed allocation.
- 3.3 Through these initial discussions, it was established that NKH and Lightwood would collaborate closely to provide WBC with detailed technical evidence to demonstrate that the site could be developed sustainably, address relevant constraints and achieve a high-quality design. This would confirm the site's suitability for allocation and facilitate future planning applications.
- 3.4 Consistent with the NPPF, it was agreed that this engagement would be best achieved by the applicants entering into a Planning Performance Agreement (PPA) with WBC. This was a structured and extended pre-application process that encompassed discussions around a wide range of technical, infrastructure and design-related matters.
- 3.5 Eight separate PPA meetings were held over the course of 17 months (January 2023 to May 2024), including a site visit in March 2023. The meetings were attended by senior members of WBC's planning team and various technical officers, including those with specialisms in drainage, highway design, sustainable transport, landscape, ecology and heritage.
- 3.6 The meetings are summarised in Table 1 below.

Table 1 – PPA Summary

Date of PPA Meeting	Points / Topics of Discussion
05 January 2023	- Capacity and forecast for the primary school infrastructure; - SANG strategy; - Density of proposed dwellings; - Commercial space within the proposed centre; - Masterplanning; - Design surrounding the watercourse/ditch; - Link roads and junctions; and, - Highway impacts.
22 February 2023	- Vehicular access; - Highway network in relation to the Kier/Miller application; - Junction at Heathlands Road;

	• Drawings for the 'Main Street'; • Old Wokingham Road access • Byway 30 improvements; • Holme Grange School drop-off / collection system; • Peacock Lane and Old Wokingham junction; • The adjoining Pudner application; • The watercourse/ditch; • Vehicle access close to Heathlands Junction; • Residential access to the main street; and • Masterplanning options.
25 March 2023	• Site Visit and discussion
11 May 2023	• The naturalisation of the watercourse ditch and the linear park and garden; • Allotments; • Integration with PROW network; • Playspaces; • Hambridge Farm; • SANG circular routes; • SANG footpath specification; • SANG habitats; • Canopy cover; • BNG; and, • Heathlands link to SDL extension.
25 May 2023	• Playspace strategy; • Allotment provision; • Internal street typology; • Primary street bus route; • Secondary streets; • Tertiary streets; • Shared streets and green lanes; • Character area hierarchy; • Mews block; • Design approach; • Green space; • Easthampstead road access options in connection to Heathlands and SDR; • Onward cycling and walking links from Easthampstead Road; • S106 legal agreement and CIL; • Interface with Easthampstead Road/Traffic Modelling; • Delivering the bus route across Byway30;

	• Active Travel Linkages; and, • Community consultation.
15 January 2024	• Design of Easthampstead Road in relation to access; • Link from the site to Heathlands link; • Bus route tracking; • Byway 30 • Cycling connectivity; • Peacock Lane roundabout; • Heritage of Pearce's Farmhouse; • SANG; • Allotments; and, • POS and Green Infrastructure
09 April 2024	• Local plan update; • Community consultation; • Design code for Priors Farm; • EIA draft scoping response; • Self-build provision; and, • Housing mix.

Ward Councillors

- 3.7 Following the Local Government Elections on 02 May 2024, the applicants contacted the relevant Ward Members to highlight their involvement in the South Wokingham Extension. The applicants also advised of their planned engagement with Wokingham Without Parish Council and the wider community, pending future planning applications.
- 3.8 As detailed below, Cllr Séona Turtle attended the presentation to the Parish Council, whilst Cllr Marc Brunel-Walker attended the main public exhibition. Both members asked a number of questions during their discussions with the applicants.
- 3.9 In this respect, queries were raised regarding the timing of the envisaged planning applications, and the Local Plan Regulation 19 Consultation, as well as the approach to engaging the wider community. The Ward Members also raised questions concerning the emerging highway/transport strategy, the provision of new infrastructure, and the nature and timing of construction works.
- 3.10 Further discussions were had around the quantum and distribution of development, as well as the identified areas of open and green space and Sustainable Alternative Natural Greenspace (SANG), and the site's relationship with Bracknell Forest District Council's administrative boundary. This was in addition to matters of wider pedestrian/cycle connectivity.
- 3.11 Members requested that they be kept informed of the progress of the planning applications when submitted. It was further suggested that the project website should be kept live and updated when as the applications progressed in order that local residents would be able to

access the latest information. The applicants are happy to accommodate this suggestion.

Wokingham Without Parish Council

- 3.12 On 03 June 2024, the consultant team met with Wokingham Without Parish Council to provide them with a presentation and to host an informal 'question and answers' session. The draft materials for the planned public exhibition were also shared. As noted, Ward Member Cllr Turtle also attended the meeting.
- 3.13 The questions and discussion centred on the proposed development's transport implications (including the proposed new junctions), the availability of medical and education services, and other impacts on existing residents and communities. Councillors also wished to understand when construction would be expected to take place and over what period.
- 3.14 When discussing the envisaged community exhibition, the Parish Council advised that residents would be particularly concerned about traffic impacts and how these would be addressed. It was further indicated that the applicants would need to articulate how new/committed transport infrastructure in the existing SDL (i.e., the Eastern Gateway and the Southern Distributor Road) will integrate with the new proposals.

Meeting with Holme Grange School

- 3.15 In addition to engaging with WBC officers, Ward Members and the Parish Council, it was deemed appropriate to meet with Holme Grange School given its proximity to the proposed development. A meeting duly took place with the Head Teacher on 16 May 2024.
- 3.16 Through discussions, it was clear that Holme Grange School was aware of the potential SDL extension following the Revised Growth Strategy consultation and had already started to consider matters arising from this.
- 3.17 Therefore, much of the discussion concerned road safety and how to provide safe pedestrian access to the school. The school were also mindful of traffic considerations on Easthampstead Road and Heathlands Road, particularly during school drop-off and collection times, and the need to ensure this is appropriately managed in the context of the new development.
- 3.18 Accordingly, Holme Grange School requested that the applicants consider how the development could;
- Provide improvements to the drop-off and pick-up arrangements;
 - Provide safe crossing points across Easthampstead Road; and
 - Support the provision of improved pedestrian and cycle routes into Wokingham, to promote safe (non-car) travel by pupils and staff.
- 3.19 In addition, the school wishes to ensure that its operational requirements are taken into account when a decision is made regarding the future status of Easthampstead Road.

Summary

- 3.20 The applicants have engaged with relevant stakeholders in a manner consistent with WBC's SCI and remain open to further discussions in future. This programme of engagement has

influenced the proposed development in a number of respects, as described in Section 5 of this report.

4. PUBLIC CONSULTATION

4.1 Following a period of stakeholder engagement, the applicants then proceeded to move forward with a programme of wider consultation to raise awareness of the proposals amongst the public and to provide them with opportunities to comment. A multi-channel approach was adopted, including;

- Information leaflet
- Local media and indirect channels
- Project website
- Public exhibition

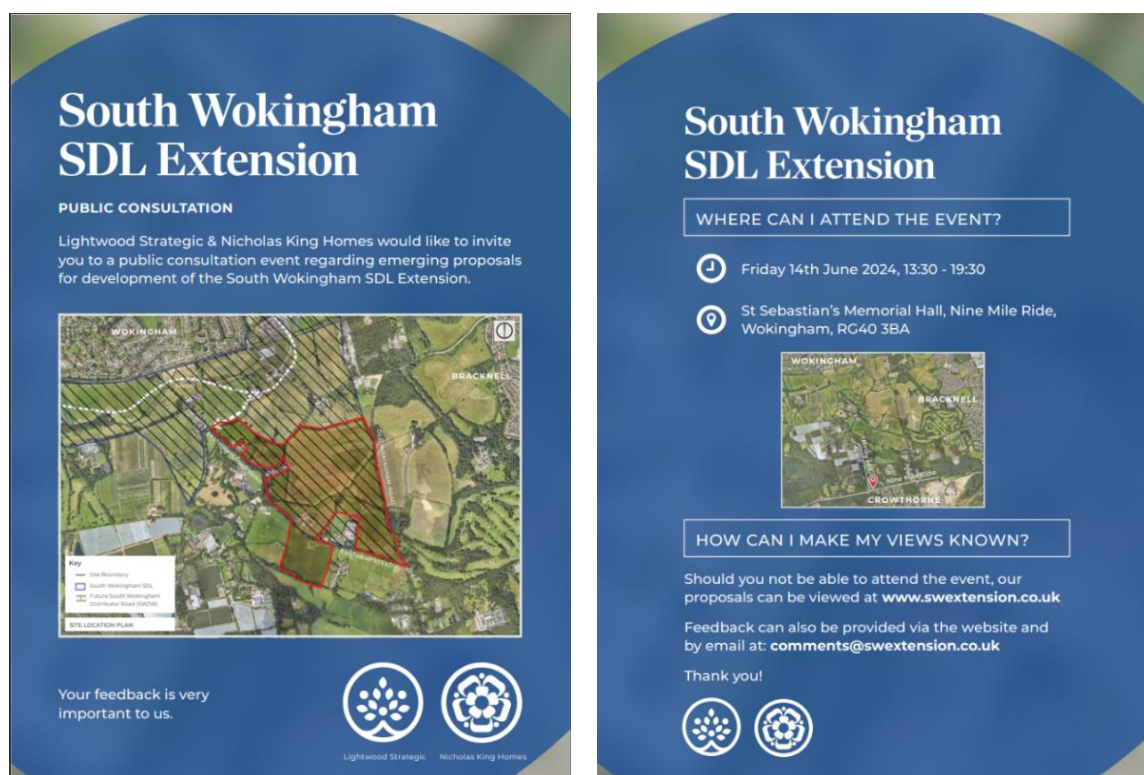
4.2 Further details are provided below.

Information Leaflet and Distribution

4.3 A leaflet was prepared and posted to 1,702 addresses within the immediate area of the proposed development on 03 June 2024.

4.4 The leaflet advised residents of the forthcoming exhibition and provided details of a project website where additional details could be seen. It also identified an email address to which comments and questions could be directed. The leaflets are illustrated below in Figure 1.

Figure 1 - Public Consultation Leaflet



Indirect Communication Channels

4.5 To disseminate details of the event as widely as possible, the leaflet was sent (via email) to neighbouring parish councils, alongside the Crowthorne Village Action Group as an interested party. A number of local schools were also contacted and asked if they would consider forwarding details to parents as appropriate, namely;

- Montague Park
- St Teresa's
- Oaklands
- Hatch Ride
- Holme Grange
- St Crispins
- Jennetts Park
- Easthampstead Park

4.6 From the consultation responses received and discussions with those attending the public exhibition, we understand that details of the website and exhibition were also disseminated organically, by word of mouth, and via social media, such as through community Facebook Groups.

Project Website

4.7 The applicants recognised that many people who might be expected to take an interest in the proposals may not be able to attend an in-person public exhibition or would prefer to engage through other channels. As such, a decision was taken to commission a project-specific website, to widen the scope for engagement.

4.8 The website's format was structured around electronic copies of the boards prepared for the in-person exhibition, which ensured consistency. The website also included a portal for respondents to upload comments and questions, and a contact email address.

4.9 Following discussions with Cllr Brunel-Walker (during the public exhibition), it was agreed that the website will remain 'live' and be updated as the planning applications progress. A link to the project website is provided as follows: <https://www.swextension.co.uk/>. For reference, an extract of the website landing page is also illustrated in Figure 2 overleaf.

Figure 2 – Project Website (Landing Page)

Public Exhibition

- 4.10 In view of the scale of the development, it was deemed appropriate to organise and hold a public exhibition. This was held on 14 June 2024 at St Sebastian's Memorial Hall (which lies within the Wokingham Without Ward). The venue was chosen because of its proximity to the site. The exhibition was open between 1:30 pm and 7:30 pm, which helped to facilitate attendance by people with varying availability throughout the day.
- 4.11 The event was structured around a number of exhibition boards prepared by the project's design team. The exhibition materials sought to explain (in sequence) the background of the proposals, the Local Plan Update, and the development's relationship to existing and committed development/infrastructure within the South Wokingham SDL. NKHs and Lightwood's respective applications were then outlined. A copy of the exhibition boards is provided in **Appendix 1**.
- 4.12 The applicants recognised that one of the main benefits of a public exhibition (as an approach to consultation) is that it provides attendees with the opportunity to ask detailed questions and to engage in dialogue with those involved in the design of the development. As such, the exhibition was attended by 12 members of the technical, design and developer team.

- 4.13 Attendees were invited to provide written feedback using feedback forms provided at the event. They were also advised that they could also use the online feedback form on the project website if preferred. A copy of the feedback form is provided in **Appendix 2**.
- 4.14 To ensure that residents and local stakeholders were given suitable opportunity to provide feedback, the website was live from 3rd June 2024 and the end of the consultation event was advertised as 28th June 2024. This allowed over three weeks from receipt of the consultation leaflet and two weeks from attending the in-person event for feedback to be submitted.
- 4.15 A total of 96 residents were recorded as attending this event, with the photographs below being provided to illustrate the format.



Responses to the Public Consultation

- 4.16 Overall, the applicants received 41 written responses following the public consultation. 15 of these were provided at the public exhibition, and 26 comments were submitted via the website.
- 4.17 This represents quite a low level of respondents, given the multi-channel approach to communication, the number of households sent a leaflet and the scale of the development envisaged. The applicants suspect this is partly because relatively few households currently neighbour the site or are situated in the immediate vicinity. Hence, comparatively few properties are impacted in a very direct way.
- 4.18 Additionally, a number of people at the exhibition expressed a preference to respond to formal WBC-led consultations rather than those led by the developers. As such, we anticipate that

the pending Regulation 19 Local Plan consultation and the formal consultations associated with the planning applications (once submitted) may attract a greater response.

- 4.19 All responses received to date have been reviewed and summarised. The representatives from the Design Team who attended the event also provided feedback at the close of the event and in a subsequent 'debriefing meeting'. In this way, we have sought to capture comments and concerns raised in person but not necessarily transferred to a response form.
- 4.20 We have organised the responses into key themes and the feedback received, and our response is set out overleaf in Section 5.

5. ANALYSIS OF FEEDBACK

- 5.1 As indicated in Sections 3 and 4 of this document, the applicants have undertaken an extended programme of engagement, including with WBC officers, stakeholders and the wider community.
- 5.2 The development proposals embed the outcomes of PPA discussions and engagement with WBC's planning officers and technical specialists, as described in the Planning Statements and technical assessments that support the respective planning applications.
- 5.3 However, the applicants and their team have reviewed the feedback provided by the public through the stakeholder and community engagement activities. We present a summary of the main themes identified together with the applicant's response below,

Overall Levels of Objection or Support and Overarching Themes

- 5.4 At a high level, around 20% of respondents expressed strong opposition to the development proposals, whilst around 12% expressed strong support. The balance (68%) expressed a mixture of views, supporting some elements whilst raising concerns about other matters.
- 5.5 As detailed below, most respondents acknowledged that new homes (particularly affordable homes / smaller properties) were needed and that this would benefit younger people seeking a home of their own. Conversely, several responses (even those that recognised the need for housing generally) observed that the Wokingham Borough is already accommodating significant levels of new development.
- 5.6 Equally, most respondents commented on traffic-related matters and the need for school and medical provision. Several respondents also contributed constructive feedback to include within the vision for South Wokingham SDL Extension.

Principle of Development

- 5.7 The principle of development was questioned at the event and in the responses received, with it being noted that the site lies within the countryside and is not yet specifically allocated for residential-led development.
- 5.8 The applicants acknowledge the land's current status as 'countryside' in planning terms, albeit the majority of the site does fall within the extent of the adopted South Wokingham SDL boundary. It is notable also that WBC has permitted developments within the SDLs, even in situations where the concerned sites were not identified for housing within the South Wokingham SDL SPD.
- 5.9 Most importantly, this site is associated with an emerging allocation in the Local Plan Update and the proposals are being brought forward within this context. Indeed, it is a conventional approach to bring forward a planning application(s) to demonstrate the suitability of a proposed allocation when the Plan is subject to Examination.

Local Infrastructure and Services

- 5.10 Many of the comments arising from the stakeholder and public engagement activities referenced local infrastructure and amenities as being under pressure. There was particular concern that the proposed development would reduce existing residents' access to dentists, doctors, and schools.
- 5.11 The applicants recognise these concerns and can confirm that the respective applications, as submitted by Lightwood and NKH, will provide a financial contribution through the Community Infrastructure Levy (CIL) and, where necessary Section 106 obligations. WBC and other agencies will use these monies to support infrastructure provision within the Borough.
- 5.12 In addition, Lightwood's proposals (which comprise the greater part of the development proposals) will introduce a new neighbourhood centre and support a mixture of potential uses and community facilities. New education facilities are also being brought forward in the context of wider development within the South Wokingham SDL and elsewhere within the Plan-area.

Design

- 5.13 Some respondents and attendees at the exhibition raised general concerns about the scale of the development and suggested it would be out-of-keeping. The applicants certainly agree that the development will change the area. However, the desire to maintain a status quo does have to be balanced with the need to provide new homes. Likewise, the scheme's arrangement provides very generous areas of greenspace, parkland and landscaping.
- 5.14 Relatively few of the comments addressed the proposed design / masterplanning matters in detail. In our experience, this is not uncommon, as most members of the public are particularly interested in how the changes associated with large-scale development might impact their lives, with a corresponding focus on vehicular traffic and access to services.
- 5.15 Nonetheless, a small number of respondents and attendees did engage with the urban design principles and architectural character of the proposals. In these instances, the design approach was recognised as seeking to achieve a more thoughtful and high-quality development compared to a generic 'housing estate', and the traditional/historic vernacular was viewed favourably.
- 5.16 It is notable that Arts4Wokingham provided a specific response highlighting the importance of art and sculpture within the development. The applicants are happy to accommodate this.

Drainage

- 5.17 Some written comments identified potential surface water flooding at the site and expressed concern that the development (by introducing built form and hard surfaces) would lead to a greater risk of flooding elsewhere.
- 5.18 The site has been assessed in detail by drainage engineers and flood risk consultants, and a Flood Risk Assessment (FRA) supports the planning applications. This confirms that the vast majority of the development site lies within Flood Zone 1, which denotes a low probability of

flooding from fluvial sources. The majority of the site is also generally at a very low / very low risk of flooding from surface water.

- 5.19 While a watercourse/ditch runs through the southern extent of the site, no substantive development is proposed in its vicinity. Likewise, the proposed surface water drainage strategy will also manage the flood risk using SuDS source control techniques and attenuation features to provide storage in extreme storm events.
- 5.20 The proposals will, therefore, achieve 'greenfield' run-off rates in accordance with applicable standards, such that the development will not increase the risk of flooding off-site. In addition, ground levels (for the proposed new homes) will be set to a minimum of 150mm above the surrounding ground level to mitigate any residual flood risk from surface water runoff events.
- 5.21 Overall, the risk of flooding at the site is well understood and can be managed through conventional mitigation strategies.

Agricultural Land, Biodiversity and Trees

- 5.22 Several responses identified concerns regarding the loss of agricultural land and a perceived loss of biodiversity and trees, as well as the potential disturbance to nesting birds and other fauna.
- 5.23 The loss of agricultural land (or land used for equine purposes) is an inevitable by-product of a strategic development such as that proposed, and this has to be balanced (in planning terms) against the need for housing. The Wokingham Borough is not furnished with extensive areas of brownfield land, and therefore, providing sufficient new homes requires the development of greenfield sites and in such circumstances, this should be in sustainable locations.
- 5.24 With regard to biodiversity, it is a requirement of the Environment Act 2021 that (virtually) all new developments are required to achieve a measurable (minimum) 10% gain in biodiversity when compared to the pre-development baseline. The expansive greenspaces that form part of the proposals will include areas of new landscape planting, new habitat creation and biodiversity enhancements, to address this requirement.
- 5.25 A full suite of protected species surveys has also been undertaken to support the planning applications. These surveys will ensure that potential impacts on protected species and nesting birds are mitigated in accordance with relevant legislation.
- 5.26 Notwithstanding the above, many responses/comments made during the exhibition welcomed the provision of green spaces. Some respondents indeed commented on the need for sufficient SANG parking, reflecting on the success of the nearby Buckler's Park / TRL SANG and its attractiveness as a destination.

Highways and Connectivity

- 5.27 Perhaps the most commonly raised theme in the responses received and, indeed, the focus of most attendees at the exhibition concerned traffic impacts. A particular concern was that the development would result in increased traffic movements on Easthampstead Road, Heathlands Road, and Old Wokingham Road, including at key junctions. The prevailing

concern was that the development would lead to further congestion and queuing during peak hours.

- 5.28 The applicants acknowledge capacity concerns regarding some of the existing junctions around the site and within its vicinity. However, the proposals (through their internal arrangement and the provision of new junctions) will alter traffic patterns in the area. This will ensure that traffic impacts are managed appropriately.
- 5.29 The proposals also strongly emphasise travel by non-car modes, with the development being designed to incorporate a bus route in addition to pedestrian and cycling corridors. Several responses identified this as important to the proposals' overall sustainability.
- 5.30 As a broader point, the consultation revealed that some local residents were unaware of the existing South Wokingham SDL and (consequently) how this would relate to the proposed extension. Indeed, many participants had little knowledge of Southern Distributor Road (and its route), the delivery of which is now supported by Homes England funding secured by WBC, as well as planned changes to the function of Easthampstead Road.
- 5.31 The Transport Assessments that support the applications set out how transport matters have been assessed and how impacts are to be mitigated.

Responses from Near Neighbours

- 5.32 Relatively few people live in the immediate vicinity of the site, but there is a row of houses at the end of Byway30. Some of these property owners are landowners with an interest in the proposals, but a small number are not. Their responses to the consultation indicate opposition to the development in-principle, with the change of outlook (arising from the development) also being noted.
- 5.33 Some residents sought a redistribution of housing (within the design) to the core of the Lightwood site, an associated increase in density there, together with a shift in the location of a secondary access point to a location further east along Easthampstead Road, and for this land to form part of the open space strategy, including SUDS.
- 5.34 The applicants consider that the proposals (as submitted) will not give rise to unacceptable impacts on residential amenity, and the proposals, in terms of built form, reflect the Concept Plan for this area that was consulted on at the Regulation 18-stage consultation.

6. SUMMARY AND CONCLUSIONS

- 6.1 This Statement of Community Involvement (SCI) has been prepared by Boyer and is submitted on behalf of Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH') ('the applicants').
- 6.2 The applicants intend to submit three separate applications for a residential-led, mixed-use development on 'Land to East of Easthampstead Road and West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the site').
- 6.3 As described in Sections 3 and 4 of this report, the proposed development has been the subject of extensive PPA discussions with senior officers and technical specialists at WBC. In accordance with WBC's SCI and national planning policy, and guidance, the applicants have also engaged with stakeholders, interest groups, and members of the public to help inform the proposals.
- 6.4 The feedback provided has been collated, analysed, and reported on in Section 5 of this report. The applications have sought to appropriately respond to matters raised. Through their submissions, NKH and Lightwood will provide a sustainable development that meets the needs of existing and future residents. The applicants are also committed to continuing to engage with relevant stakeholders going forward.

Appendix 1



Welcome to this public exhibition of our proposals for a new neighbourhood at South Wokingham. These exhibition boards explain the background and vision to the creation of the new community.

Introduction & Planning context

The site was identified in Wokingham Borough Council's new draft Local Plan 2026-2040 for housing growth as an Extension to the South Wokingham SDL, which has been part built out already. Lightwood Strategic and Nicholas King Homes are working together to establish a coordinated masterplanning approach for the creation of this new neighbourhood to the south of Wokingham.

In 2021 the Council published a concept plan for this area. Prompted by this we have undertaken a series of technical surveys to inform more detailed masterplanning. We are now seeking your views and feedback on our plans. In doing so we recognise that the Council are not due to finalise their Local Plan until later this Summer.

The site will be brought forward in two parcels:

1. **Priors Farm** – Land to the west of Old Wokingham Road, promoted by Lightwood Strategic, and
2. **Pearces Farm** – Land to the east of Easthampstead Road, promoted by Nicholas King Homes

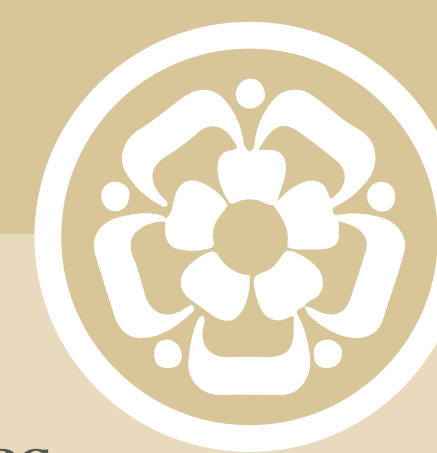


Who we are



Lightwood Strategic

Lightwood Strategic is a land promoter operating in the south of England. Working with our landowners, designers and technical team, Lightwood present potential development land and masterplanning options to local authorities when Local Plans are being reviewed. If the land is to be allocated for development, we will then submit an Outline planning application. Once approved, the land will be sold to a house builder which proceeds with the more detailed phases of design, planning and delivery, led by the parameters that we and the local authority have put in place.



Nicholas King Homes

Founded in 1991, Nicholas King Homes is a privately owned traditional house building company based in Beaconsfield, Buckinghamshire that has built over 2,500 homes across Berkshire, Buckinghamshire, Hertfordshire, Sussex, Oxfordshire, and London areas. Nicholas King Homes has a strong reputation for providing high quality homes and its team seeks to work with local Parish and District Council's, existing residents and other stakeholders to create well regarded new homes and communities, including the provision of affordable housing along with landscaped open space for the benefit of the existing community that not only create an attractive place to live but enhance the surrounding areas.

2 Planning Background



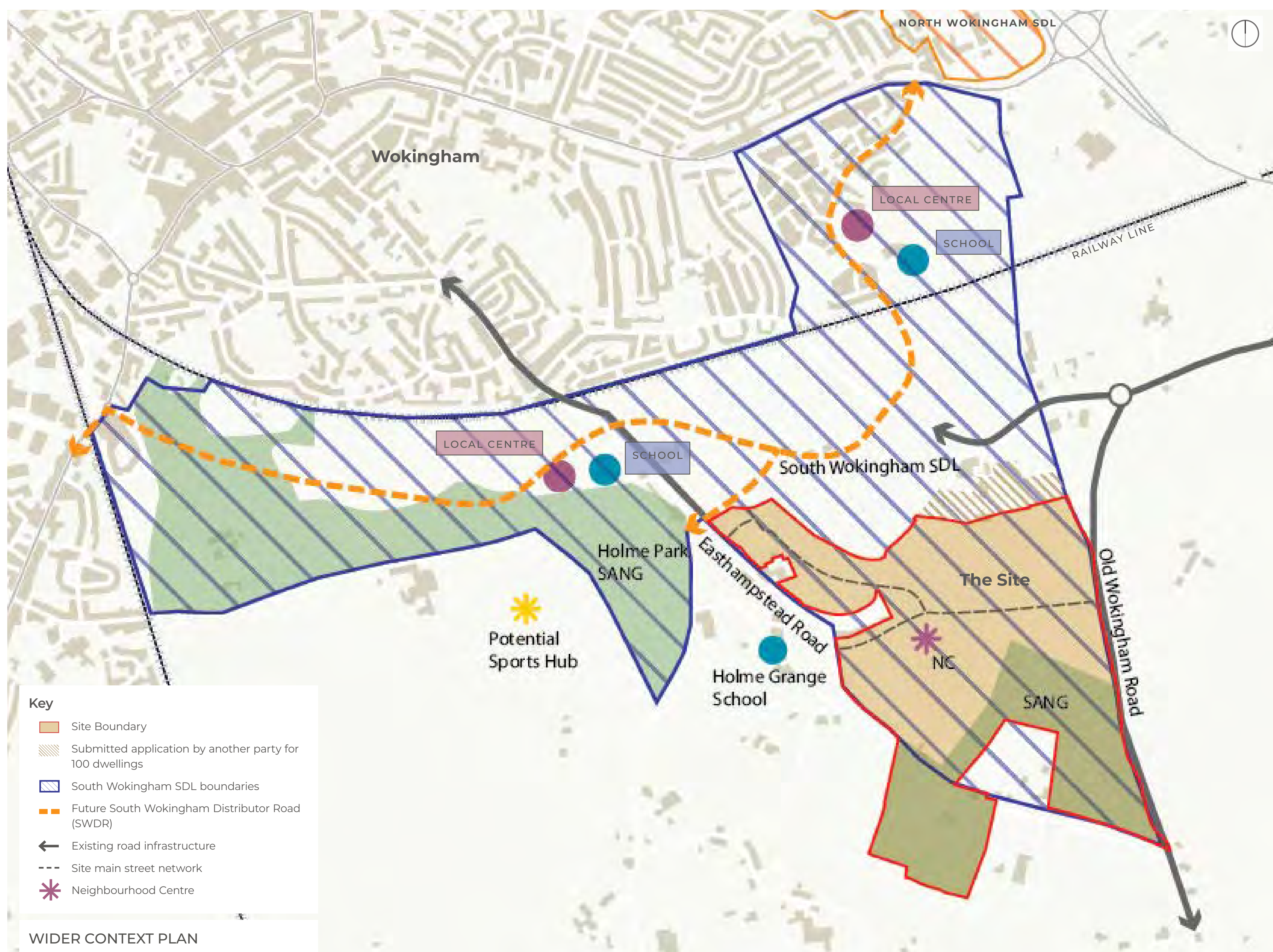
The South Wokingham Strategic Development Location

You may be aware of the South Wokingham Strategic Development Location (SDL) proposals. The site was allocated for development by the Council in 2010 to deliver 2,500 homes, alongside a range of community facilities, a local centre, school, and open spaces including Suitable Alternative Natural Greenspace (SANG). This development, once complete, will follow the route of the new South Wokingham Distributor Road (SWDR), which will provide an alternative route from London Road in the north to Finchampstead Road in the west, bypassing Wokingham town centre. The road is part built and Homes England funding has been secured by the Council who aim to open the road in 2026.

Wokingham Borough Council (like all Local Authorities) must review its Local Plan for the area and plan for housing, open space, SANG (mitigation for recreational impacts on the Thames Basin Heaths) and jobs for the period up to 2040.

To address its future housing needs the Council's draft Local Plan proposes that further homes should be provided within the boundaries of the existing South Wokingham SDL. Provision of SANG on alternative land to that envisaged in the original masterplan means that additional land within the original SDL is now available for other purposes.

The draft Local Plan proposes that the boundaries of the SDL will be extended to the south, mainly to incorporate new areas of parkland to serve the expanded SDL. Lightwood Strategic and Nicholas King Homes have prepared plans to show how development might be formed. These plans are the focus of this exhibition.



The Site

Our site, known as the South Wokingham SDL “Extension”, will deliver a mixed-use development of just over 1,000 homes, a neighbourhood centre set in a market square, public open space, play areas, allotments, landscaping and a Suitable Alternative Natural Greenspace (SANG). If required, a primary school can also be accommodated in lieu of some housing.

An application by another party for around 100 homes to the north has already been submitted. The ‘Extension’ would be delivered in parallel with the Wokingham SDL.



Connectivity

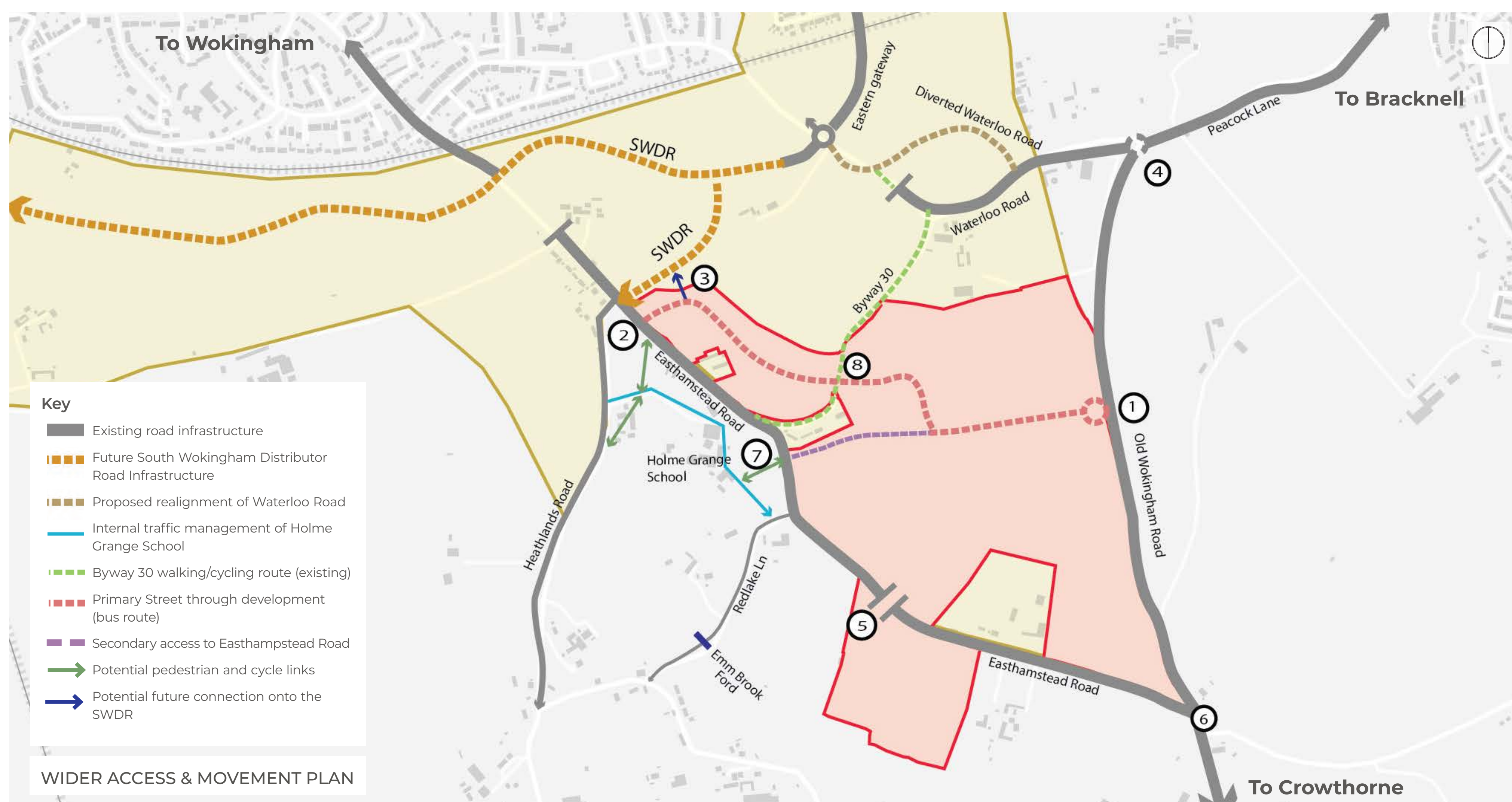
1. The main vehicular access is from a new roundabout junction on Old Wokingham Road.
2. A priority junction onto Easthampstead Road, south of Heathlands Road to the west.

Both improvements will be operational prior to occupation. Their locations minimise tree loss and benefit from the infrastructure of the South Wokingham Distributor Road (SWDR), providing a direct route from the site towards the London Road corridor and Wokingham town centre.

3. A safeguarded route through the site also allows for a potential future connection directly onto the SWDR.

The other key destinations for future residents will be Bracknell and the A329(M) corridor.

4. Works to convert the Old Wokingham Road / Waterloo Road junction to a roundabout will be undertaken by others. With technical work progressing on this scheme, the new roundabout will be complete before any significant occupations on this site. We have engaged with Bracknell Forest Council regarding improvements to the existing junctions along Peacock Lane and Vigar Way.
5. Easthampstead Road will be closed to through traffic, east of Redlake Lane, in line with Council discussions.
6. Turning movements at the Old Wokingham Road junction will be significantly reduced by closing Easthampstead Road.
7. Prior to the closure, a new point of access into the site will be opened from Easthampstead Road.
8. Vehicular, pedestrian and cycle crossing of Byway 30 which is to be downgraded.



Holme Grange School Access - Those currently travelling along Easthampstead Road, particularly to and from Holme Grange School, will still be able to do so using either the SWDR or the roads through the new development to the new Old Wokingham Road Roundabouts (1) and (4). This will result in a much safer routing with an anticipated journey time improvement.

Cycling - The decrease in traffic along Easthampstead Road, alongside a speed limit reduction will make this an ideal route for cycling. Byway 30 also connects such users through to Waterloo Road. It is anticipated that the Byway would be downgraded to prevent its use by motorised traffic, except to existing properties.

Walking and Cycling - New paths will cross the site, both next to roads and through the green spaces. They will link to Waterloo Road and the SWDR making best use of this infrastructure to get residents safely and expediently to Wokingham and beyond.

Bus Route - The Primary Street will be used as a bus route linking Wokingham and Bracknell complimenting the strategy already developed for the South Wokingham SDL.



ACTIVE TRAVEL IS AN IMPORTANT COMPONENT OF THE SUSTAINABLE TRANSPORT STRATEGY WITH NEW ROUTES FOR WALKING AND CYCLING PROVIDED ACROSS THE SITE

4 Green & Blue Infrastructure



Multifunctional Green Spaces

The development proposals will deliver a sustainable, landscape-led design which provides high-quality Green and Blue Infrastructure (GBI) and accessible open space with links to the wider countryside. The GBI strategy draws on the local landscape character, ecological context, and visual amenity of the site, providing a scheme which delivers on biodiversity net gain, respects the sensitivity of the site and is well integrated into the surrounding landscape. The proposed development will provide a network of multifunctional green spaces accessible to all.

Key spaces that will be provided include:

A Suitable Alternative Natural Greenspace (SANG): The SANG will provide a new attractive circular walking route through a naturalistic landscape.

A Central Linear Park: A central linear park will provide a north-south focus connecting the existing green infrastructure with play facilities.

A Green Corridors: Semi-natural green corridors will focus on retaining and enhancing the sites existing vegetation.

Allotments & Orchards: Reinstating traditional habitats such as orchards and allotments help to strengthen community relationships.

Play Spaces: The proposed design aims to provide green spaces and neighbourhood play areas for people of all ages.

A Central Riparian Corridor: The existing riparian corridor will be enhanced as part of the proposed blue infrastructure strategy with pond areas opened up to promote biodiversity.



Local Area for Play (LAP) & Local Equipped Area for Play (LEAP)

Key Theme: Inclusive & Imaginative Play

Key Features:

- Traditional and inclusive equipment
- Sensory Planting
- Timber bollards to enclose
- Earth Mounding
- Nature play equipment
- Informal Seating
- Unfenced

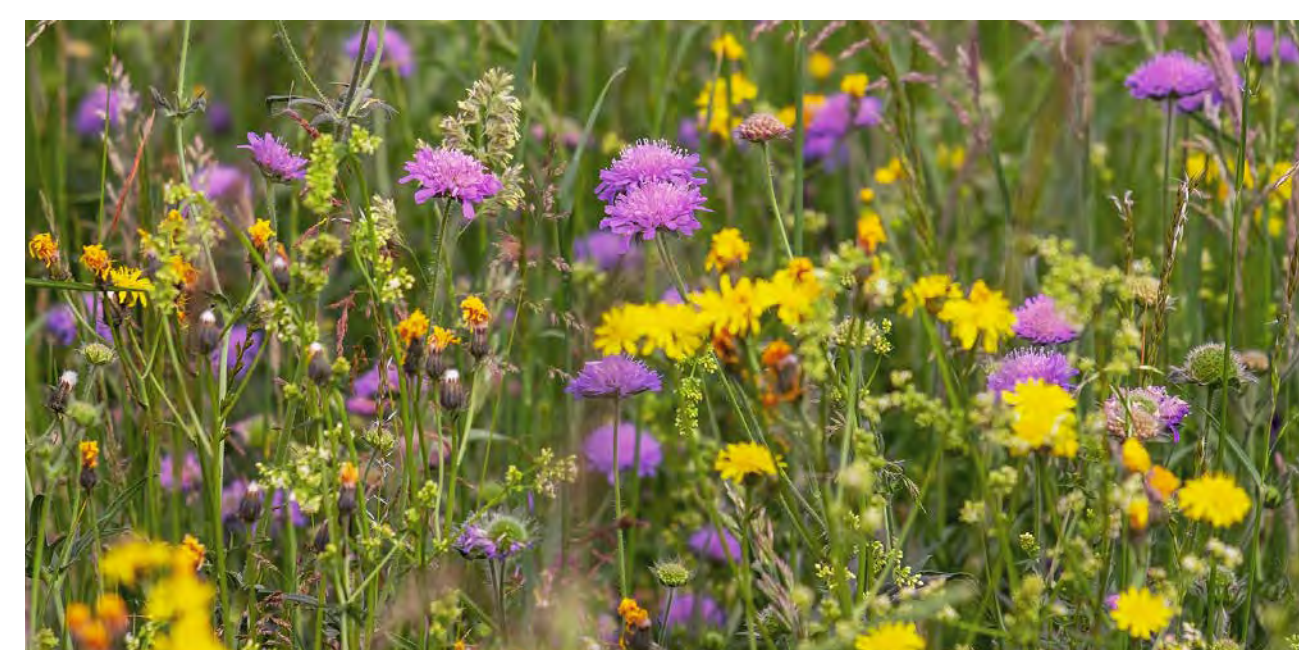


Neighbourhood Equipped Area for Play (NEAP)

Key Theme: Social & Independent Play

Key Features:

- Hard-surfaced areas for ball games
- Group seating for socialising
- Inclusive Equipment
- Post and rail fencing to enclose



Biodiversity & Drainage

A well-integrated, site wide SuDS strategy including, drainage basins, swales filter drains and bioretention planting along streets will benefit the community at both a local level and strategic level, helping to manage surface water run-off across the site and mitigating against flooding in the surrounding area.

SANG (Suitable Alternative Natural Greenspace)



The role of the SANG is to provide an alternative natural green space for residents, diverting them from the Thames Basin Heaths Special Protection Area (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.



SANG Boundary: A post and rail fence will define the SANG boundary allowing visitors to let dogs run freely along the majority of routes.



SANG Footpath: A 2.5km circular walking route is provided through the SANG, this route will be hoggin surfaced and fully accessible with shorter routes available from the development parcels. Litter and dog waste bins as well as benches will be provided at regular intervals.



Car Parking: For those who want to visit the SANG by car, these car parks will be clearly signposted and easily accessible. There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.



Native Shrub and Woodland Planting: Native shrub and woodland planting are proposed throughout the SANG, creating an attractive natural landscape whilst promoting biodiversity.



Specimen Tree Planting: Informal groups/individual trees of wide range of species to punctuate and define grassed areas.



Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the water-course with mown footpaths through as informal footpath routes.



LLAP: Play area minimum 1300m² to provide play for age range of 0 to 11 years, with emphasis on natural play and imaginative play



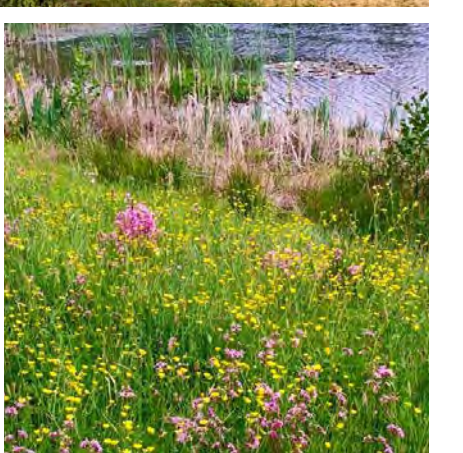
Allotments & Community Orchard: Allotments present the opportunity to strengthen community relationships whilst simultaneously securing a healthy food source. Orchard trees within communities encourage an appreciation of the local landscape whilst further enhancing biodiversity across the site.



PRoW Connections are provided into the existing PRoW network.

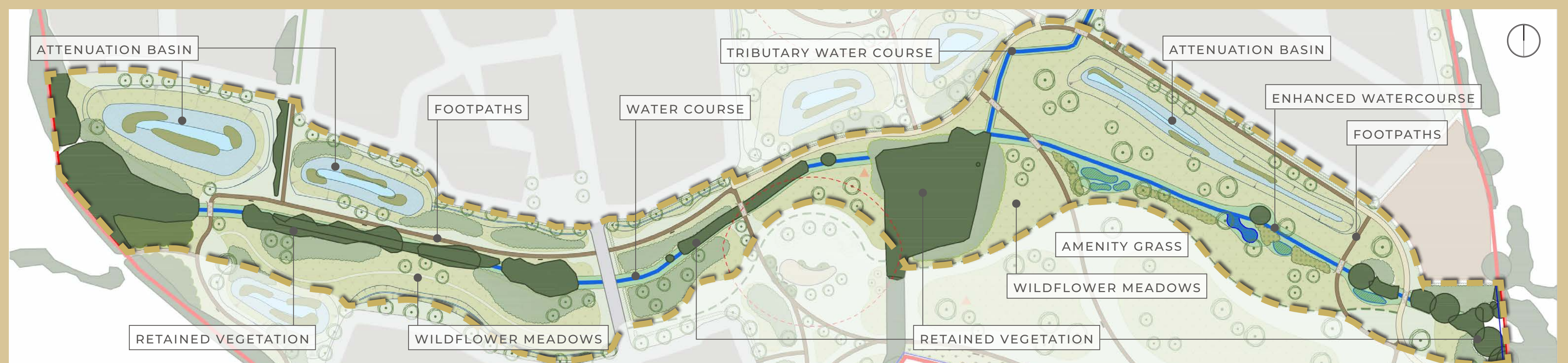


Attenuation Basin: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent riparian.



Riparian Corridor

Existing water course enhanced to increase biodiversity value, to include pond and wetland habitats which the watercourse will feed into. Wetland habitat will be comprised of shallow depressions/scrapes which will be allowed to colonise naturally with aquatic vegetation.



6 Concept Masterplan



The SDL Extension is a mixed-use community that is envisaged to deliver:

- **Up to 1,030 homes**, (850 units within Priors Farm and 180 units within Pearces Farm), with a mixture of **market and affordable homes**, including starter homes, townhouses, terraces, flats, maisonettes, detached and semi-detached properties.
- **Community facilities**, including a Neighbourhood Centre set in a Market Square with shops and commercial uses and the potential for educational uses and a mobility hub.
- A network of multifunctional public **open spaces** including, **play areas**, allotments and associated infrastructure and landscaping.
- New and enhanced **cycle and pedestrian routes** connecting with the wider network of routes locally.
- A large **Suitable Alternative Natural Greenspace (SANG)** designed as a parkland with recreational paths, areas of native planting and naturalistic play spaces accessible to all.
- **Biodiversity enhancements**, particularly through the protection and enhancement of existing features, additional new planting and the introduction of meaningful open spaces.
- **Sustainable Urban Drainage Systems (SUDs)** features providing opportunities for the creation of new habitats and sustainable management of surface water drainage. The plan below showcases the illustrative masterplan for the site.



Vision

The SDL Extension will be an attractive and inclusive new neighbourhood offering a diverse range of uses, streets and homes to cater to the needs of the local population.

Additionally, a well managed network of open spaces will present opportunities for play, relaxation, recreation, and contact with nature.

It will promote sustainable and healthy living, encouraging active travel by providing the necessary infrastructure to support it.

The scheme will be energy efficient and a harmonious response to its location and surroundings, with a particular emphasis on integrating positively with the existing historic and landscape features.



7 The Applications



Pearces Farm



Nicholas King Homes will deliver an attractive neighbourhood on the land to the east of Easthampstead Road also known as Pearces Farm.

This scheme is envisioned to promote sustainable and healthy living for it's residents while fostering strong connections for the community and beyond.

The scheme will deliver circa 180 homes with associated private and community space, including a network of multifunctional open spaces, green corridors and play areas. Homes will be built to a high quality, be energy efficient and provide a choice of sizes and tenures.

Priors Farm



Lightwood Strategic will deliver a new community around a linear park set between an eastern and western neighbourhood at Priors Farm. The masterplan will accommodate circa 850 homes, and includes a neighbourhood centre and the Market Square with mixed uses likely to host small local businesses.

In the south east of the site and to the south of Easthampstead Road, a large expanse of semi-natural open space for recreation will be landscaped and will enhance habitat value compared with the existing arable use. The proposed use (SANG) secures a long-term green wedge which may be linked to additional SANG that others are promoting further south on Newlands Farm.



Site Timeline

Where we are now				
November 2021	2022 – 2024	May - June 2024	Next steps	Summer 2024
Wokingham Borough Council identified the draft allocation in the Local Plan Update Revised Growth Strategy consultation.	Ongoing technical survey work undertaken in discussions with Wokingham Borough Council and other statutory consultees.	Engaging with the community and seeking feedback on the emerging proposals.	Reviewing feedback, and further developing the emerging design.	Preparing and submitting 3 planning applications: the Pearces Farm and Priors Farm Neighbourhoods as well as the access over the byway.

Pearces Farm Site

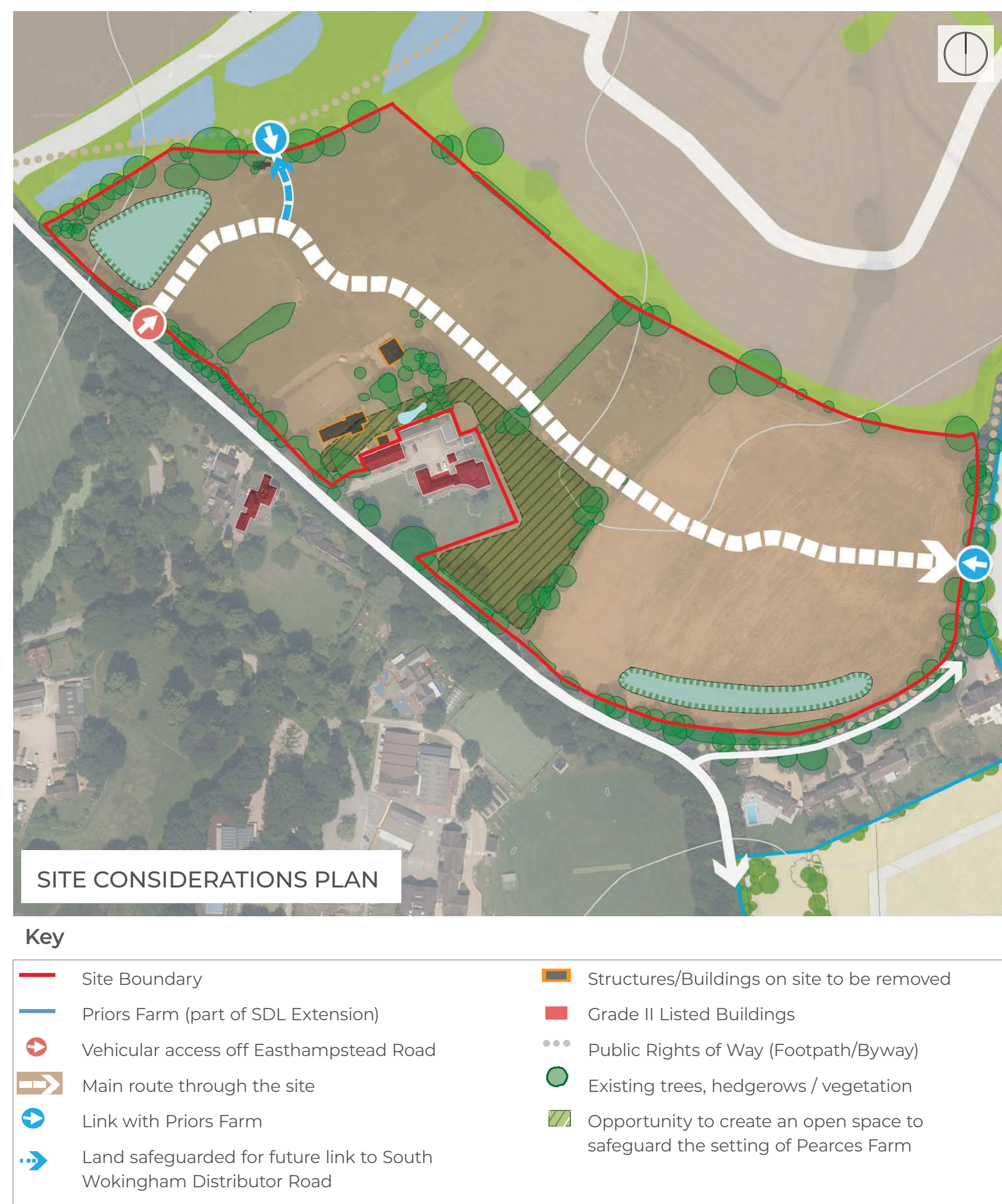
8 Site Considerations



Nicholas King Homes

Site Considerations

The site covers approximately 7.4 hectares and is used for agricultural and equestrian purposes. There are trees and hedges along the perimeters and in the central area.



There are no major constraints to development, however, key issues to consider include:

- Pearces Farm, a farm complex with three Grade II Listed Buildings, located to the west.
- The Garden House a Grade II Listed Building located to the south of Easthampstead Road.
- Footpath WOKW5 Running along the northern edge.
- Byway 30 open to all traffic along Holme Green Lane to the south-east.
- Several public paths (PRoWs) located near the site.
- Gently topography from northeast towards south and northwest.
- Existing trees and vegetation located around the edges of the site with some further hedges and trees cutting across the site around the existing farm.



Pearces Farm Setting

Pearces Farm, with its three Grade II Listed Buildings – Pearces Farmhouse, the Barn, and the Granary – stands as a testament to the region's heritage. As plans for a new development emerge, our approach focuses on seamlessly integrating the farm complex while protecting its setting and enhancing its surroundings.

Pearces Farm Complex



The following principles have guided our approach in responding to the heritage asset and delivering a sensitive relationship through the proposed development.

Enhancing the setting of the Farm Complex

Enhancements to the northern setting of The Barn removing the 70's style existing Bungalow and garage, and the creation of a new open space to reinstate the open surroundings that characterised the original setting. Thoughtful landscaping and strategic planting to reveal the northern elevation while minimising views of the development from the farm complex.



Positively responding to the setting of the Farm Complex

The placement of new homes has been carefully considered to step back, assuming a more subservient scale and massing in comparison to the buildings within Pearces Farm.

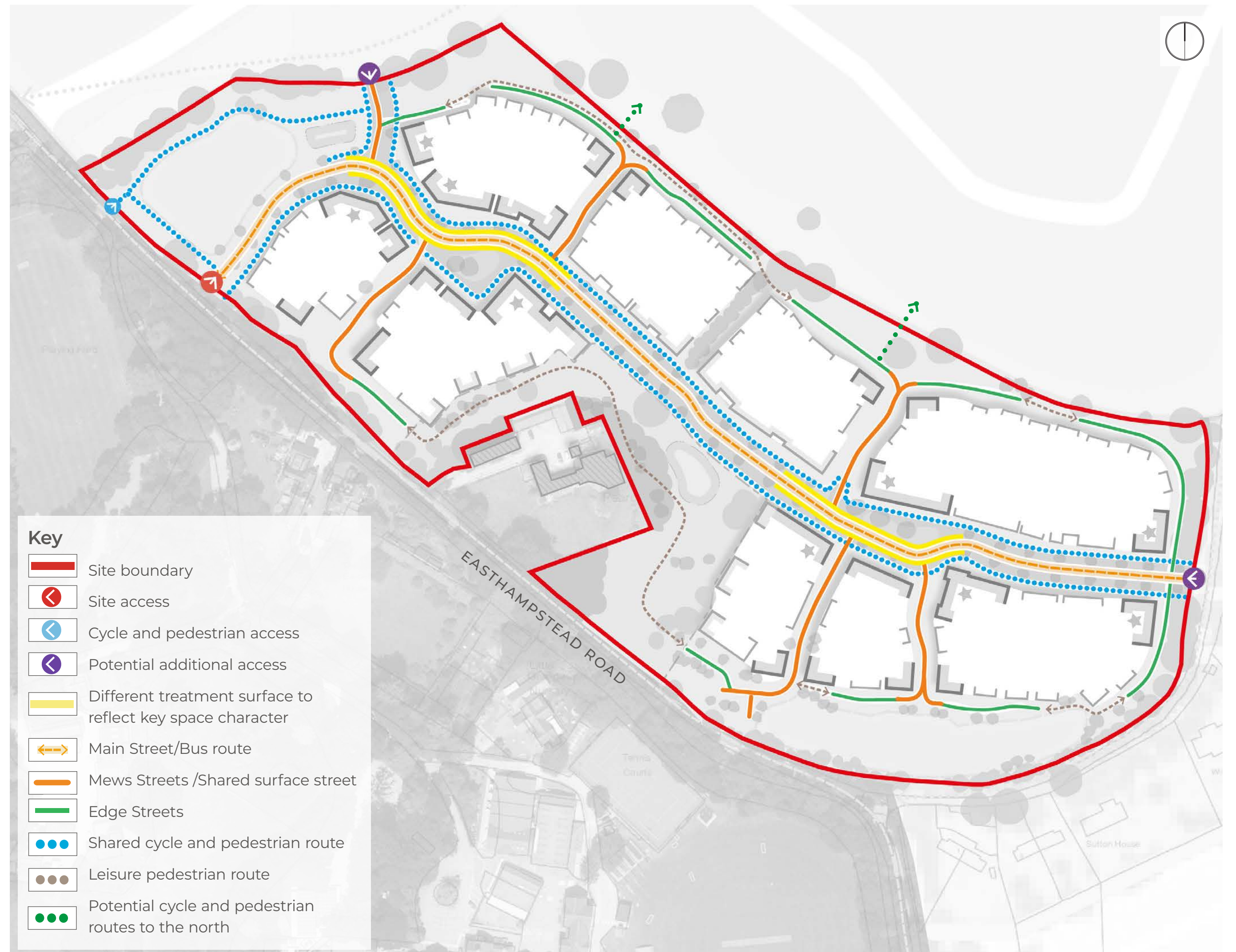
Emulating Historic Boundaries

The Farm Complex garden size has been intentionally reduced to emulate the dimensions of its historical boundaries. Meanwhile, the adjoining area encompassing the Farm Complex has been maintained as open space, enriched with enhanced planting.

Movement

The Movement and Street Hierarchy Plan contains key leisure, walking and cycling routes free from vehicular traffic. These routes link with the existing network of routes and the links proposed by the rest of the SDL sites. These routes have been designed to compliment the street character to create a scenic journey through varying streetscapes. For instance, the main street will have shared pedestrian and cyclists routes located on both sides of the street to avoid the carriageway whilst a more recreational route will be designed through green corridors and edge streets to connect to existing pedestrian paths.

These routes will traverse streets of varying character and incidental green spaces to add quality to this journey. The street network is designed to establish a clear hierarchy, ensuring each street has its own distinctive character. EV charging points will be provided for parking and an all-electric strategy that incorporates Air Source Heat Pumps and Solar PV design will form an integral part of creating a more sustainable and energy efficient scheme design.



Street Typologies



MAIN STREET : KEY TRANSPORT ROUTE THROUGH THE SITE



MEW STREET : INFORMAL SHARED SURFACE STREETS

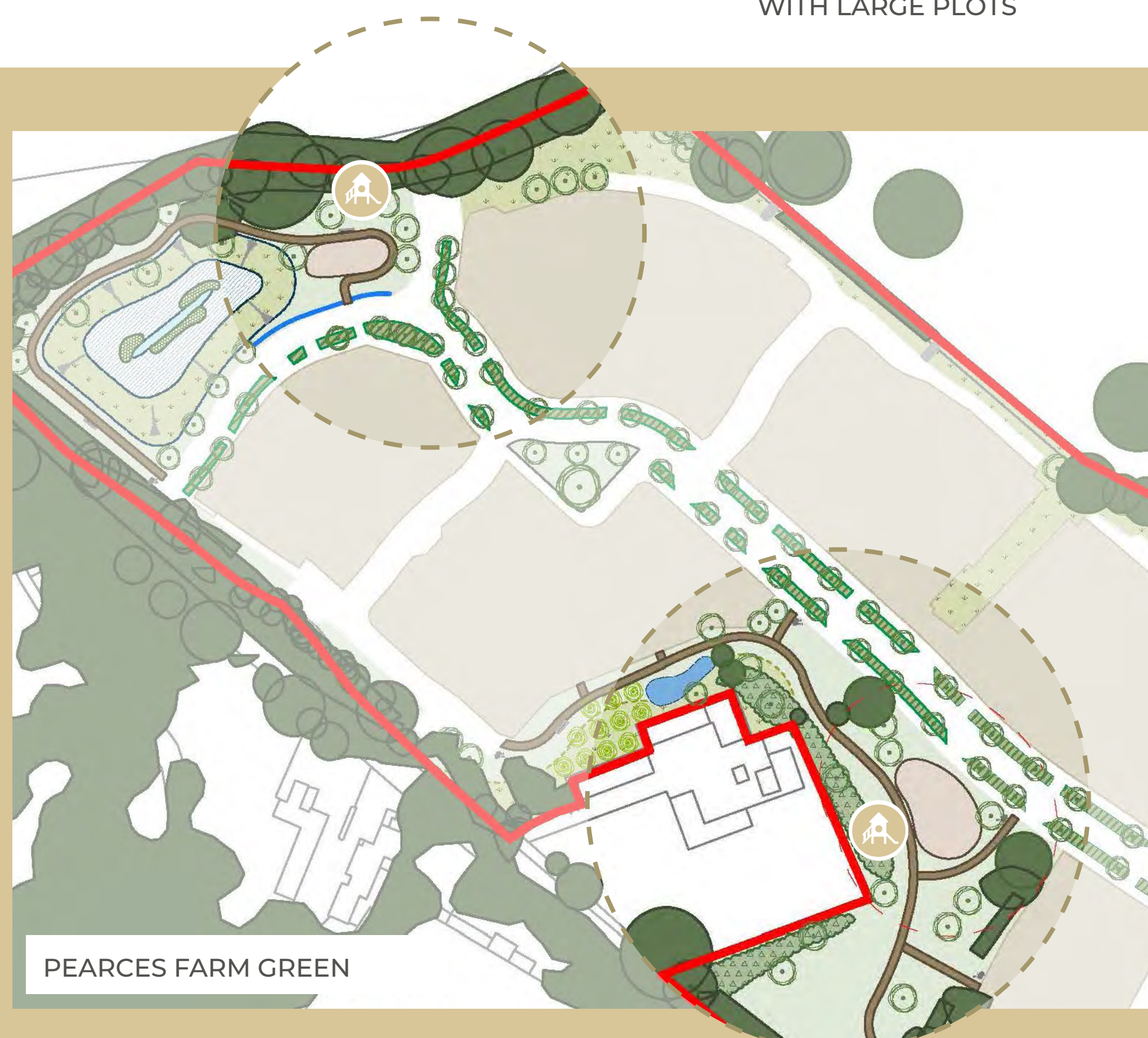


EDGE STREETS: INFORMAL AND GREEN IN CHARACTER WITH LARGE PLOTS

Open Spaces

This scheme will deliver a network of multifunctional open spaces including:

- Play areas located in key spaces and including a LEAP in a central position within the site and a LAP within the site's northern gateway.
- Pearces Farm Green, a central focal point within the development that serves as a vital open space at the heart of the community.
- Green Corridors serve as soft interfaces with neighbouring areas and contribute to the overall aesthetics and ecological balance of the development.
- Incidental Green Spaces along the main route providing opportunities for social interaction.





The masterplan key design principles focus on:

Promoting Health & Well-being with:

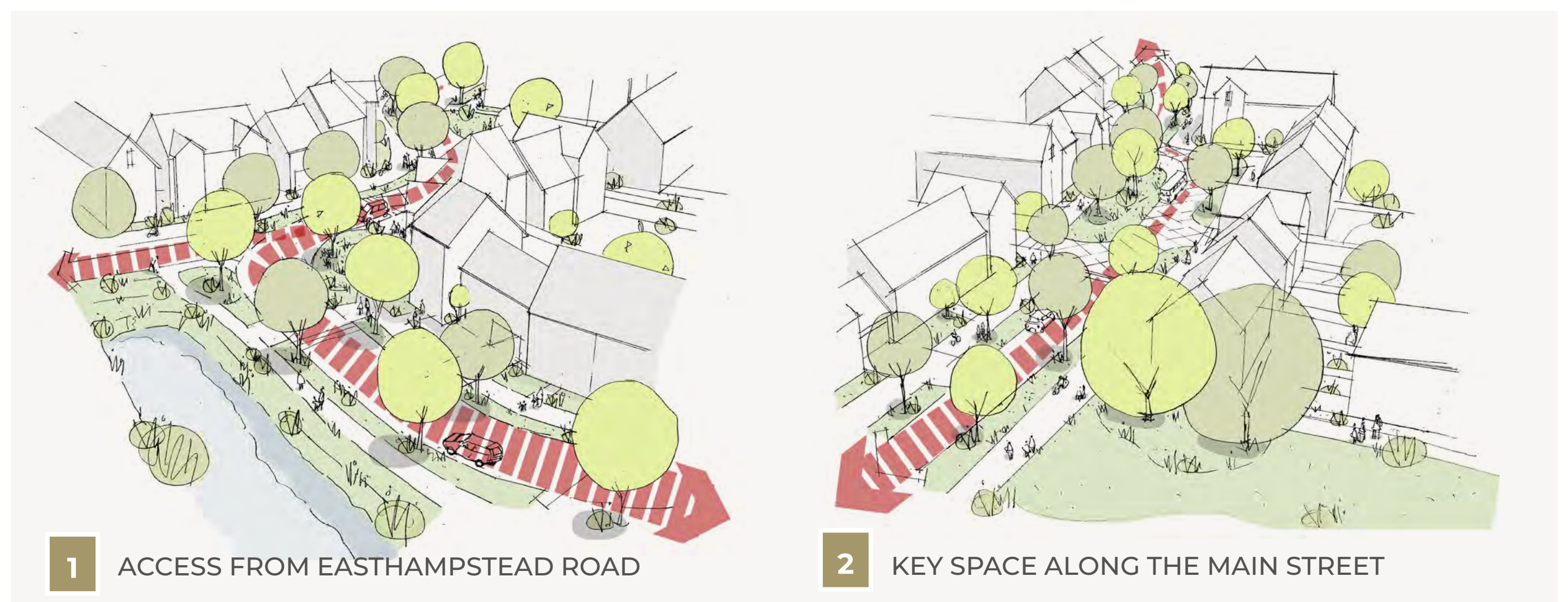
- A robust network of open spaces that retains and enhances existing natural features and provides opportunities for recreation.
- A network of safe and attractive play areas, including a Local Equipment Area for Play (LEAP) and a Local Area of Play (LAP)
- SuDS features as an integral part of open spaces

Context responsive with:

- A wide range of homes (up to 180 dwellings) including affordable homes to respond to local needs.
- A high quality place with a distinct character that positively responds to its surroundings, with a particular emphasis on integrating positively with the existing Pearces Farm complex.
- A central green open space with planting to provide screening and a buffer around Pearces Farm complex.
- A development with a higher density along the main street to create a well defined street and lower density edges that provide transition and natural surveillance to green space areas.

Promoting walking & cycling with:

- New and enhanced cycle and pedestrian links along the main route and the periphery, connecting with existing paths and the wider network and routes of the emerging proposals for South Wokingham SDL to the north and with Priors Farm to the east.
- A new bus route, with the ultimate goal of making public and active travel the preferred modes of transportation.



Nicholas King Homes Previous Developments



Design Approach



Lightwood Strategic



MARKET SQUARE

The Priors Farm site covers approximately 56.779 hectares and is currently utilised for agriculture and equestrian purposes. The northern part of the site mostly comprises a single very large field and is proposed for housing development. Near to Old Wokingham Road, a small drainage ditch, imperceptible in the landscape, creates a sub-area within it. To the east, there is a small area of equestrian character associated with two properties next to the Byway.

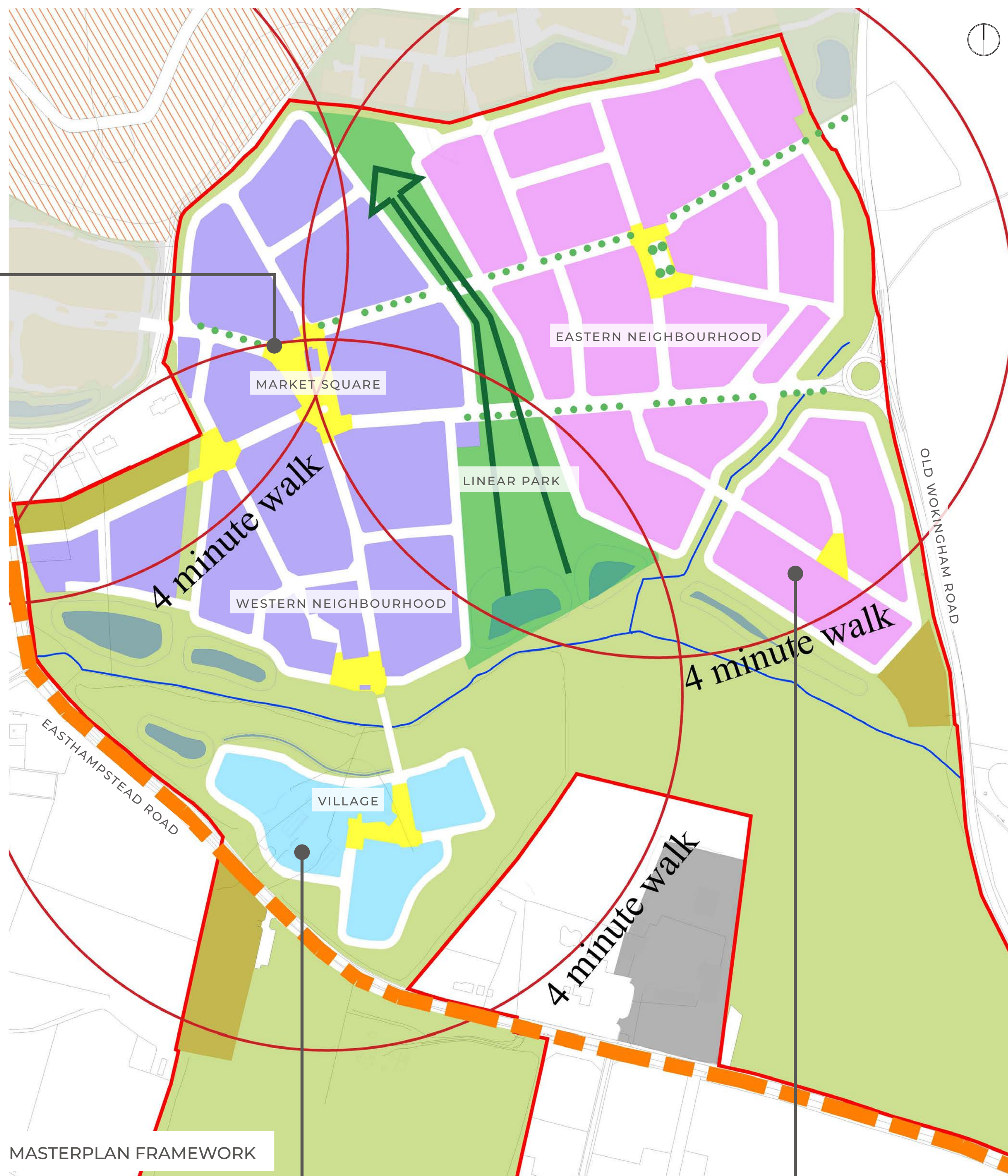
The development proposals divide this large open area into eastern and western neighbourhoods, organised on either side of a linear park which brings green open space into the heart of the development, helping to mediate the transition from an urban environment to a more rural one.

At the base of these neighbourhoods, a further field ditch traverses the site along which a key of the green infrastructure strategy will coalesce, enhancing the watercourse into a more appreciated and valuable landscape and habitat feature.

To the south of the western neighbourhood, the existing Hambridge Farm forms part of the wider Priors Farm masterplan. Here, several structures have been developed over the last dozen years, creating a previously developed feel. The development proposals here exhibit a more intimate, village like character, nestled in greenery with soft and organic edges and a small village green at its centre. It is more rural in character, distinct from the two more urban neighbourhoods to the north.

The Neighbourhood Centre, set within the Market Square, is within four minutes' walk of each of the local neighbourhood centres and provides a more urban feel. It is connected to the eastern square to generate a framework for a traditional pattern of streets

In the south east of the site and to the south of Easthampstead Road, a large expanse of semi-natural open space for recreation will be landscaped and will enhance habitat value compared with the existing arable use. The proposed use (SANG) secures a long-term green wedge which may be linked to additional SANG that others are promoting.



MASTERPLAN FRAMEWORK



VILLAGE



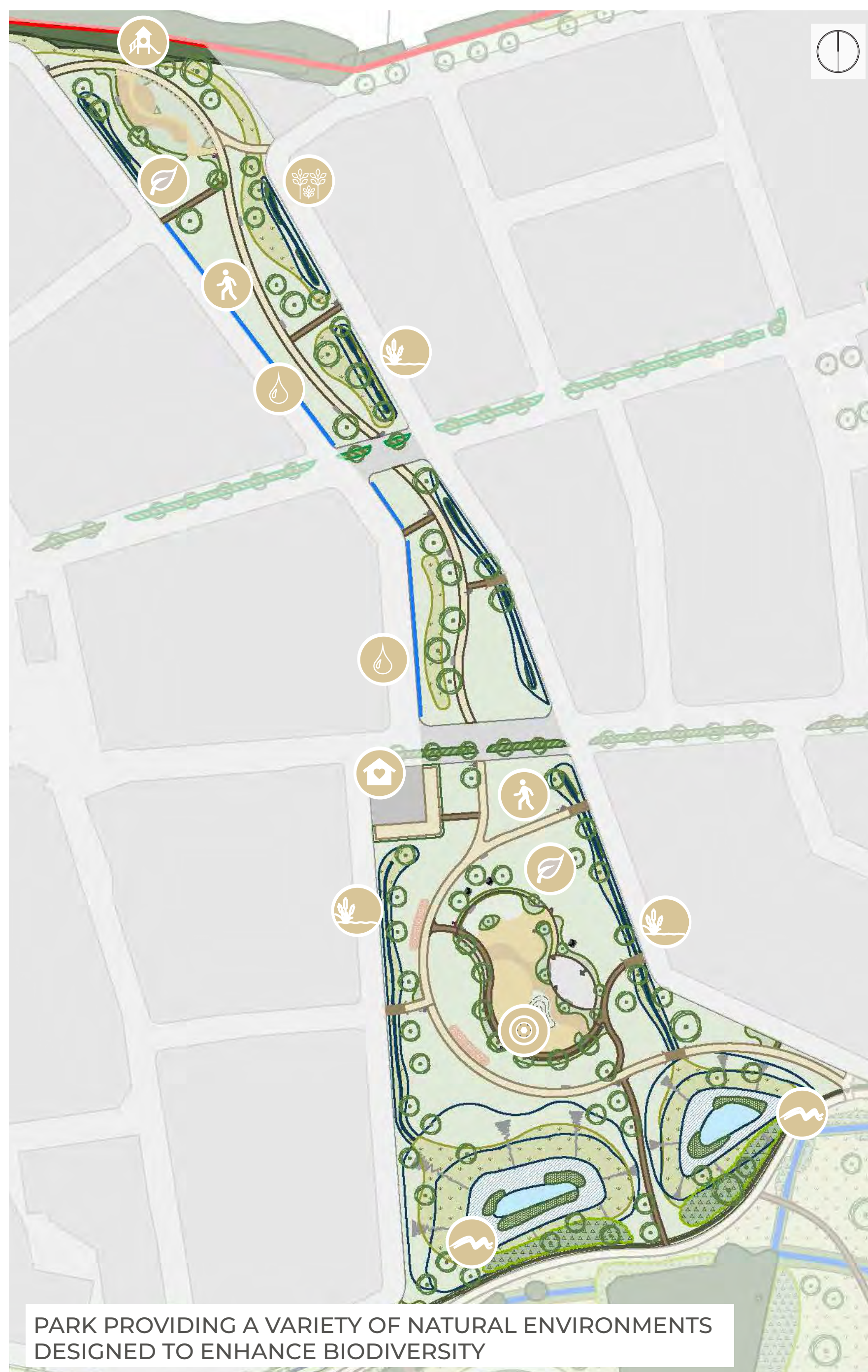
EASTERN SQUARE



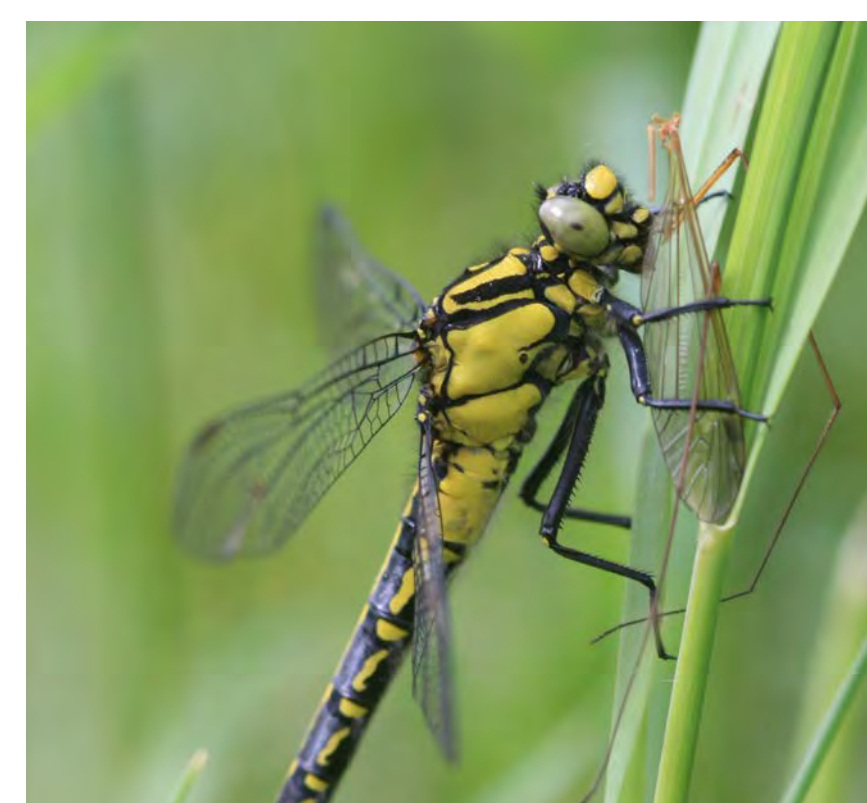
The Linear Park

A 3 hectare park sits at the heart of the new settlement with Eastern and Western neighbourhoods to either side. It provides multiple facilities including:

-  **NEAP:** Large play area to provide play for wide age range 0 to 12+ yrs.
-  **LEAP:** Smaller play area provide play for age range of 0 to 11 yrs.
-  **Footpaths:** Network of pedestrian footpaths providing safe and attractive routes for residents with bridge links and seating for resting places.
-  **Specimen Tree Planting:** Wide range of species to punctuate and define grassed areas. Native and non-native species will be selected for resilience to climate change providing seasonal colour and interest.
-  **Meadow:** Areas of informal meadow grass to provide valuable habitats and visual interest.
-  **Swales:** Shallow grassed depressions as part of SuDS provision conveying flows to attenuation features downstream.
-  **Attenuation Basins:** Larger attenuation features collecting surface water run-off before releasing at a slow rate into adjacent riparian.
-  **Filter Drains:** Stone filled trenches to edge of carriage-way to provide source control for adjacent high-way run-off.
-  **Community Building:** Community building, potential for hospitality venue overlooking open space with direct access to green space.



PARK PROVIDING A VARIETY OF NATURAL ENVIRONMENTS DESIGNED TO ENHANCE BIODIVERSITY



GREEN OPEN SPACE IS INTEGRAL TO THE DESIGN OF PRIORS FARM

13 Public Squares



Public Squares

A variety of public squares are envisaged within the development, each serving a different purpose, and having a distinct character to respond to its location. The Eastern Square, for example, is an enclosed residential green square with railings, tall trees and benches; whilst the Southern Square has a more rural feel, open to the riparian and the wetland meadows, overlooking the Village and open countryside to the south.

Market Square

The Neighbourhood Centre with its Market Square will be the true centre of the community. With a shared surface throughout and no north south traffic, the square could house public events, markets, and small festivals.

At its heart is a community building with covered space for markets at ground floor and a hall above for the community to use. Mixed use buildings have been designated within the square to allow small local businesses like bakeries and cafés to thrive and give focus to the community.

The main road with a bus route runs through the northern end of the Market Square connecting it with the Eastern neighbourhood, Pearce's Farm site, the core SDL and Wokingham centre beyond. A network of cycling routes, streets and walks ensures that it is easy to get around the development and to connect to other proposed off-site active travel routes.



A LIVELY MARKET SQUARE WITH SHOPS AND CAFÉS DESIGNED TO BE A FOCUS FOR COMMUNITY

14 Street Typologies



HOUSES ALONG THE GREEN EDGE OVERLOOKING THE WATERCOURSE

Street Typologies

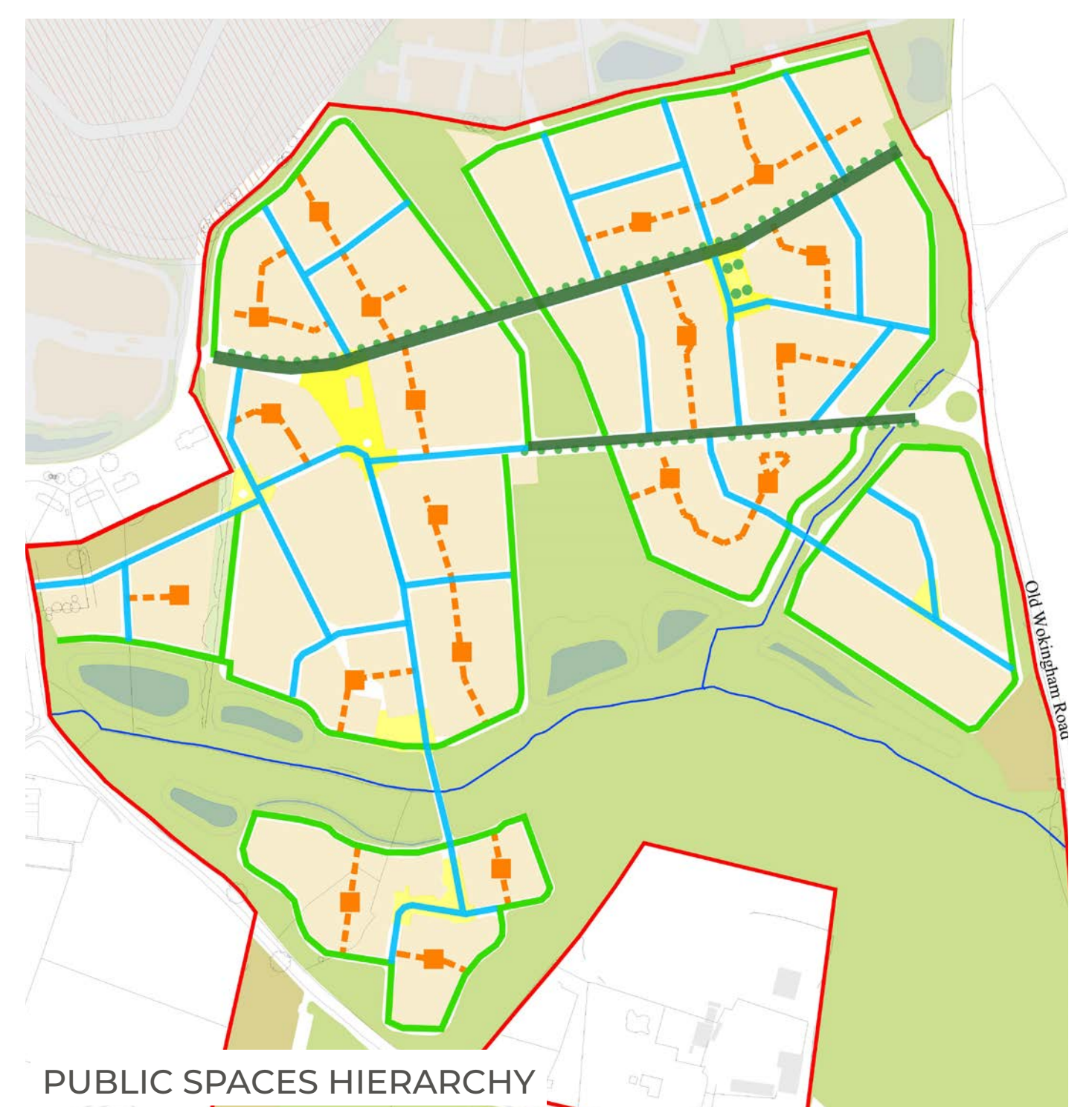
A highly permeable network of streets and squares, avenues and lanes ensures that it is well connected to the surrounding area, allowing people to take a variety of routes. The buildings are used to give a strong sense of enclosure that will define the character and hierarchy of each of the public spaces:

Avenues - provide key connections and are envisaged to be highlighted by tall and narrow trees creating a pleasant leafy environment.

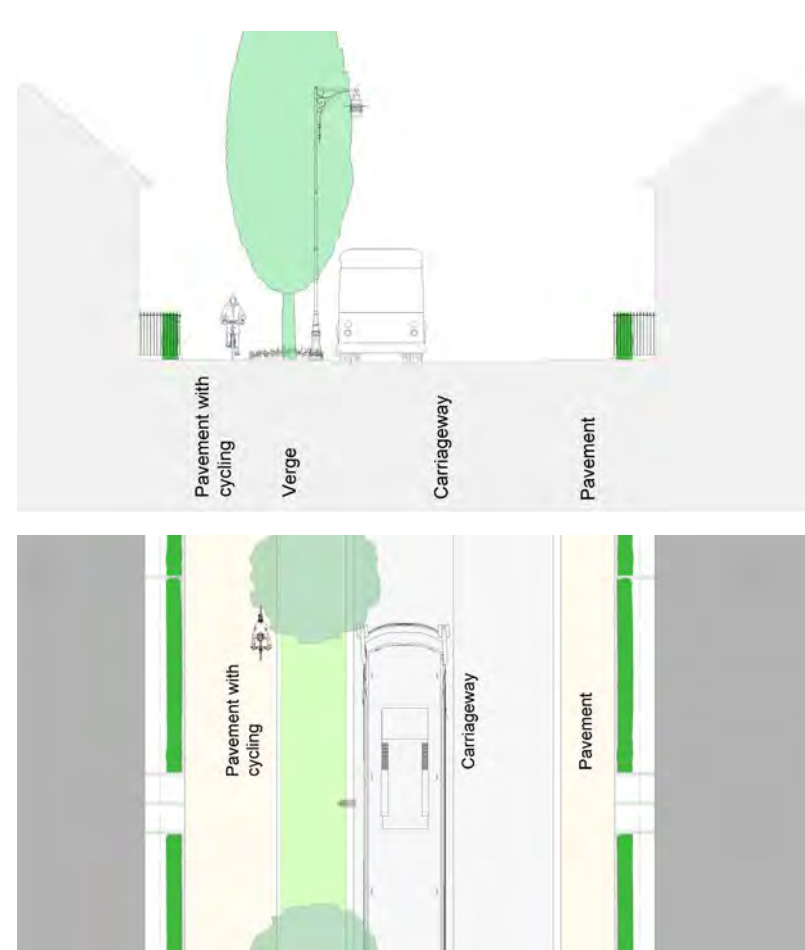
Streets - with buildings on both sides and width set to provide well defined, secure routes for pedestrians while meeting traffic requirements.

Green edges - have buildings on one side of the road only, to allow everyone to benefit from views over the green open space.

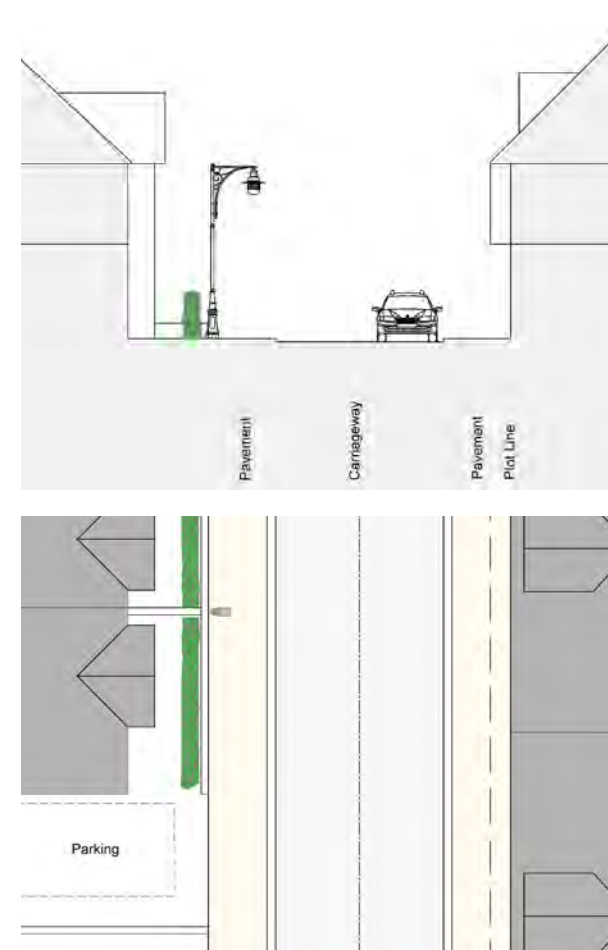
Courtyards - are the most intimate and flexible and can incorporate a variety of uses including parking.



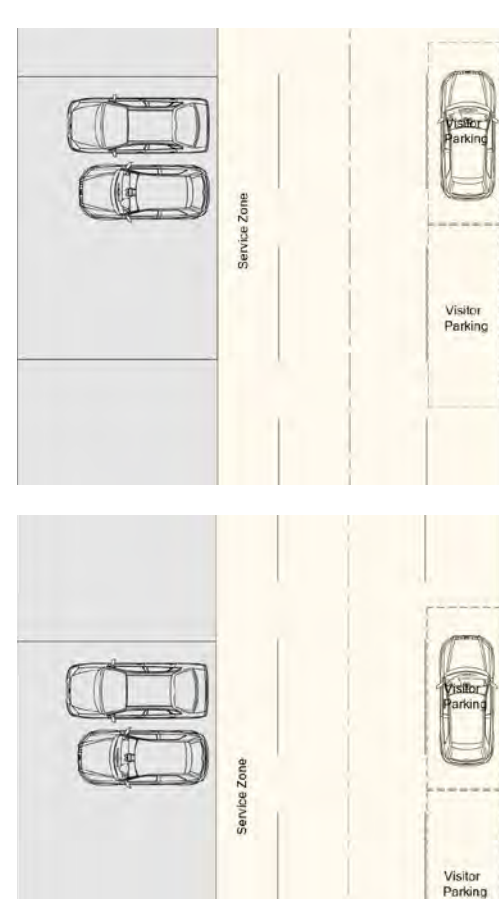
PUBLIC SPACES HIERARCHY



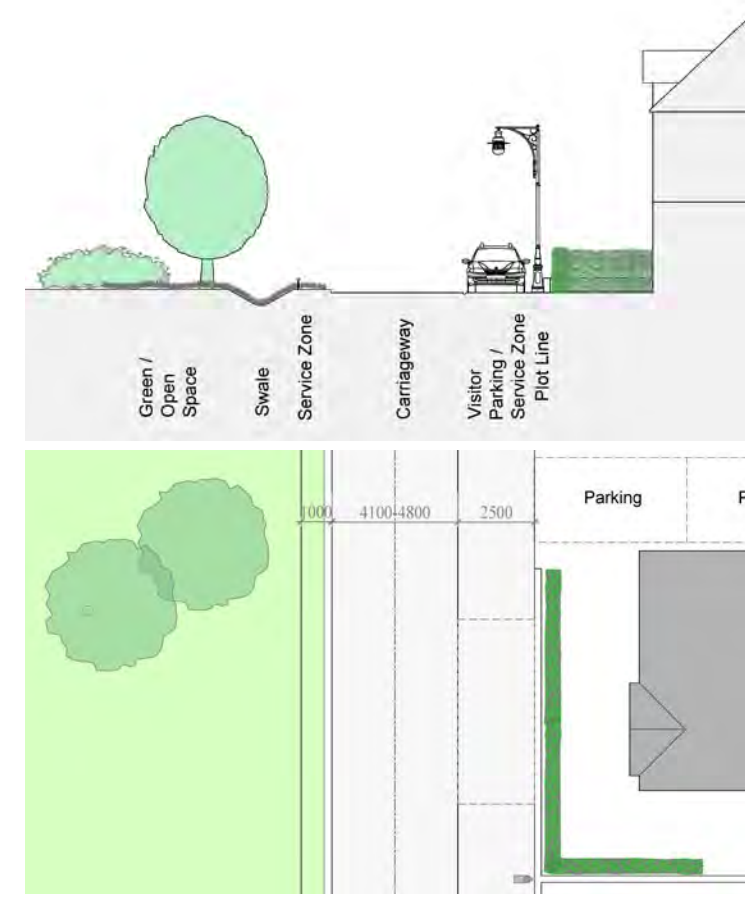
TYPICAL AVENUE



TYPICAL STREET



TYPICAL COURTYARD



TYPICAL GREEN EDGE

15 Design Approach

Priors Farm Site



Lightwood Strategic

The Masterplan

Surveys show that people respond best to architecture that is responsive to its local and historic context in style, scale and choice of materials. The character of Wokingham derives from its historic connections with the silk trade. This has manifested in the architecture and form of the historic town centre and its immediate environs.

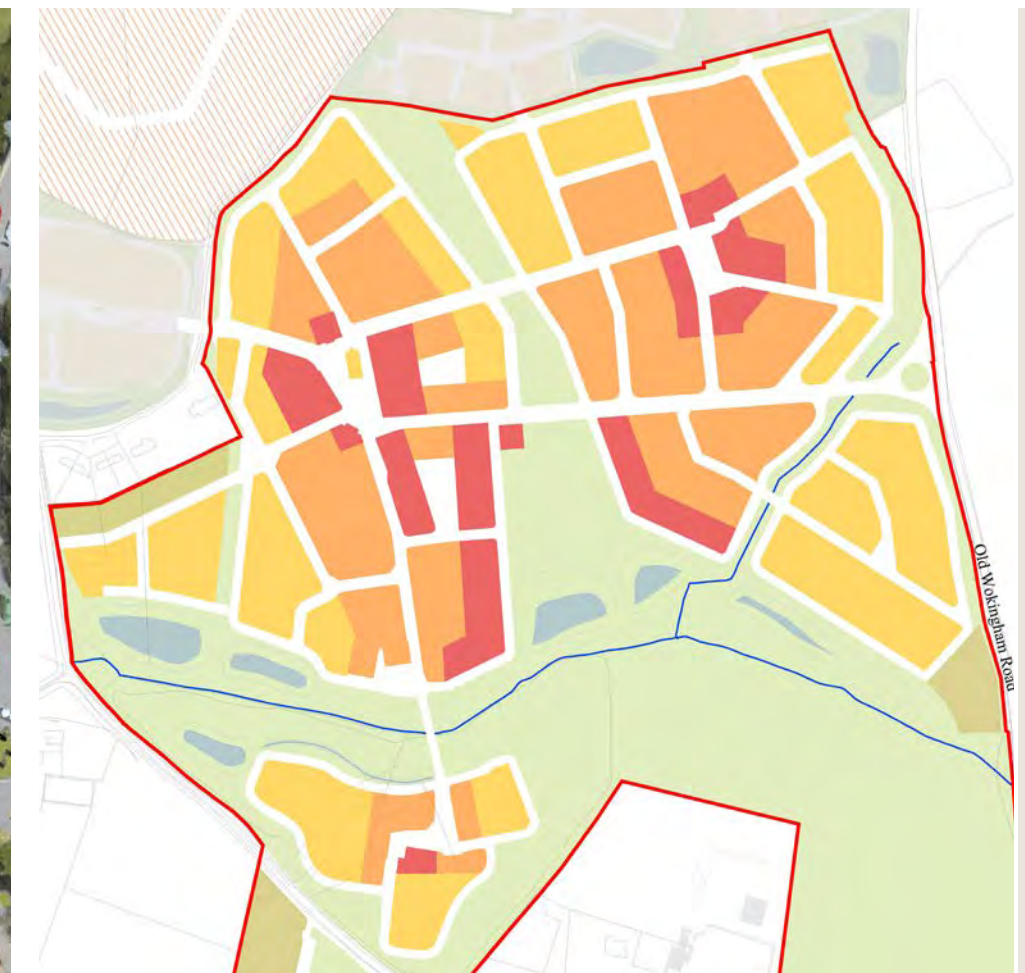
The illustrative masterplan conveys an approach to the creation of a new part of Wokingham. It also draws on the character of the surrounding area. This ensures that it has an identity connected with the town and that it also sits comfortably as part of the transition into the wider countryside.

The masterplan will accommodate different types of properties including: **affordable housing, market housing, larger and smaller properties, houses, apartments and coach houses, and shops.** Detailed design can consider working locally or from home.

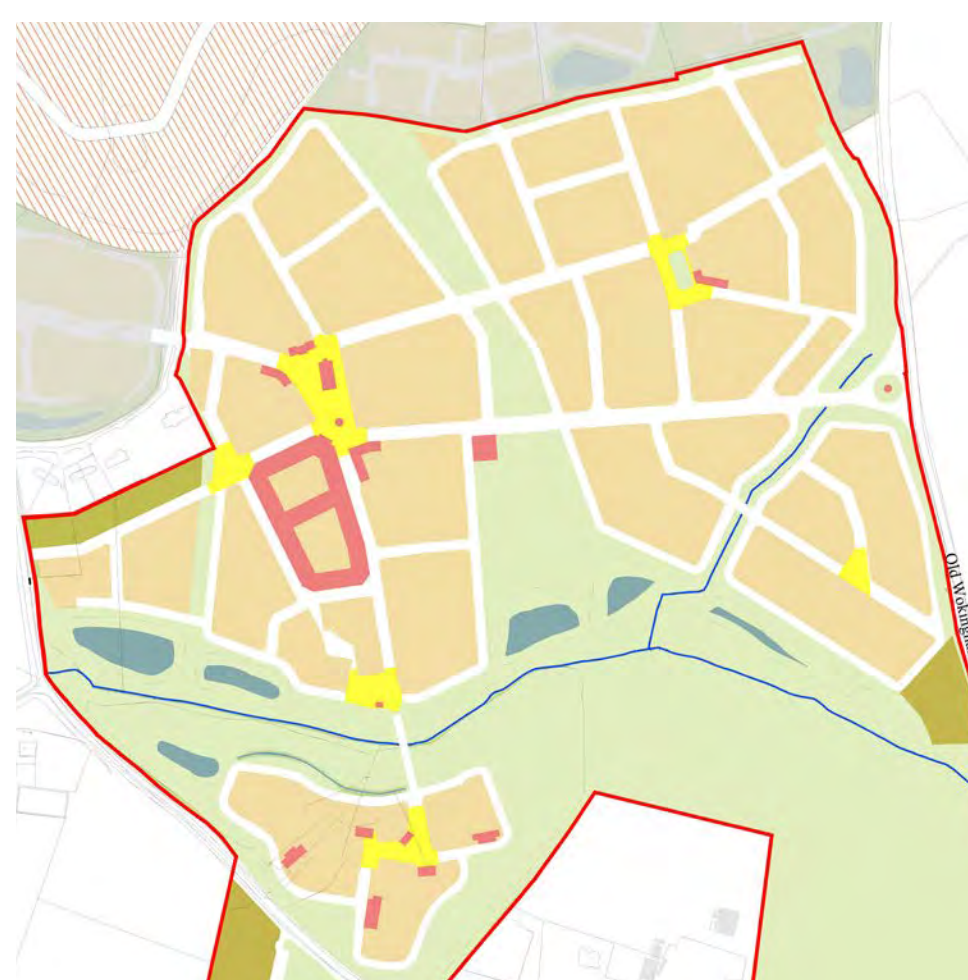
This approach will encourage people to put down roots in the development, fostering a diverse community in a an attractive environment that meets people needs.



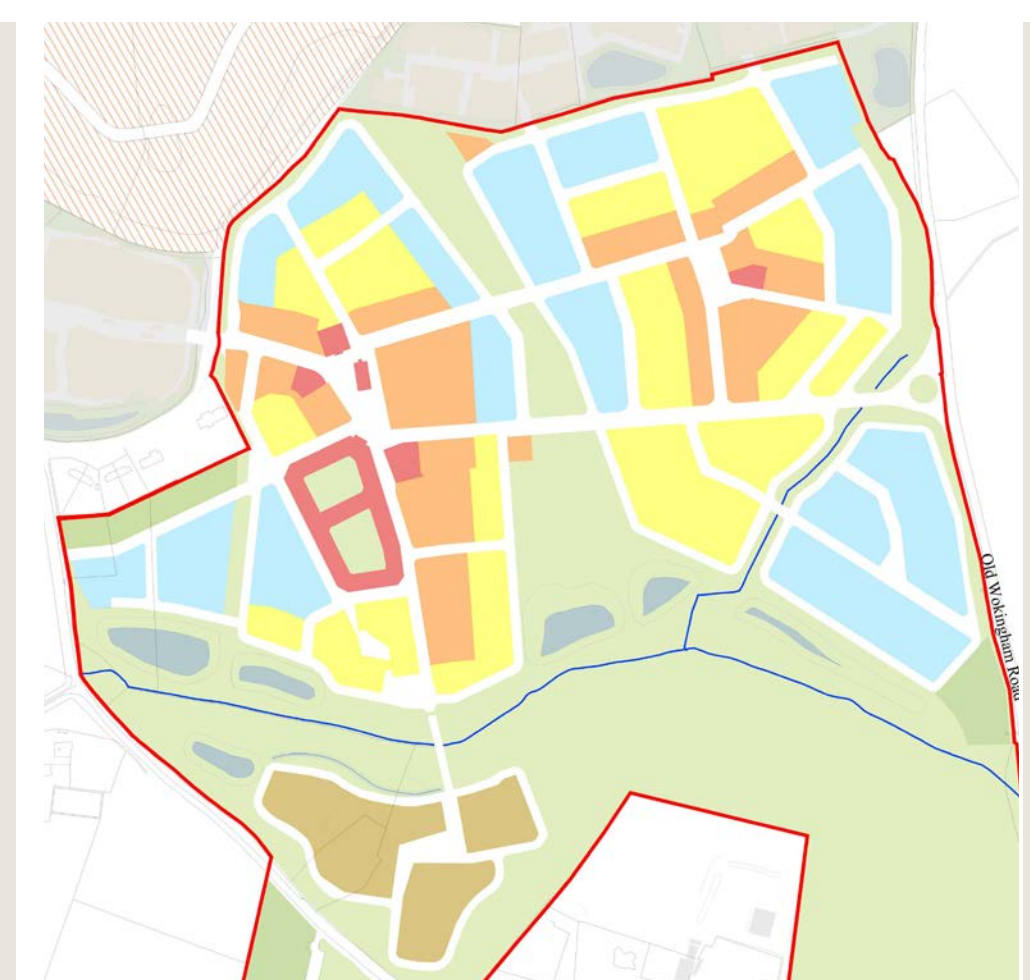
LANDMARK BUILDINGS



BUILDING HEIGHTS



LANDMARK BUILDINGS



CHARACTER ZONES



RESTFUL GREEN SQUARE AT THE CENTRE OF THE EASTERN NEIGHBOURHOOD



Thank you for taking the time to attend this exhibition.

Do let us know what you think by providing your comments by the 28th June 2024.

There are several ways in which this can be done:

Website

View these proposals on line via the link below, where you can also submit your feedback. Alternatively, email you comments.

www.swextension.co.uk

Contact email:

comments@swextension.co.uk



What happens next?

Following this exhibition, we will:

1. Co-ordinate all comments received and review these with the Project Team.
2. Revise the proposals, as appropriate, following consideration of feedback.

Upon validation of the submission, the Council's Planning Department will notify neighbours and advertise the application in the local press and through on-site notices. If you wish to make comments on the application once it has been submitted, these should be sent direct to the Planning Department at the Council.

Appendix 2

**South Wokingham SDL Extension
Public Exhibition - 14 June 2024
undertaken by Lightwood Strategic and
Nicholas King Homes**

**We welcome your thoughts
& hope you will...**

- 1. Participate in sharing your ideas and views; and**
- 2. Comment on the masterplan approach**

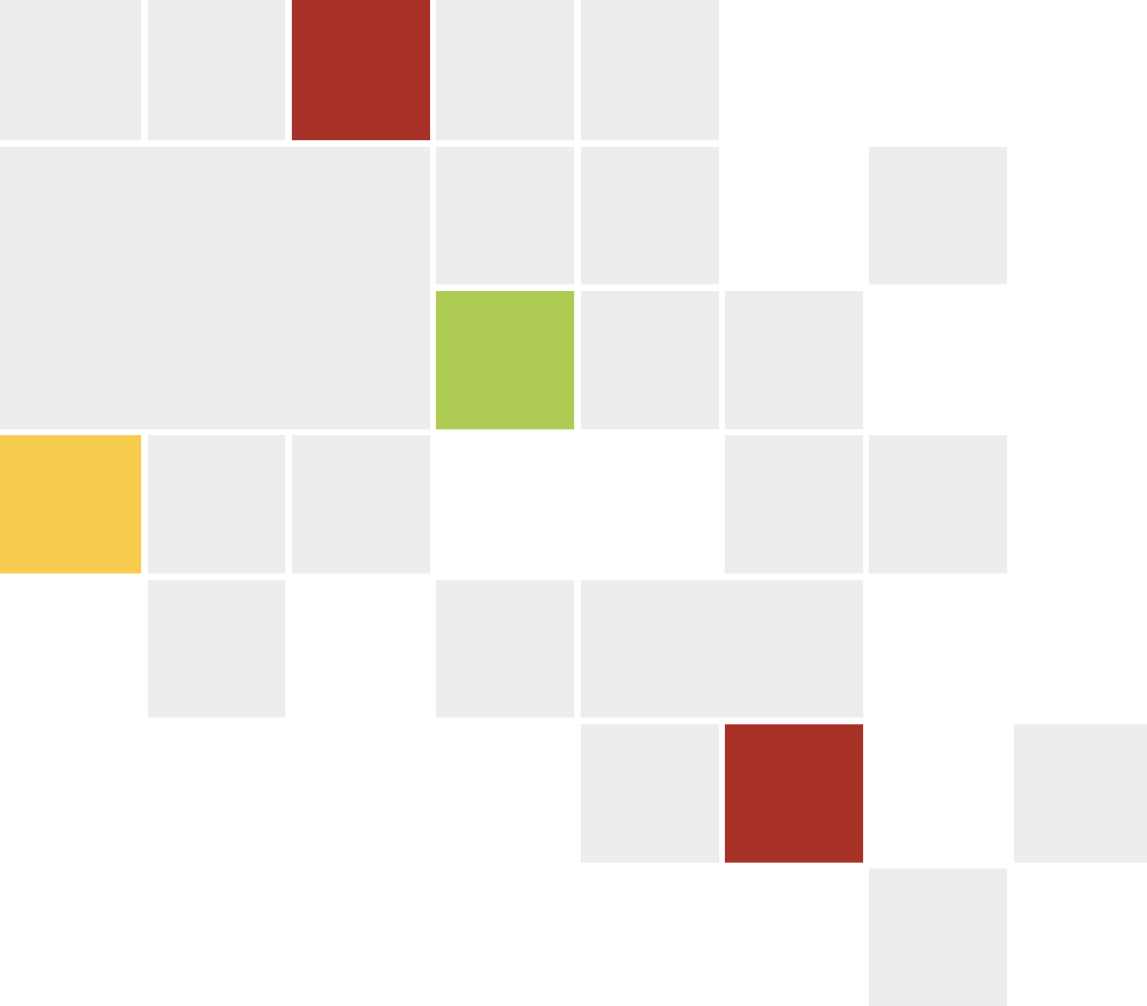
Name:

Email:

Please provide your comments below:

Please turn over if you wish to provide more comments.

Thank you for your comments, your feedback is important to us.



Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk

Boyer