

Proof of Evidence (Planning) Volume 2 - Appendices

Stuart Slatter

CD4.1

Appeal against refusal at Land to the east
of Lodge Road, Hurst

Reference: APP/X0360/W/25/3364304

On behalf of Mactaggart and Mickel
Strategic Land



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Appendix 1 – Education Technical Note



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Proposed Development on
Land Between Lodge Road And Tape Lane,
Hurst, Wokingham, RG10 0EG

Education Provision

Prepared on behalf of Mactaggart and Mickel Strategic Land

Jan Kinsman
July 2025

**Proposed Development on Land Between Lodge Road And Tape Lane,
Hurst, Wokingham, RG10 0EG
Report on Education Provision
July 2025**

1 Introduction

- 1.1 EFM was established in 1990, and is an experienced education consultancy which advises schools, local authorities, central government departments, developers and landowners. A principle area of work and expertise is provision of advice on school place planning, and mitigation requirements for education and other matters. Projects range in scale from a few dwellings to major new schemes of 5,000 dwellings and more.
- 1.2 I am a chartered engineer, and have been employed to deal with school place planning and other planning obligation matters by EFM for over 20 years. During this time I have advised developers, land promoters, landowners and also local authorities on a wide range of projects and prepared and presented evidence at local plan examinations, appeal hearings and public inquiries. My previous employment was with Hertfordshire County Council, and I have over 30 years experience in dealing with the implications of development proposals.
- 1.3 EFM has been appointed by Mactaggart and Mickel Strategic Land to review and advise on the education implications of development described as, *“the proposed erection of up to 99 no. dwellings, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements”* (the Proposed Development).
- 1.4 The context of this report is that consent for the Proposed Development was refused by Wokingham Borough Council (WBC), and that decision is now being appealed. WBC is the local planning authority and also the local education authority for its area.
- 1.5 WBC’s decision notice cites 11 reasons for refusal. These reasons do not explicitly identify education or school related matters. However, Reason 1 refers to development *“significantly out of scale with neighbouring small village of Hurst and the level of existing infrastructure within the village.”* and Reason 4 asserts, *“The application site is within an unsustainable location ...”*, citing distance to facilities. WBC’s delegated officer report mentions neighbour representations that cite a shortage a local school places. However, WBC does not identified the need for any additional provision, although the assessment on page 32 of the report mentions that the local primary school is oversubscribed, *“There is also no information in the submission regarding the Local Primary School capacity to take children from the scheme or whether the development would displace children within the village to travel further afield for primary school education. This school is oversubscribed and the increase in primary school age children from the development would not be inconsequential.”*

- 1.6 In its Statement of Case WBC sets out 9 main issues, including *“Main issue 5: Unsustainable location”*. At paragraph 9.5 of that document WBC states, *“the local primary school does would not have capacity to take account of the additional school aged children that would come from an additional 99 houses without displacing other children to schools further away.”*
- 1.7 It is accepted that development should make provision for necessary infrastructure, including through financial contributions. Such provision could be made through Community Infrastructure Levy (CIL) funding, or through site specific planning obligations. However, no such need has been identified by WBC.

2 Pupil Yield from the Proposed Development

- 2.1 The number of school age children likely to live in new housing can be assessed in a number of ways. In order to provide an indication for current purposes, this report relies on work undertaken by WBC on another project (Lodden Garden Village). This recognises that new housing tends to demonstrate high primary pupil yield and that this is expected to decline as developments age. The number of school pupils expected to be resident is :
- primary: 33 in the short term falling over time to about 20; and
 - secondary: approx 15 (Year 7 to Year 11) plus 3 in 6th form.
- 2.2 There are seven year groups in primary schools, so the higher primary figure of 33 can also be seen as 4 to 5 primary age pupils in each year group. Likewise the lower figure of 20 is about 3 pupils per year group. These would be the implications for additional demand on the local primary school if no other changes took place. There are five year groups in secondary schools, and 15 pupils represents about 3 per year group – with about 50% staying on into the two sixth form years.
- 2.3 There are a number of considerations that are relevant when considering the effect of new housing on the need for school places. These include:
- Pupil yield does not necessarily equate to new and additional demand. New housing does not create new children - but it does give families the opportunity to live in different places;
 - Families that move into larger properties than they previously occupy may do so in order to have children, or additional children;
 - It is likely that some families moving into the Proposed Development, if consent were to be granted, would already be resident in Wokingham. Some children may continue to attend their existing school; and
 - There is ongoing ‘churn’ in existing housing as families move, and there is a trend of people living longer and in their own homes. Therefore, overall wider demographic

changes may mean dwelling numbers and population may increase without increasing demand on school places to the extent that might otherwise be expected.

- 2.4 In view of the mitigating factors identified in paragraph 2.3, the figures identified in paragraphs 2.1 and 2.2 can be considered to provide a robust test of the possible need for additional capacity when considering places available in existing schools.

3 Primary School Places

- 3.1 The local primary school is St Nicholas Church of England Primary, in School Road, Hurst. St Nicholas is a small village school, and was effectively full as of January 2024. The Proposed Development would be located within the school's catchment area.
- 3.2 As explained in WBC's Parents Guide to primary admissions, living within a school's catchment area does not guarantee an offer of a place at a school, although it generally provides priority over those living outside the area. In addition, the closest school may not be the catchment area school.
- 3.3 St Nicholas is a church school, and the Keys Academy Trust that runs the school determines how admissions are decided if the school is over-subscribed. After certain admission categories (EHCP, 'looked after' and exceptional needs, which apply to very few children – just one admission in 2024), priority is given first to children living in the school's catchment area who will have a sibling at the school at admission. Next priority is given to children living in the catchment area without a sibling. Only after that is priority given to those living outside the catchment, again with higher priority to those with a sibling. Distance is the deciding factor within the last category for admissions.
- 3.4 It is the case that St Nicholas was oversubscribed for admission in September 2024, with 81 applications being received and only 22 places offered. However, the school's admissions information shows that just 13-15 applications were from within the school's catchment area. The remaining 66 applications were from outside the catchment area.

2024-2025	No. of applications	No. of offers
EHCP naming school	1	1
Category 1 Looked after	1	0
Category 2 Exceptional medical or social needs	0	0
Category 3 Catchment with sibling	3	3
Category 4 Catchment	10	9
Category 5 Outside catchment with sibling	4	4
Category 6 Other	62	5
Total	81	22

*Table 1 St Nicholas, Applications and Offers for September 2024 Admission. Source: Admissions Policy for the Academic Year 2026-27, published by the school
(Note - Whether EHCP, Category 1 and Category 2 applications (if any) are from within catchment is not reported, as it is not a factor)*

- 3.5 What Table 1 demonstrates is that St Nicholas is a very popular school, and attracts many applications from outside its catchment area. In recent years it has offered 22 places, although its formally published admission number has been (and remains) 20 places. WBC's Parents Guide to primary admissions confirms the last child allocated a place for September 2024 lived 1.481 miles from the school.
- 3.6 Were additional demand to come from within the school's catchment area, for example as a result of the Proposed Development, those catchment children would be offered places that would otherwise be offered to children from outside the school's catchment area. Based on the September 2024 figures in Table 1, demand for nine additional 9 children from within catchment could have been accommodated before it would have been necessary to offer any catchment child a place at an alternative school.
- 3.7 At paragraph 9.5 of its Statement of Case WBC states, *"the local primary school does would not have capacity to take account of the additional school aged children that would come from an additional 99 houses without displacing other children to schools further away."* This statement is not clear about what or where it is that schools are *"further away"* from.
- 3.8 Moreover, it should be understood that *"displaced"* children would be displaced only in the sense that children from outside the catchment who would otherwise be offered a place at St Nicholas would instead be offered a place at an alternative school. That alternative school might well be closer to their home than St Nicholas would be. It should be understood that the school admissions system generally acts to allocate places to the nearest available school to children's homes, subject to parental preferences.
- 3.9 In the hypothetical case considered in paragraph 3.6, nine additional children from within catchment could have been accommodated for September 2024 and the nine *"displaced"* children would have likely been allocated places at schools closer to their homes. This would likely have shortened their school travel journeys.
- 3.10 The primary school situation should also be understood in the wider context. The Wokingham Borough School Place Strategy 2024/25 to 2029/30 provides commentary on how, despite overall population increases, birth numbers peaked in 2012 at just under 2,000 births and have been at least 100 less in subsequent years. Births are a key driver for children (and pupils) living in the borough, modified by net internal and international migration and other factors.
- 3.11 The strategy notes that peak births are now entering secondary schools and that net inward migration from 2021 onwards, notably from Hong Kong, has helped balance the impact of falling birth numbers on school rolls. The importance of new housing as a contributor to maintaining demand for school places is also noted.
- 3.12 In terms of the sufficiency of primary school places, schools are grouped into seven primary planning areas, and sufficiency is generally considered at a planning area level. St Nicholas is one of 8 primary schools in the North Neighbourhood Primary planning

area. The strategy identifies this planning area as one where there is a projected surplus of places, with potential to consider reducing planned admission numbers (capacity), and this is confirmed by school capacity survey data published by DfE. The DfE published data shows that as of May 2024, the eight schools had a combined capacity of 1,622 places and 1,416 pupils on roll – a surplus of 206 places and the lowest number on roll for many years. Looking to the future, the forecasts show demand remaining low through to 2028/29 – with total numbers on roll varying between 1,392 and 1,458, and over 200 additional surplus places in some years.

- 3.13 There is ample capacity within existing schools in the area to absorb additional demand from new housing.

4 Secondary School Places

- 4.1 Secondary schools serve much larger areas than do primary schools, and children expect to travel. Choice of school may be influenced by a variety of factors, including the facilities and curriculum offered. The catchment area for The Forest School is the whole borough, while most of Wokingham's secondary schools serve large overlapping (shared) catchment areas. The Proposed Development would be within the catchment area of six Wokingham secondary schools. All but one (The Piggott School) are part of the South Secondary Planning Area – which also includes Oakbank. All of Wokingham's secondary schools have sixth forms, except Oakbank.
- 4.2 WBC's Guide To Secondary School Admissions For Entry In September 2025 explains that four equal preferences can be expressed. Parents are encouraged to consider schools closest to their home address, for ease of access and likelihood of being able to be offered a place. As for primary, living within a catchment area provides no guarantee of a place at a school and admissions criteria generally give priority based on distance and sibling connections.
- 4.3 The Forest School would be the closest, or one of the closest, secondary schools to the Proposed Development and it appears to be relatively accessible, being within a three miles and accessible by bus. Please refer to the Transport Assessment and evidence of i-Transport for details of access to schools. It admitted boys only to Year 7 until September 2024 when it started to admit on a co-educational basis. Allocations information published by WBC shows that The Forest School was able to allocate places to all children seeking a place for September 2022, September 2023 and September 2024. It also took additional pupils, in excess of its published admission number of 210, in September 2023 to assist in ensuring sufficient places were available for the borough's needs.
- 4.4 Admissions allocation information for September 2024, published by WBC, shows that seven of the boroughs ten secondary schools admitted to their capacities with children who could not be allocated a place at a preferred school being placed on provisional

waiting lists. A number of children were allocated places at the three remaining schools (The Emmbrook, The Forest and Oakbank) on the basis of those schools being a child's catchment area school or the nearest available school with an available place. It is clear that secondary school capacity is currently under pressure, and this was expected as a result of the high birth numbers in 2012 and recent inward migration pressures.

- 4.5 As explained above, at paragraphs 3.10 to 3.12 in relation to primary school places, the wider context is that demand for secondary places reflects a peak in births in 2012 and other factors. WBC's School Place Strategy provides further information about the challenges faced for secondary education provision, current forecasts and also current programmes and potential opportunities for adding further capacity. This includes the potential for a new secondary school as part of the Lodden Garden Village development.
- 4.6 On page 15, the School Place Strategy includes the following summary, *"However, our forecast indicates that Wokingham will still need extra secondary school places for the remaining planning period from 2027-28 until at least 2030-31. The need for extra places in addition to what has already been secured is minimal and manageable."* It is expected that international immigration will revert to pre-2021 level in the future, and this will lead to a significant reduction in the pressure on secondary school places. If inward migration declines in the near future, this would immediately reduce the pressure shown in the current forecasts.
- 4.7 WBC's Statement of Case makes no specific reference to the implications of the Proposed Development on secondary education. The additional demand (about three pupils per year group, before taking any mitigating factors into account) is relatively modest. The proximity and accessibility of The Forest School means places will be available nearby.

5 Conclusions

- 5.1 The likely number of school age residents in the Proposed Development would likely vary over time, with relatively high demand for primary school places initially.
- 5.2 WBC's Statement of Case refers to primary school children being *"displaced"* due to lack of capacity at St Nicholas Church of England Primary School. However, the evidence is that the school is very popular, and applications for admission come from many living outside its catchment area. This ensures the school is full. However, increased demand for places from within its catchment area could readily be accommodated.
- 5.3 If the Proposed Development were permitted, the result would be increased demand from within the school's catchment area. Fewer children from outside the school's catchment area would then be allocated places at St Nicholas, and those not allocated places at St Nicholas would be offered places at other schools - which would likely be closer to their homes and result in shorter travel journeys for those children.

- 5.4 There is ample primary school capacity in other schools within the local primary planning area, both now and forecast for the future.
- 5.5 WBC has not expressed concerns about the implications of the Proposed Development on secondary education. Secondary schools are under pressure at present and programmes are in place to provide further capacity, although there is an expectation that demand will reduce when net inward migration declines. The Forest School is one of the closest schools, has been able to meet the demands placed on it in recent years, and would be able to meet additional demand from the Proposed Development.

Appendix 2 – Third Party Matters

Summary of Third Party Matters



- 1.1. I have been made aware by and passed copies of the c220 third party representations that were received from interested parties during the consultation period of the appeal.
- 1.2. Upon review, I believe there to be c165 separate representations, of which raise the matters set out in the table below. I have grouped these into general themes.
- 1.3. I have set out our response to these matters within the same table.

Table 1.1

Issue	Response
Flooding, Hatchgate Ditch, and Drainage	The appeal is supported by appropriate technical reports, including full review of flooding and drainage matters. Detailed site modelling has been undertaken, and is currently being reviewed by the EA. A full FRA has been prepared considering the appeal site in great detail. All matters are either properly address in the supporting technical reports, or the evidence of Mr Walton.
Ecology and Biodiversity	The appeal is supported by detailed reports, surveys and assessments that have been prepared that look at the appeal site in detail. All matters in relation to Ecology and Biodiversity have been addressed in these, or in the evidence of Miss Major and / or Mr Pratt.
Landscape / Character	The appeal scheme has rigorously assessed Landscape and Character matters. These matters were fully set out in the technical reports supporting the Appeal. They are also addressed in the Evidence of Mrs Brockhurst and / or Mr Adams.
Traffic, Highways, Cycling and Car Parking	Whilst the appeal is supported by a detailed Transport Statement and other supporting documents and analysis, Mr Jenkins covers these matters in his Evidence
Infrastructure. Access to Services and Facilities	Assessments have been undertaken to identify access to facilities, infrastructure and amenities, alongside everyday needs. The Appellant proposes investment into local infrastructure, through the appeal proposal or the S106 agreement, where this is necessary. The Appellant is not aware of any concerns being raised by providers of services, such as health care, education, dentist, etc. The Appellant is neither

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	aware, from any Statutory Providers, of issues with any utility services serving the appeal site.
Schools	A technical report on Education Provision has been prepared by EFM, and is appended at Appendix 1 to Mr Slatter's Evidence. This concludes that there are school places available, and conveniently located.
Affordability	The proposals include an above policy level of affordable housing, comprising 50%, which will make a significant contribution towards local need. These affordable homes will comply with the necessary standards and regulations required. Whilst the detailed design of the new housing is a Reserved Matter, any future sales particulars are unknown. Whether the price of the market houses will be affordable (or not), is a matter of personal circumstance and opinion, and not a material planning consideration.

Appendix 3 – Full Policy Wording

Adopted Local Plan – Key Policies

Relevant Policies	Policy Wording
CP1 – Sustainable Development	Planning permission will be granted for development proposals that: 1) Maintain or enhance the high quality of the environment; 2) Minimise the emission of pollutants into the wider environment; 3) Limit any adverse effects on water quality (including ground water); 4) Ensure the provision of adequate drainage; 5) Minimise the consumption and use of resources and provide for recycling; 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption; 7) Avoid areas of best and most versatile agricultural land; 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers; 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater); 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes; 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by: a) Including appropriate on-site renewable energy features; and b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.
CP2 – Inclusive Communities	To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of: a) An ageing population, particularly in terms of housing, health and wellbeing; b) Children, young people and families, including the co-ordination of services to meet their needs; c) People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and d) The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Show people and black and minority ethnic groups. Proposals for gypsies, travellers and travelling show people (including allocations in other Development Plan Documents) will demonstrate that: i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and

	ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.
CP3 – General Principles of Development	Planning permission will be granted for proposals that: a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life; b) Provide a functional, accessible, safe, secure and adaptable scheme; c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses. d) Maintain or enhance the ability of the site to support fauna and flora including protected species; e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses. f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping; g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space; h) Contribute towards the provision of an appropriate sustainable network of community facilities; i) Do not lead to a net loss of dwellings and other residential accommodation or land; and j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.
CP4 – Infrastructure Requirements	Planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed. Arrangements for provision or improvement to the required standard will be secured by planning obligations or condition if appropriate.

CP5 – Housing Mix, Density and Affordability	Planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes. Affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market. All residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will provide up to 50% of the net additional units proposed as affordable dwellings, where viable. The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors. Subject to viability, the minimum percentages of affordable housing sought on site by land type and location are: <table><tr><th>Land types</th><th>Location (CP9)</th><th>Size trigger</th><th>%</th></tr><tr><td>Previously developed land</td><td>Within Development Limits</td><td>5 to 14 dwellings (net) or between 0.16ha and 0.49ha (net)</td><td>20</td></tr><tr><td>Previously developed land</td><td>Within Major Development Location</td><td>15 dwellings or more (net) or 0.5ha (net) and larger</td><td>30</td></tr><tr><td>Previously developed land</td><td>Within Modest or Limited Development Location</td><td>15 dwellings or more (net) or 0.5ha (net) and larger</td><td>40</td></tr></table> <table><tr><td>Greenfield</td><td>Within Major Development Location</td><td>5 dwellings (net) or more or 0.16 ha (net) and larger</td><td>35</td></tr><tr><td>Greenfield</td><td>Within Modest or Limited Development Location</td><td>5 dwellings (net) or more or 0.16 ha (net) and larger</td><td>40</td></tr><tr><td>Any</td><td>Outside development location</td><td>5 dwellings (net) or more or 0.16 ha (net) and larger</td><td>40</td></tr><tr><td>Any</td><td>Strategic Development Location (policies CP18-21)</td><td>5 dwellings (net) or more or 0.16 ha (net) or larger</td><td>35</td></tr></table> Subsequent Development Plan Documents may vary the proportions for affordable housing of allocated sites having regard to the specific viability of the site.	Land types	Location (CP9)	Size trigger	%	Previously developed land	Within Development Limits	5 to 14 dwellings (net) or between 0.16ha and 0.49ha (net)	20	Previously developed land	Within Major Development Location	15 dwellings or more (net) or 0.5ha (net) and larger	30	Previously developed land	Within Modest or Limited Development Location	15 dwellings or more (net) or 0.5ha (net) and larger	40	Greenfield	Within Major Development Location	5 dwellings (net) or more or 0.16 ha (net) and larger	35	Greenfield	Within Modest or Limited Development Location	5 dwellings (net) or more or 0.16 ha (net) and larger	40	Any	Outside development location	5 dwellings (net) or more or 0.16 ha (net) and larger	40	Any	Strategic Development Location (policies CP18-21)	5 dwellings (net) or more or 0.16 ha (net) or larger	35
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CP6 – Managing Travel Demands	Planning permission will be granted for schemes that: a) Provide for sustainable forms of transport to allow choice; b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel; c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users; d) Provide appropriate vehicular parking, having regard to car ownership; e) Mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed; f) Enhance road safety; and g) Do not cause highway problems or lead to traffic related environmental problems.																																
CP7 – Biodiversity	Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance. Development:																																

	A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and: i) Mitigation measures can be put in place to prevent damaging impacts; or ii) Appropriate compensation measures to offset the scale and kind of losses are provided.
CP9 – Scale and Location of Development Proposals	The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. Development proposals (in addition to the Strategic Development Locations in policies CP18-21) within development limits will be acceptable in: 1) The major development locations of Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham and Woodley; 2) The modest development locations of Arborfield Garrison, Pinewood (Crowthorne), Finchampstead North, Ruscombe, Shinfield, Spencers Wood, Three Mile Cross and Wargrave. 3) The limited development locations of Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield. 4) The boundary of the Science Park proposed under policy CP16 as defined in the Managing Development Delivery DPD. Affordable housing on rural exception sites will be permitted adjoining the Development Limits of Modest or Limited Development Locations, if a need is demonstrated for residents, workers or other people with family connections within the Parish Council's area.
CP11 – Proposals outside Development Limits (including countryside)	In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where: 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building; 5) In the case of replacement dwellings the proposal must: i) Bring about environmental improvements; or ii) Not result in inappropriate increases in the scale, form or footprint of the original building. 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building; 7) Affordable housing on rural exception sites in line with CP9.

CP17 – Housing Delivery	Provision will be made for the development of at least 13,230 dwellings and associated development and infrastructure in the Borough in the period 2006- 2026 for which substantial investment in infrastructure will be required. These will be provided in the following phases: April 2006 to March 2011 – an average of 600 dwellings per annum April 2011 to March 2016 – an average of 700 dwellings per annum April 2016 to March 2021 – an average of 723 dwellings per annum April 2021 to March 2026 – an average of 623 dwellings per annum The Council through subsequent DPD will phase and manage the release of allocated sites to ensure the overall targets for the Plan period are met. This will include the identification of reserve housing sites in subsequent DPD, which will be allocated for development post 2026. Allocated sites may be brought forward from a later phasing period where this would not undermine the delivery of sustainable development, including the availability of infrastructure. The early release of sites will be considered by the authority's Executive to ensure the achievement of the overall requirement and the maintenance of a rolling five year supply of housing land. In summary, based at 1 April 2008, the Council expects the at least 13,230 dwelling requirement to be met from the following sources: Completions (1/4/06-31/3/08) 1,506 Existing commitments (planning permissions, resolutions to grant, unimplemented allocations in WDLP) (excludes sites within an SDL) 2,373 Sites to be identified in Major Development Locations 550 Sites to be identified in Modest Development Locations where they should generally not exceed 100 dwellings. 350 Sites to be identified in Limited Development Locations where they should generally not exceed 25 dwellings. 100 Arborfield Garrison SDL (CP19) 3,400 South of the M4 SDL (CP20) 2,500 North Wokingham SDL (CP21) 1,500 South Wokingham SDL (CP22) 2,500 Flexibility -1,292 TOTAL: 13,487
CC01 – Presumption in favour of Sustainable Development	1. Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. 2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

CC02 – Development Limits	1. Development limits for each settlement are defined on the Policies Map. 2. Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape. 3. Development proposals within the areas allocated as SDL in the adopted Core Strategy (policies CP18-21) will be permitted that are within the identified development limits unless an acceptable alternative has been agreed through the granting of planning permission accompanied by a deliverable SDL-wide: a. Comprehensive masterplan; and b. Infrastructure Delivery Plan which: i. Ensures that the applicant funds and delivers an appropriate share of the SDL infrastructure; and ii. Does not prejudice the comprehensive delivery and implementation of the wider SDL
CC03 – Green Infrastructure, Trees and Landscaping	1. Green Routes and Green Route Enhancement Areas are defined on the Policies Map. 2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals: a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways c) Promote the integration of the scheme with any adjoining public open space or countryside d) Protect and retain existing trees, hedges and other landscape features e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme. 3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable. 4. Development proposals within the River Valley areas shall improve or contribute toward: a) The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use b) The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook c) Opportunities for improvements to green infrastructure to help minimise flood risk

CC04 – Sustainable Design and Construction	Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments by: 1. In respect of all new homes: a) Seeking to achieve the requirements of the full Code for Sustainable Homes Level 4; b) Meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4). 2. All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least: a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent b) Meet or exceed statutory requirements for water resource management. 3. All development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.
CC05 – Renewable energy and decentralised Energy Networks	1. Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged 2. Planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology where the development is for: a) Schemes of more than 10 dwellings (gross), or b) Non-residential proposals of more than 1,000 sq m gross floorspace. 3. Proposals for renewable energy and decentralised energy works, including wind turbines, must demonstrate that: a) They are appropriate in scale, location and technology type; b) Are compatible with the surrounding area, including the impact of noise and odour; c) Do not have a damaging impact on the local topography and landscape; d) There is no significant impact upon heritage assets, including views important to their setting; e) In the case of wind turbines, take account of their cumulative effect and properly reflect their increasing impact on the landscape and on local amenity
CC06 – Noise	1. Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD. 2. Noise impact of the development must be assessed. Where there is no adverse impact (No Observed Effect Level) then noise will not be a material consideration. 3. Where there is an adverse effect (Lowest Observed Adverse Effect Level to Significant Observed Adverse Effect Level), then a) The development layout must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly. b) Where there is still an adverse impact then internal layout must be reviewed. Where this results in there no longer being an adverse impact then design and measures should be incorporated accordingly.

	c) Where there is still an adverse impact then physical mitigation measures such as barriers/mechanical ventilation must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly. d) Where there is still an adverse impact and the development falls within the significant observed adverse effect level then planning permission will normally be refused.
CC07 – Parking	1. Planning permission will only be granted where the proposal demonstrates the following: a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD b) That the new scheme retains an appropriate overall level of off-street parking.
CC08 – Safeguarding alignments of the strategic transport network and road infrastructure	Routes required for the improvement of the Strategic Transport Network and for other transport related schemes indicated on the Policies Map or listed in Appendix 3 of the MDD will be protected and safeguarded. Proposals for development which would compromise the implementation of these routes would not be supported.

CC09 – Development and Flood Risk	1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal. 2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. 3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies: a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk b) Conversions and change of use unless it involves a change to a more vulnerable class c) Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF. 4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that: a) The development provides wider sustainability benefits to the community that outweigh flood risk b) The development will: i. Be safe for its lifetime, taking account of the vulnerability of its users ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall iii. Incorporate flood resilient and resistant measures into the design c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event. 5. Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for: a) All proposals in areas of known historic flooding from all sources b) Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment c) Those proposals set out in footnote 20 to paragraph 103 of the NPPF
CC10 – Sustainable Drainage	1. All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through a) A Flood Risk Assessment, or b) Through a Surface Water Drainage Strategy. 2. All development proposals must a) Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible. b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits

	c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)] d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer																												
TB05 – Housing Mix	1. Proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council's Housing Strategy and the Affordable Housing SPD. 2. A proportion of all dwellings must be built to Lifetime Homes Standards. The proportion will be determined on a site-by-site basis, normally within the range of 10-20%																												
TB08 – Open space, sport and recreation facilities standards for residential development	1. Proposals for development that could lead to the loss of open space, sport or recreational facilities will need to be consistent with paragraph 74 of the National Planning Policy Framework. 2. Open space; indoor or outdoor play; sport and recreational facilities should be provided on-site. 3. Proposals for residential development will need to demonstrate how they meet the standards set out below. <table border="1"> <thead> <tr> <th>Type~</th><th>Standards (ha per 1,000 population)</th></tr> </thead> <tbody> <tr> <td>Parks and public gardens</td><td>1.1</td></tr> <tr> <td>Natural/semi natural green space (excluding Country Parks*)</td><td>2.84</td></tr> <tr> <td>Amenity greenspace</td><td>0.98</td></tr> <tr> <td>Provision for children young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)</td><td>0.25</td></tr> <tr> <td>Civic Space</td><td>0.01</td></tr> <tr> <td>Outdoor sports facilities</td><td>1.66</td></tr> <tr> <td>Cemeteries/Burial Grounds#</td><td>14.4 plots per 1,000 population</td></tr> <tr> <td colspan="2"></td></tr> <tr> <th>Type (indoor sports)</th><th>Standards (sq m per 1,000 population)</th></tr> <tr> <td>Sports halls (4-bad court) including indoor bowls (2 rinks) and Health & Fitness gym (20 stations)</td><td>65.43</td></tr> <tr> <td>Swimming pool</td><td>8.26</td></tr> <tr> <td>Activity halls</td><td>41.31</td></tr> <tr> <td colspan="2"></td></tr> </tbody> </table> *In line with the supporting text paragraph 4.49 (ii) to policy CP8 - Thames Basin Heath SPA of the Core Strategy, where Suitable Accessible Natural Greenspace (SANG) also meets the definition of natural greenspace it can also count towards this provision, i.e. at least 2.84ha/1,000 population of the SANG could also contribute towards the natural greenspace standard and vice versa. ~In respect of allotments, the requirement of 0.52 ha/1000 population as set out in Appendix 4 of the Core Strategy remains and will apply to all areas within the Borough including the Strategic Development Locations. # Assumes a grave plot can accommodate 2.5 burials on average	Type~	Standards (ha per 1,000 population)	Parks and public gardens	1.1	Natural/semi natural green space (excluding Country Parks*)	2.84	Amenity greenspace	0.98	Provision for children young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25	Civic Space	0.01	Outdoor sports facilities	1.66	Cemeteries/Burial Grounds#	14.4 plots per 1,000 population			Type (indoor sports)	Standards (sq m per 1,000 population)	Sports halls (4-bad court) including indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43	Swimming pool	8.26	Activity halls	41.31		
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TB12 – Employment	Proposals for major development should be accompanied by an Employment and Skills plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.																												

Skills Plan	
TB21 – Landscape Character	1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. 2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.
TB23 – Biodiversity and Development	1. Sites of national or international importance are shown and sites of local importance are defined on the Policies Map. 2. Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they: a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network
TB25 – Archeology	1. Areas of high archaeological potential are shown on the Policies Map. 2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. 3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

Emerging Local Plan – Key Policies

Relevant Policies	Policy Wording
SS1 – Sustainable Development principles	1. As appropriate to their nature, development proposals will be expected to: a) Contribute to meeting identified development needs; b) Be located so as to offer the choice of active means of travel and/or public transport, reducing the need to travel by private car for day-to-day activities; c) Make efficient use of land/buildings, especially suitable previously developed land; d) Maintain, enhance or create a high quality and safe environment which contributes positively to the character and identity of the area; e) Promote healthy lifestyles, well-being and social inclusion; f) Maintain the separate identity of settlements and places, avoiding physical or perceived coalescence; g) Reduce energy demand in line with the principles of the energy hierarchy, considering the orientation, layout and design of development to maximise passive heating and cooling systems opportunities and implement a fabric first approach to construction; h) Respond to climate hazards, incorporating appropriate adaptation and resilience measures i) Avoid high risk flood areas, or where necessary provide appropriate mitigation measures; j) Avoid the unplanned loss of best and most versatile agricultural land, except in exceptional circumstances; k) Avoid areas where pollution may impact upon the amenity of future occupiers; l) Conserve and enhance the significance of heritage assets, including their wider settings; m) Conserve and enhance the landscape character of the area, with particular attention paid toward significant landmarks and toward landscape attributes and features; n) Conserve and enhance the biodiversity of the area, and deliver measurable net gain; and o) Provide or contribute to the provision of social, physical, transport, and green and blue infrastructure to support communities.

1. Growth should create strong, cohesive and inclusive communities that provide for a high quality of life. A larger number of people should be able to access jobs, services and facilities locally to help to minimise unnecessary travel. Places and buildings should be designed to adapt to and mitigate the impact of climate change. Growth should not undermine the separate identity of places and settlements.
2. The distribution of growth will be based on the following actions:
 - a) Making the most efficient use of available and suitable previously developed land within defined settlements;
 - b) The sustainable extension of defined major and modest settlements;
 - c) The evolution and sustainable extension of existing planned developments at Arborfield Green (the former Arborfield Garrison) and South Wokingham;
 - d) The delivery of a new sustainable garden village on land between Shinfield, Sindlesham and Arborfield, known as Loddon Valley Garden Village; and
 - e) The proportionate and sustainable extension of defined minor settlements.
3. Town and other centres will continue to play a vital role in the heart of communities and will be supported to evolve and adapt to the changing needs of residents, visitors and business. Higher densities will be sought in town and other centres, having regard to the sustainability of the location and the character and amenity of the surroundings. Core Employment Areas will be retained and their evolution and adaptation to the economic demands of businesses will be supported.
4. The Green Belt will be protected from inappropriate development and is not a location where additional development is planned.
5. The Detailed Emergency Planning Zone surrounding AWE Burghfield is not a location where additional development is planned. Any development proposals will be determined with regard to public safety, emergency response and national security and defence requirements.
6. Decisions on the location and scale of development should be informed by the settlement hierarchy as set out below and shown on the policies map.

Major settlements

7. Major settlements are places which provide the highest range of services and facilities that serve the needs of those that live there and the wider area. In general, they are towns and large villages. These places will be the focus of housing growth, where opportunities exist, supported by existing levels of employment, retail and wider service provision. The following places are defined as major settlements: Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley.

Modest settlements

8. Modest settlements are places which provide a reasonable range of services and facilities that serve the needs of those that live there. In general, they are medium sized villages. To maintain and enhance their role, these places will accommodate an appropriate level of housing growth, where opportunities exist. The following places are defined as modest settlements: Arborfield Green, Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4), Spencers Wood, Thames Valley Science and Innovation Park, Three Mile Cross and Wargrave. The Loddon Valley Garden Village (Policy SS13) is expected to be a modest settlement.

Minor settlements

9. Minor settlements are places which have limited services and facilities. In general they are small villages. These places will receive an appropriate level of planned housing growth, where opportunity exists, to support the evolution of the community in a way which respects its rural character. Beyond planned development through site allocations made in this plan or any applicable neighbourhood development plan, development will be limited to exception sites which accord with

	Policy H4. The following places are defined as minor settlements: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield. Countryside 10. The countryside is defined as the area beyond the settlements defined in the settlement hierarchy. Except for specific allocations identified in this plan, the countryside is not a location where additional development is planned, although limited types of development to support local needs and the rural economy will be supported in accordance with Policy H4 and Policy H5.
SS4 – Development within and adjacent to minor settlements	1. Within minor settlements, residential development proposals of up to 9 dwellings in addition to those specifically identified in this plan, will be supported in principle. 2. As an exception, proposals for limited residential development adjacent to minor settlements will only be supported where one of the following circumstances is met: a) The proposal involves the partial or full redevelopment of previously developed land which would not unacceptably harm the character and appearance of the surrounding countryside or the rural setting of the village; b) The proposal represents limited infilling of an otherwise built-up frontage and where the site is compatible with the core shape, form and size of the settlement; or c) The proposal constitutes exceptions housing in accordance with Policy H4. 3. Residential development proposals outside the Green Belt and on unallocated sites adjacent to minor settlements will be refused. This includes when a five year housing land supply cannot be demonstrated, or the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years
SS5 – Development in the countryside	1. The countryside, as shown on the Policies Map, will be recognised for its intrinsic character and beauty, and the wider benefits from natural capital and ecosystem services, in accordance with national policy. 2. Development proposals in the countryside will in general only be supported for the types of development set out below: a) The construction of new dwellings which accord with Policy H4: Exceptions sites, Policy H5: Rural workers' dwellings and Policy H10: Traveller sites; b) Development proposals for which land is allocated; c) Development which supports the rural economy and equestrian uses in accordance with Policy ER3: Supporting the rural economy and Policy DH7: Equestrian development; d) Low carbon and renewable energy generation schemes in accordance with Policy CE7: Low carbon and renewable energy generation; e) The re-use or conversion of existing buildings of permanent and substantial construction which would not require extensive reconstruction; f) The replacement, extension or alteration (including sub-division) of existing buildings of permanent and substantial construction, and which do not lead to disproportionate increases in scale, form or footprint beyond the original building; g) Redevelopment or infilling of previously developed land that does not unacceptably harm the character and appearance of the surrounding countryside or the rural setting of the village;

	h) Agricultural and forestry development that is demonstrated to be reasonable and proportionate to the need; i) Outdoor sports, recreation, leisure and nature conservation development that is demonstrated to be necessary, reasonable and proportionate for the use; j) The provision of essential community facilities which cannot be located within settlement boundaries and are demonstrated to be necessary, reasonable and proportionate to the use; k) The provision of essential utilities and infrastructure (including development for strategic transport infrastructure which can demonstrate a requirement for a countryside location), and cemeteries and burial grounds; or l) Minerals and waste development in accordance with relevant policies in the minerals and waste local plan. 3. All development proposals within the countryside must take a landscape led approach to development in accordance with Policy NE5: Landscape and design and, where applicable: a) Contribute to and enhance the local, natural and historic environment; b) Be of a scale, nature and location within the countryside that is appropriate with regard to its use; c) Be sited and designed to minimise visual impact; d) Not lead to the physical, visual or perceived coalescence of existing settlements either individually or cumulatively; e) Not lead to isolated new dwellings; f) Not lead to the need for additional buildings; g) Maximise opportunities to make the location more sustainable; h) Have no unacceptable adverse impacts on highway safety or have a severe residual cumulative impact on network capacity; and i) Maximise opportunities to improve public access to the countryside.
SS10 – Meeting our housing needs	1. Provision will be made for a minimum of 12,763 net additional dwellings for the period 1 April 2023 to 31 March 2040, an average of 751 dwellings per annum.

SS15 - Securing Infrastru cture	1. Development proposals will only be supported where the impacts are mitigated through the timely provision of necessary local or strategic infrastructure. 2. Development proposals must: a) Secure necessary new, and/or improvements to existing, infrastructure via direct provision or an appropriate contribution that makes the development acceptable; b) Ensure appropriate arrangements are in place to secure the future management and maintenance of infrastructure that is or will be provided; and c) Plan and design utilities from the outset to minimise future disruption when upgrades and / or repairs are required. Legal obligations and/or planning conditions will be used to secure the necessary improvements to, or the provision of, infrastructure to the required standard. 3. Where full mitigation measures and contributions are not delivered or provided, a development proposal is likely to be unsustainable and will only be permitted where: a) The application is supported by a viability assessment that has been produced in accordance with national guidance and which has been assessed by the council as appropriate and based on reasonable assumptions; b) The value of the legal obligations that are to be secured have been maximised having regard to likely viability; c) Where appropriate, a clawback mechanism has been incorporated into the legal obligation to ensure that additional mitigation is secured in the event that final development is more viable than anticipated at the time of permission; and d) If following a viability assessment process, the benefits of the development outweigh the ability to mitigate the impacts in full having regard to other material considerations.
CE5 – Embodie d Carbon	1. Development proposals should, where practical and viable, take opportunities to reduce the development's embodied carbon content, through the careful choice, use and sourcing of materials. Sustainability statements submitted in support of applications should detail how the need to reduce embodied carbon has influenced the design. 2. Residential development proposals of 50 dwellings or more, or non-residential development proposals of 5,000 m2 or more gross internal area, will be required to submit a whole-life carbon assessments through a nationally recognised Whole Life-Cycle Carbon Assessment methodology and demonstrate actions taken to reduce life-cycle carbon emissions. This should explicitly set out what opportunities to lower a building's embodied carbon content have been considered, and which opportunities, if any, are to be taken forward. Demolition 3. To avoid the wastage of embodied carbon in existing buildings and avoid the creation of new embodied carbon in replacement buildings, there is a presumption in favour of repairing, refurbishing, re-using and re-purposing existing buildings over their demolition. Development proposals that would result in the demolition of a building (in whole or a significant part) should be accompanied by a full justification for the demolition per the requirements of Policy CE4: Supporting a circular economy. Demolition will only be acceptable where it is demonstrated that: a) The building proposed for demolition is in a state of such disrepair that it is not practical or viable to be repaired, refurbished, re-used, or re-purposed; or b) Repairing, refurbishing, re-using, or re-purposing the building would likely result in similar or higher up-front embodied carbon cost than if the building is demolished and a new building is constructed; or

	c) Repairing, refurbishing, re-using, or re-purposing the building would create a building with such poor fabric performance that on a whole-life basis (i.e. considering embodied and operational emissions) a lower net carbon solution would result from demolition and re-build; or d) Demolition of the building and construction of a new building or space would demonstrably deliver significant public benefits that outweigh the carbon savings which would arise from the building being repaired, refurbished, re-used, or re-purposed. 4. Applications within the countryside relating to the re-use or conversion of existing buildings will only be acceptable where they also meet the requirements of Policy SS5 or ER3 as applicable.
C1 – Active and Sustainable transport and accessibility	1. Development proposals must support the delivery of active and sustainable transport measures. 2. Development proposals should prioritise travel by active means (including walking, cycling and wheeling), public transport, and incorporate inclusive infrastructure which provides connections to and within the development. This should focus on making the most efficient use of existing highway, including, where appropriate, reallocation of space to more sustainable modes. 3. Development proposals should support the increased uptake of electric and zero emissions vehicles, in accordance with Policies C4 and C5. 4. Development proposals must contribute to the delivery of an integrated transport system that is safe and accessible to all by implementing a proportionate package of measures that: a) Ensure development is located where people of all ages and level of physical ability are able, or will be able, to access a wide range of essential social, community, and cultural facilities; b) Optimise accessibility and connectivity both within the proposed development and in the surrounding area, which includes having regard to schemes identified in cycling and walking strategies; c) Make active travel (including walking, cycling and wheeling) the mode of choice for shorter journeys, both within and outside the site, including safe and attractive links to new and existing facilities, services, bus stops, train stations and existing non-motorised routes; d) Ensure buildings and spaces are inclusively designed to be legible and permeable for all, and provide for the delivery of, and improvement to, walking and cycling routes that serve the site, the wider area and adjoining development parcels; e) Reduce reliance on single occupancy car trips and prioritise and increase the use of sustainable transport modes; f) Maximise opportunities to provide improved and viable public and community transport and other mobility services and routes, including through active engagement with providers as appropriate; g) Maximise integration of, and interchange between, sustainable transport modes; h) Embrace opportunities to minimise congestion and delay, as part of an effective strategy to manage harmful emissions and improve air quality; and i) Facilitate transport innovations and solutions which reduce greenhouse gas emissions. Development proposals should show how they have met criteria 4a) to 4i) above and, where appropriate, demonstrate how they support the objectives and policies of the most up to Local Transport Plan (and its supplementary and supporting strategies) or any successor strategy

C2 – Mitigation of transport impacts and highway safety and design	1. Development proposals must fully assess the transport impacts of the development and provide for appropriate mitigation to minimise the adverse effects. Specifically, development proposals are required to a) Ensure that any material adverse impacts on existing and forecast traffic conditions are mitigated; b) Provide, or make reasonable contributions towards providing, the transport infrastructure necessary to address the needs arising from the proposal, having regard to the cumulative impacts of development, secured either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy; c) Prepare and submit Transport Assessments or Statements alongside development proposals in accordance with the council's Local Validation requirements; and d) Implement measures to promote and improve sustainable travel through agreed travel plans or through making an appropriate contribution to the borough wide My Journey initiative or any successor scheme. Travel plans should include appropriate monitoring to ensure targets are met. 2. With regards to highways safety and design, all development proposals must implement a proportionate package of measures that: a) Ensure safe and suitable access to the site for all users; b) Contribute towards a high quality public realm designed in accordance with Living Streets (or any successor document), user access hierarchy and demonstrate how the relevant principles of Healthy Streets have been incorporated; c) Prioritise pedestrian, cycling and sustainable transport in accordance with Policy C1; d) Design roads to optimise traffic flows to avoid adverse environmental impacts; and e) Provide effective, convenient and safe delivery, collection, servicing and refuse, and recycling collection arrangements. Proposals for new roads should be tracked for larger vehicles and, if served by bus routes, would need to accommodate bus stop infrastructure to an agreed standard with the local highway authority
C3 – Active Travel	1. Development proposals must promote sustainable transport by prioritising active travel, including walking, wheeling, and cycling. Walking and Wheeling 2. Development proposals should: a) Prioritise and improve the pedestrian environment and contribute towards achieving a high-quality public realm, including the provision of facilities for pedestrians to rest and relax (including seating) and high-quality and safe road environment (including safe crossings, where needed). b) Be permeable, easy and safe to walk and wheel through, and enhance existing routes which are adequately lit, create step-free legible access and entrance points whilst providing direct links to other pedestrian movement corridors. c) Avoid severance and, where necessary, provide for routes and crossings close to desire lines, particularly those to everyday facilities. d) Maintain and enhance walking and wheeling routes identified in the most up to date walking and cycling strategy and create high quality links to connect to these routes where appropriate. e) Provide or contribute towards improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces, Green Routes and Greenways networks, where appropriate. f) Consider the needs of all users through inclusive design.

	Cycling 3. Development proposals should: a) Contribute towards the improvement of the public realm to support cycling, including the provision of facilities to support cyclists. Care should be taken to ensure the safety of cyclists and avoid conflict with other users of the public realm; b) Maintain and enhance the quality of cycle routes as appropriate, including those identified in the most up-to-date walking and cycling strategy, as well as maximising opportunities to add to or extend these, in order to support a high quality integrated cycle network; c) Provide supporting facilities including pick-up points, secure and sheltered cycle parking (for both occupiers and visitors), electric bike charging facilities, and shower, changing and storage facilities to support target mode shares as appropriate; d) Provide or contribute towards, improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces, Green Routes and Greenways networks, where appropriate; and e) Consider the needs of all users through inclusive design.
C4 Green and Blue infrastructure and public right of way	Green and blue infrastructure 1. Green and blue infrastructure will be protected and enhanced for their biodiversity, recreational, amenity, health, townscape and landscape value, and their contribution towards mitigating and adapting to climate change. 2. Development proposals should plan for a network of publicly accessible green and blue infrastructure from the outset as appropriate. New development should: a) Avoid the loss, fragmentation, isolation or other adverse impacts on networks of habitats and existing green and blue infrastructure (including green routes and long-distance riverside paths as shown on the Policies Map), unless replacement provision can be provided which will improve the green and blue infrastructure network in terms of its quantity, quality and accessibility; b) Provide opportunities for, or contribute towards, improvements and enhancements to the quality and quantity of the wider multi-functional green and blue infrastructure network and other open spaces (for example extending spaces and connections and/or better management), in particular by integrating existing green and blue infrastructure assets into the proposed development through high-quality design; c) Promote accessibility, linkages and permeability between and within existing green and blue corridors, for people and wildlife by strengthening ecological networks and connecting settlements to the countryside via a network of Greenways, green routes, public open spaces, footpaths, riverside paths, bridleways and cycle routes. This includes connections to local services and facilities, public transport and green spaces; and d) Provide clear arrangements for the long-term maintenance and management and/or enhancement of the green and blue infrastructure assets. Public Rights of Way 3. Development proposals must integrate with the Public Rights of Way network to promote connectivity and contribute towards the delivery of prioritised routes in the council's rights of way improvement plan where appropriate. New Public Rights of Way will be supported where they are designed to be safe, inclusive and inviting spaces. 4. Development proposals in the vicinity of the Emm Brook, River Loddon and River Blackwater should contribute towards the achievement of a multi-use riverside footpath, cycleway and bridleway as defined on the Policies Map and in the council's rights of way improvement plan. 5. Development proposals for new, extended or enhanced green routes will be supported. Green routes are set out on the Policies Map.

C8 - Utilities	1. Development proposals must demonstrate that there is sufficiency capacity for electricity, water supply and waste water collection and treatment infrastructure on and off site to service the development, and that agreement has been or will be sought from the appropriate utility / service providers. 2. Development proposals which results in the need for off-site upgrades to the existing utility network should ensure the occupation of the development is aligned with the delivery of the necessary infrastructure. Accounting for existing infrastructure 3. Development proposals should be carefully designed to take account of existing infrastructure and minimise the potential for future disruption from maintenance and upgrading of infrastructure by: a) Utilising service margins/corridors for external installations; b) Minimising the number of underground road crossings; and c) Inside buildings, utilising serviceable ducting to enable future upgrading. New infrastructure schemes 4. Development proposals for new utilities infrastructure, or the extension or upgrading of existing utilities infrastructure, will be supported provided that any adverse impacts on amenity, character and the highway network can be minimised.
ER4 - Employment and skills plans	1. Development proposals for 10 or more dwellings or 1,000m² of non-residential floorspace should be accompanied by an Employment and Skills Plan to show how the proposal provides opportunities for training, apprenticeships or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. 2. Where it is demonstrated that an Employment and Skills Plan either cannot be implemented, or is inappropriate for the proposal, an in lieu financial contribution will be sought to fund relevant employment, skills and training initiatives elsewhere
H1 - Housing mix, density and standards	1. Residential development proposals will contribute to the delivery of sustainable, inclusive and mixed communities by providing an appropriate mix of housing types, tenures, densities and sizes, to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements. Mix and Density 2. The mix of housing provided should reflect and respond to the identified housing needs and demands as set out in the council's most up to date evidence of housing need. 3. Development proposals should optimise density, make efficient use of land and achieve high quality design, that responds to the size, location, opportunities and constraints of the site, and is appropriate to the character and amenity of the area. Development proposals within the defined town and district centres and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities as appropriate. Accessibility

4. All residential development proposals, including those providing a form of specialist accommodation for older people (including extra care housing) will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).
5. Development proposals for 20 or more new build dwellings will be required to deliver at least 5% of the new housing as wheelchair accessible and adaptable in line with M4(3) of the Building Regulations.
6. Development proposals for specialist accommodation for older people (including extra care housing) will be required to deliver at least 25% of all new housing as wheelchair accessible and adaptable in line with M4(3) of the Building Regulations.
7. Development proposals that do not meet the accessibility standards will need to provide robust evidence to justify that exceptional circumstances exist.
- Internal Space Standards
8. Residential development proposals must meet the up to date nationally described space standard for minimum internal space.

H3 –
Affordable
Housing

1. All residential development proposals for at least 5 units of accommodation (gross) or 5 bedspaces (gross), or covering a site area of at least 0.16 ha, will provide affordable housing or affordable bedspaces, where viable. The minimum percentages of affordable housing or bedspaces sought are:

Location	Land type	%
Major settlements: Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham, Woodley	Previously developed land	30
	Greenfield	40
Modest settlements: Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4),	Previously developed land	40
Spencers Wood, Thames Valley Science, and Innovation Park, Three Mile Cross and Wargrave; and Minor settlements: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield	Greenfield	40
Outside defined settlements	Any	40
Loddon Valley Garden Village	Any	40
Arborfield Green Strategic Development Location	Any	40
South Wokingham Strategic Development Location	Any	40

2. The expectation is that all development proposals for housing will be able to meet the above policy requirement. In exceptional circumstances applicants may submit an independently produced, open book viability assessment to justify any relaxation of the requirement. Any relaxation will require compelling reasons.
3. Affordable housing must reflect the sizes and types that meet the proven needs of people whose needs are not met by the general housing market. The council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.
4. The delivery of affordable housing will be provided in accordance with the following order of priority:

	a) On-site as part of the development. On strategic developments, affordable housing should be distributed across the development to create a mixed and balanced community; b) In exceptional circumstances on an alternative site, and only if: i. Provision would result in a more effective use of available resources; or ii. It would meet an identified housing need, such as providing a better social mix and wider housing choice; or iii. Site specific considerations mean it is more feasible to provide an offsite contribution. 5. An affordable home ownership product should be delivered as part of all applicable development proposals. First Homes should provide 25% of the affordable housing proposed where it is demonstrated that a discount of 50% makes the homes affordable. Where this level of discount does not make First Homes affordable, another form of affordable ownership product should be delivered. 6. Planning obligations will be used to ensure that affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.
FD1 – Development and flood risk (from all sources)	1. Development proposals must take into account at all stages of development, and at the appropriate stage of the planning application process, all sources of flood risk, including historic flooding, current and future impacts of climate change, and cumulative impacts. Development proposals must be consistent with national policy and guidance and demonstrate how they have used, and where relevant comply with the site specific recommendations of, the Strategic Flood Risk Assessment (SFRA) to help determine the suitability of the proposal. 2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. Sequential Test 3. Development must be guided to areas of lowest flood risk, in the first instance, by applying the sequential approach, taking into account the effects of climate change and flooding from all sources. Development proposals should ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. Storm water attenuation areas should be located outside of Flood Zones 2 and 3. 4. The sequential test will not be required if one or more of the following applies: a) Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint of less than 250m² ; b) Alterations: development that does not increase the size of buildings e.g. alterations to external appearance; c) Householder development: for example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats; or d) Changes of use, except where the change of use is to a caravan, camping or chalet site, or to a mobile home or park home site. Exception Test 5. In exceptional circumstances, development proposals in areas of flood risk will be supported where all of the following can be demonstrated: a) The development proposal provides wider sustainability benefits to the community that outweigh flood risk; b) The development proposal will: i. Be safe for its lifetime, taking account of the vulnerability of its users ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall

	iii. Incorporate flood resilient and resistant measures into the design; and c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event. Flood Risk Assessment 6. An appropriately detailed, site-specific Flood Risk Assessment (FRA) is required: a) For all development proposals in areas of known historic flooding from any sources; b) Where there is evidence of a risk from any sources of flooding; c) For all development proposals in Flood Zones 2 and 3; d) For development proposals in Flood Zone 1, an assessment should accompany all proposals involving: i. Sites of 1 hectare or more; ii. Land which has been identified by the Environment Agency as having critical drainage problems; iii. Land identified in a strategic flood risk assessment as being at increased flood risk in future; or iv. Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use
FD2 – Sustainable drainage	1. Development proposals must ensure surface water arising, including the impact of climate change, is managed in a sustainable manner. This must be demonstrated through either a: a) Site-specific Flood Risk Assessment; or b) Surface Water Drainage Strategy. a) Development proposals will only be supported where the proposal would reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels for greenfield sites; and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible, or 40% betterment of existing, whichever is achievable; 2. The provision of SuDS should: a) Be of an appropriate design (in line with the principles and local standards set out in the council's latest SuDS strategy and technical guide and any current national technical standards) to meet the long term needs over the lifetime of the development and which achieve wider social, ecological and environmental benefits; b) Include a clear strategy for adoption and maintenance to the satisfaction of the council, as the Lead Local Flood Authority (LLFA); c) Do not cause adverse impacts on the public sewerage network serving the development where discharging surface water to a public sewer. Any discharges should be agreed in writing by the local sewerage undertaker; d) Effectively manage flood risk, improve the water environment, enhance biodiversity and mitigate and adapt to the effects of climate change e) Contribute towards water quality treatment and biodiversity enhancements in line with the Water Framework Directive (WFD) and the Thames River Basin Management Plan; and f) Avoid the use of underground tanks and conveyance, except when all other reasonable alternatives to provide a sustainable drainage solution have been exhausted.

	3. In addition, residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m2 or greater gross internal area, and developments in areas at risk of flooding from all sources, must incorporate SuDS as an intrinsic part of the design and layout of the proposal, unless it can be effectively demonstrated that it is not feasible within the constraints of the site.
FD3 – River Corridors and watercourses	1. Development proposals should conserve and enhance the function, character, setting, biodiversity and historical significance of rivers and water courses. 2. Where appropriate, development proposals in vicinity to rivers and watercourses will be required to: a) Meet the principles of high-quality design set out in PolicyDH1, having special regard to riverside setting and water frontage character, and consider views of the proposals from all public vantage points, including from the river or watercourse; b) Maintain, and where possible enhance, public access for walking, wheeling and cycling (including Greenways, and Green Routes), and tourism and leisure activities, such as fishing and boating; c) Maintain tree cover, conserve and enhance natural watercourse banks and their associated bankside and marginal vegetation and the ecological value of the area including its role as a wildlife network. Opportunities for the restoration and enhancement of natural elements of the environment should be incorporated within the design of developments proposals; d) Provide or retain a minimum undeveloped buffer zone measured from the top of the river or watercourse bank at the point at which the bank meets the level of the surrounding land. A buffer of 8m should be provided for rivers. The buffer for watercourses should reflect the type, size and nature of the watercourse; and e) Demonstrate how the development proposal will support the achievement of Water Framework Directive (WFD) objectives, and guidance set out in the Thames River Basin Management Plan or any local catchment management plans; 3. Appropriate proposals for sport, leisure and river-related employment, infrastructure and renewable energy generation will be supported where they meet the above criteria and where they do not obstruct access along or to the river or watercourse for any users, or harm its ecological value. 4. The culverting of any watercourses should be avoided where possible, and opportunities for the de-culverting of watercourses should be actively explored and pursued. River Thames 5. The ecological value of the River Thames will be maintained and in appropriate circumstances restored and enhanced together with natural elements of the riparian environment. Development proposals should seek to promote the healthy growth in the use of the River Thames for communities, wildlife, leisure, business and tourism in ways that are compatible with its character, setting and ecology, and in line with the objectives of the River Thames Waterways Plan and the Environment Agency's Thames River Basin Management Plan.

	6. Particular care will be taken to ensure developments within the setting of the River Thames complement the distinctive character of the water frontage and important views. Existing riverside access will be maintained and opportunities to improve or extend access to the river and adjoining sites will be supported.
NE1 – Biodiversity and geodiversity	1. Development proposals should protect and enhance biodiversity and/or geodiversity features of conservation value and implement appropriate conservation management. The degree of protection will be proportionate to the status of the site or species in terms of its international, national and/or local importance. 2. Development proposals should demonstrate through a suitable level of ecological survey information and assessment how they conserve and enhance biodiversity and/or geodiversity including their long-term management. 3. Development will only be supported where it: a) Avoids fragmentation of existing habitats and provides coherent ecological connectivity and permeability that is integrated and linked to the wider green and blue infrastructure network, through the restoration, enhancement and connection of: linear features such as wildlife corridors; stepping stones; and any nature recovery networks (including links to habitats outside the borough); b) Incorporates beneficial biodiversity and/or geodiversity conservation features and enhances existing features through design, layout and landscaping; c) Provides or retains appropriate buffer zones between development proposals and designated sites, protected species, priority species or priority habitats or main rivers, which are informed by detailed site-based assessment; d) Seeks to eradicate or control any invasive non-native species present on site; and e) Is compatible with any national, regional, county, and local biodiversity action plans, Local Nature Recovery Strategy and/or other strategic conservation management plans for species or habitats. In addition to the above, where specific identified sites are likely to be affected, the following will be taken into account: Internationally Designated Sites 4. Development proposals likely to result in a significant effect on internationally designated sites either alone or in combination with other plans or projects, will not be supported unless it can be demonstrated that the adverse effects on the integrity of the designated site can be fully avoided, mitigated and/or compensated. Nationally Designated Sites 5. Development proposals that are likely to have an adverse effect on the notified features of a nationally designated site will only be supported in exceptional circumstances, and provided it has been clearly demonstrated that: a) A suitable alternative site with a lesser impact than that proposed is not available; b) The on-site biodiversity or geodiversity benefits of the proposal including, where applicable, the overall site or wider habitats network, clearly outweigh the impacts on the notified features of the site; and

	c) All appropriate avoidance and mitigation measures have been proposed and secured. Irreplaceable Habitats 6. Development proposals that are likely to result in the loss or deterioration of an irreplaceable habitat, (such as ancient woodland, ancient or veteran trees) will only be supported in exceptional circumstances, where: a) A suitable alternative with a lesser impact than that proposed is not available; b) It has been adequately demonstrated that the irreplaceable habitat cannot be retained within the proposed development scheme; c) The need and benefits of the proposed development in that location and form clearly outweigh the loss or deterioration; and d) Adequate compensation measures are provided on site wherever possible, and off site where this is not feasible. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat and will be considered on a site-by-site basis, including their long-term management and maintenance. Sites of Local Importance 7. Development proposals which are likely to have an adverse effect on a site of local importance (including priority species or priority habitats, and sites that meet the criteria for designation as a Local Wildlife Site or Local Geological Site) will only be supported where they accord with the following sequential approach: a) No alternative with a lesser impact is available; b) The need and benefits of the proposed development in that location and form clearly outweigh the loss or deterioration; c) All proportionate mitigation measures to minimise adverse effects are included within the development proposal; and d) As a last resort, secure appropriate compensation measures on-site wherever possible, and off-site where this is not feasible, including their long-term management and maintenance.
NE2 – Biodiversity net gain	1. All development proposals should demonstrate a minimum biodiversity net gain of 10% (unless specified in another site allocation policy) calculated via the most up-to-date national biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off-setting where appropriate.

NE4 –
Trees,
woodland,
hedges
and
hedgerows

1. Development proposals should protect and incorporate existing trees, woodland, hedges and hedgerows and ensure they are well integrated within the public realm, in a suitably landscaped setting.
2. Development proposals should ensure the existing pattern of fields, hedges and hedgerows, woodland, trees, watercourses, water bodies, underlying topography and other landscape features are retained and that the design of the scheme is integrated into the landscape.
3. The design and layout of new development should:
 - a) Provide sufficient space to enable existing trees to thrive by maintaining adequate root protection areas and space for the trunk and branches to grow;
 - b) Ensure buildings are carefully sited to limit excessive shading to residential properties;
 - c) Provide appropriate buffer zones around woodlands, including semi-natural ancient woodlands, planted ancient woodland sites, orchards, hedgerows and individual trees;
 - d) Provide enhanced and additional tree and hedgerow planting wherever possible, but particularly where there are opportunities to restore or develop habitat and landscape links between woodlands and hedgerows and between these features and other landscape or habitat features such as river corridors;
 - e) Maximise opportunities for planting urban trees, shrubs and hedges within streets and greenspace to create rich urban landscapes; and
 - f) Proposals must also demonstrate sufficient rooting volume of soil, irrigation and drainage for trees to thrive in the long term.
4. Development proposals that are likely to affect trees, irreplaceable habitats (such as ancient woodland, ancient or veteran trees), hedges or hedgerows either on-site or nearby, should:
 - a) Assess the health of all trees, woodland, hedges and hedgerows affected, describing and assessing their value and the potential impact of the development as part of an Arboricultural Impact Assessment submitted with a planning application;
 - b) Provide an appropriate Arboricultural Method Statement, including a Tree Constraints Plan and Tree and Woodland Protection Plan; and
 - c) Ensure all tree and hedge/hedgerow protection measures are in place prior to works commencing on site, commensurate with any pre-commencement planning conditions.
5. The loss, threat or damage to any tree, woodland, hedge or hedgerow of visual amenity, heritage or nature conservation value, will not be permitted unless all the following criteria are met:
 - a) The development proposal has been designed to avoid, reduce or minimise impact; and
 - b) Mitigation measures are incorporated as part of a development proposal, that provide equivalent character, visual amenity, heritage value, as well as habitat connectivity.
6. The natural capital of sites should be protected. Any trees, woodland, hedges or hedgerows that are damaged as a result of the construction process should be reported and replaced with indigenous tree species and native hedgerow species, by agreement with the council. The developer must bear all associated costs

NE5 – Landscape and design	1. Development proposals will be supported where they adopt a landscape led approach which protects and enhances the character and distinctiveness of landscapes using the most up-to-date landscape studies (including the Landscape Character Assessment and Design Guide and any successor document). 2. Development proposals should be demonstrably informed by, and respond to, the distinctive characters set out in the Landscape Character Assessment and other relevant assessments, which provide an understanding of the valued characteristics, features and quality of local landscape character areas. 3. Development proposals should be accompanied by a landscape and visual impact assessment. The level of information provided should be proportionate to the scale and nature of the development proposed and should be sufficient to allow an informed assessment of the potential landscape and visual effects of the proposed development. 4. Landscape schemes should be set within an overall masterplan for the proposed development, and should: a) Include a structural tree, hedge and shrub planting schedule; b) Incorporate landscape spaces, public realm and green and blue infrastructure to achieve a sense of place, improve health and wellbeing and mitigate and adapt to the impacts of climate change; c) Incorporate effective built form and landscape transitions for rural-urban transition areas; and d) Set out a long-term landscape establishment and management plan, which prescribes and protects planting and its sustainability. 5. Development proposals on or in proximity to a Green Route will only be supported where existing trees, hedgerows and hedges are retained in depth and contribute to the improvement of Green Routes through landscape schemes, including tree and hedge planting
DH1 – Place making and quality design	1. All new development must be of high-quality design to endure over the lifetime of the development and create a strong sense of place. A development proposal will be considered of high quality design where it achieves the following design principles: Context a) Reinforces or creates a positive sense of place and local distinctiveness through design that reflects and enhances the local natural, cultural and historic character of the area; b) Does not prejudice by way of design and layout, the comprehensive development of a wider opportunity; c) Where relevant, takes an integrated approach to placemaking which allows people to safely and conveniently access the services they need within and beyond the site; Identity d) Respects and enhances the local, natural and historic character of the area, paying particular attention to siting, layout, urban grain, rhythm, density, height, scale, bulk, massing, proportion, enclosures, materials and detailing; e) Embraces opportunities for innovative design and new technologies, where appropriate, which sympathetically complement or contrast with the character and appearance of an area; Built form f) Provides a layout and form that delivers energy efficient buildings in accordance with Policy CE1; g) Optimises the efficient use of land, with higher development densities provided in town centres and other sustainable locations;

Movement

h) Provides safe and easy access and movement for pedestrians, cyclists, public transport, cars and service vehicles. The layout of a site must be connected, permeable, legible and inclusive, with good natural surveillance and maximise opportunities for, and prioritisation of, active and sustainable travel in accordance with Policies C1, C2, and C3;

i) Delivers secure and conveniently located cycle parking facilities, public transport infrastructure (where relevant), and well-considered vehicle parking (including factors such as their location and ease of access for users) where this is required, including suitable Electric Vehicle charging points, that accords with the requirements of Policies C5 and C6 and which minimises the visual impact of the parking arrangements;

j) Provides service access to commercial uses which makes efficient use of space, is well integrated with other land uses, and ensures highway safety;

Nature

k) Retains, protects and integrates existing natural features including trees and hedgerows, water bodies, and landscape features;

l) Includes appropriate new landscaping and green infrastructure as an integral part of the proposal, maximising opportunities to deliver diverse ecosystems and biodiverse habitats and strengthens wildlife corridors in a manner consistent with achieving net biodiversity gain in accordance with Policy NE2;

m) Pay particular attention to ensuring new streets are tree-lined in a manner that enhances identity and the attractiveness of active travel routes;

n) Where appropriate, incorporates SuDS that have been considered by the applicant early in the design process and that are well integrated into development layout, in accordance with Policy FD2;

Public spaces

o) Delivers streets and public spaces that are attractive, particularly at the pedestrian level, incorporating features of visual interest (including public art) wherever possible. Streets and public spaces must be designed to be functionally inclusive with the ability to be managed for the long term;

p) Provides sufficient levels of high-quality, usable private and public amenity space which is clearly delineated through the incorporation of high-quality soft and hard boundary treatments;

q) Creates safe spaces that are designed to encourage positive social interaction and to discourage crime and disorder, and the fear of crime. Places with strong levels of natural surveillance and active frontages are expected;

Uses

r) Creates places that foster active healthy lifestyles in accordance with Policy HC1;

s) Includes a suitable mix of uses, depending on the scale and location of the development;

t) Delivers places that are accessible to all, including people of all ages, those with disabilities, and other vulnerable members of the community;

Homes and buildings

u) Provides acceptable standards of amenity, privacy and daylight for occupiers, and does not unacceptably affect the amenity of the locality or surrounding properties in accordance with Policy DH2;

v) Provides good quality internal environments with adequate space for users. In the case of residential buildings, this should include adaptable spaces suitable for home working and compliance with internal space standards as set out at Policy H1;

	w) Makes the most efficient use of land and existing buildings. New development should be designed to be adaptable, so that, wherever possible, it can be used with flexibility over time; Resources x) Minimises energy demand and maximise energy efficiency in accordance with Policies CE1, CE2 and CE3; y) Provides adequate measures for the storage of waste, including recycling waste bins, in a manner that is integrated into the proposal to be conveniently located for occupants and for collections, and to minimise visual impact; z) Maximises opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; Lifespan aa) Uses high quality materials and external finishes that are durable and will weather attractively. 2. Masterplans and Design Codes will be required for larger and more complex developments to agree an overall vision and strategy for a development as a whole, which demonstrates a comprehensive and inclusive approach to design.
DH2 – Safeguarding Amenity	1. Development proposals must ensure there are no unacceptable impacts on the amenity of existing or future occupiers. This includes the impact of individual development or, cumulatively, in combination with other development. 2. Development proposals should be sensitively designed and provide measures to avoid and/or mitigate against existing or potential impacts, in terms of: a) Loss of privacy and overlooking; b) Unacceptable overshadowing and a loss of daylight/sunlight; c) Visual intrusion, dominance or undue sense of enclosure, or an overbearing impact or harmful loss of outlook; d) Noise, vibration and disturbance; e) Artificial light pollution; f) Odour, dust and fumes; and g) Crime or the perception of unsafe environments. 3. Development proposals that would generate regular movements of HGVs and commercial traffic in residential areas must demonstrate how the impacts of noise, vibration, dust and fumes will be minimised in both the construction and operational phases. 4. Where necessary and appropriate, to protect the amenity of neighbouring occupiers planning conditions will be used to restrict hours, area(s) and the type(s) of use or operation.

DH6 - Archaeology	1. Development proposals should be accompanied by a detailed archaeological assessment where: a) The development has the potential to affect a scheduled monument or a non-designated heritage asset of archaeological interest; b) The site is within or in proximity to an Area of High Archaeological Potential, or c) The site is within a location where archaeological remains are known or suspected to exist. 2. The archaeological assessment should be in the form of a desk-based study that explains the significance of any archaeological remains, using suitable references such as the Historic Environment Record and, where necessary, a field evaluation. The assessment must explore and explain any likely impact of development upon the archaeological remains. 3. Development proposal should take appropriate measures to protect any archaeological remains by preservation in situ. Where an assessment of archaeological potential demonstrates this is not justified or proportionate, applicants will be responsible for the excavation, recording and archiving of remains.
HC4 Open space, sports, recreation, and play facilities	Existing Facilities 1. Existing open space, sports and recreation and play facilities will be protected, maintained and where possible enhanced. 2. Development proposals on existing open space, sports and recreation and play facilities will only be permitted where one or more of the following is met: a) An assessment has been undertaken which clearly shows the open space, facilities or land are surplus to requirements and alternative facilities are available within a reasonable distance; b) It can be demonstrated that alternative facilities of equivalent or superior quality and quantity will be provided in an accessible and suitable location; c) The development proposal is for alternative sport and recreational provision, the needs and benefits of which outweigh the loss of the current or former use; or d) It is ancillary to the main use of the site and enhances its function. New Facilities and Residential Development 3. Development proposals for open space, sport and recreation and play facilities will be encouraged and supported, in line with other policies in the Local Plan Update and Sport 21 For further information see the Local Green Spaces Assessment (2024) England guidance. New open space, sports, recreation and play facilities should be well related to the communities they serve and should, where possible, promote their dual use by being co-located with other community uses, such as schools. 4. Development proposals for residential development involving a net increase in the number of dwellings, will be required to provide or contribute to the provision of open space, sport and recreation and play facilities and must demonstrate how they meet the standards in the table below.

Type	Borough standard (ha per 1,000 population)
Parks and public gardens	1.1
Natural/ semi natural greenspace (excluding country parks*)	2.84
Amenity greenspace	0.98
Provision for children and young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25
Civic Space	0.01
Outdoor sports facilities	1.44
Cemeteries/ Burial grounds**	14.4 grave plots per 1,000 population
Allotments	0.39
Type (indoor sports)	Borough standard (m ² per 1,000 population)
Sports hall (4-badminton court) including indoor bowls (2 rinks) and Health & Fitness gyms (20 stations)	65.43
Swimming pool	8.26
Activity halls	41.31
* Where Suitable Alternative Natural Greenspace (SANG) also meets the definition of natural greenspace it can also count towards this provision, i.e., at least 2.84ha per 1,000 population of the SANG could also contribute towards the natural greenspace standard and vice versa. **Assumes a grave plot can accommodate 2.5 burials on average.	

5. Open space, sports, recreation and play facilities should be provided on-site. Where this is not possible or achievable, a financial contribution will be sought towards off-site provision.

6. Clear arrangements for the long-term future maintenance and management of public open spaces should be provided and agreed with the council during the early stages of the planning process. New public open spaces created as part of development should be transferred to the council or by agreement, to the relevant parish/town council for adoption once it has been designed and implemented to a suitable standard. Financial contributions will be secured from the developer through a Section 106 legal agreement towards the maintenance of public open spaces for up to a 30-year period.

HC5 – Environmental Protection	1. Development proposals will only be supported where it can be demonstrated that individually, or cumulatively in combination with other schemes, they do not have an unacceptable impact, either during the construction phase, or when completed, on: a) Human health, well-being or safety; b) Residential and public amenity; c) The quality of land, including soils and the subsurface; d) Air and Water quality (including surface water and groundwater); and e) Other sensitive receptors, including the natural environment. 2. Development proposals should demonstrate how an assessment of all potential environmental risks has been undertaken.
HC7 – Light Pollution	1. Development proposals that include outdoor lighting should be sensitively designed and appropriately located to avoid obtrusive light, such as excessive glare and intrusive live spillage, and protect the amenity of immediate and wider neighboring residential properties (both existing and proposed). 2. Development proposals that include outdoor lighting should submit a Lighting Appraisal in accordance with current guidance from the Institute of Lighting Professionals (ILP) (or similar body), national guidance and British Standards. Lighting schemes should adopt the minimum level of luminance to adequately serve the needs of end users. 3. All reasonable steps should be taken to avoid obtrusive light, including sky glow, on sensitive receptors such as wildlife corridors, Local Wildlife Sites and protected species. Where avoidance is not possible, adverse impacts must be identified and mitigated.
HC8 – Noise Pollution	1. Development proposals must demonstrate how noise impacts have been addressed, to protect sensitive receptors, including existing and proposed dwellings. 2. The noise impact of the proposed development must be assessed. Where there is no adverse impact (no observed effect level), noise pollution will not be a material consideration. 3. Where there is an adverse effect (ranging from the lowest observed adverse effect level to a significant observed adverse effect level), then the following approaches must be taken in the order listed: a) The development layout must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly; b) Where there is still an adverse impact, the internal layout must be reviewed. Where this results in there no longer being an adverse impact, then design and mitigation measures should be incorporated accordingly; c) Where there is still an adverse impact, physical mitigation measures such as barriers/mechanical ventilation must be considered. Where this results in there no longer being an adverse impact, these measures should be incorporated accordingly; d) Where there is still an adverse impact and the development falls within the significant observed adverse effect level, then planning permission will normally be refused.

	4. Adverse impacts on sensitive environmental receptors, such as wildlife corridors, should be avoided or comprehensively mitigated where avoidance is not possible
HC10 – Odour, Fumes and Dust	1. Development proposals must demonstrate how the impacts of odour, fumes, and dust have been addressed to protect sensitive receptors, including existing and proposed dwellings and other sensitive land uses during both construction and operational phases. Factors such as the direction of prevailing winds and the location of and proximity to neighbouring sensitive receptors including housing, should influence the site layout and design of development. 2. Development proposals that are likely to result in unpleasant odours, fumes and dust must be carefully designed to include on-site mitigation and actively reduce impacts on nearby land uses. This includes development proposals that would intensify or substantially alter an existing industrial or agricultural use. 3. Proposals for new residential development must consider odour, fumes, and dust emitted from existing land uses and implement appropriate mitigation to protect the amenity of future occupiers

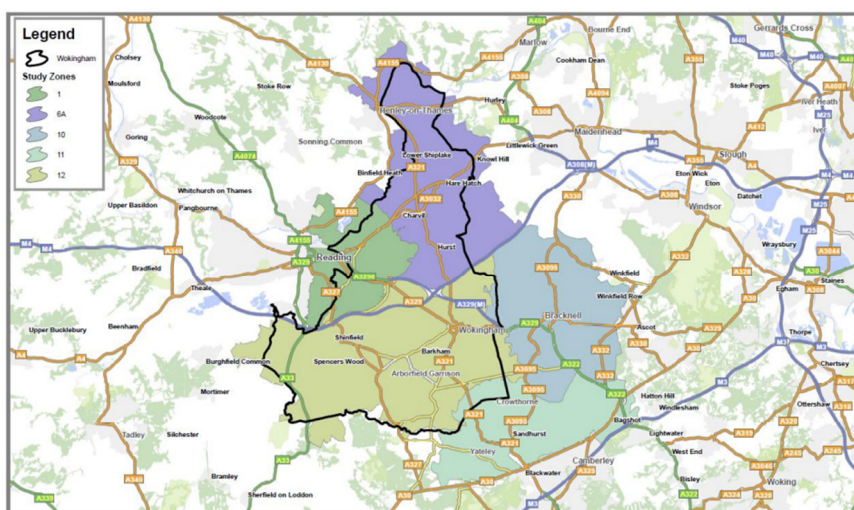
Appendix 4 – Retail Economic Assessment - Technical Note

Retail Economic Assessment – Hurst Wokingham



Retail Economic Assessment

- 1.1. This Note has been prepared to assist with quantifying local economic impacts arising through the development and in particular potential for uplift in retail spend that would be available to support local businesses.
- 1.2. To inform the assessment and to ensure consistency with the Council's own evidence base, the estimates below are based on the economic data contained in the Wokingham Retail & Leisure Study – 2022 Update – Final Report September 2023 ('The Study').
- 1.3. Hurst falls within Zone 6A at Figure 1.1 of The Study, with relevant extract shown below for ease of reference.



Map source: Experian

Source: Wokingham Retail & Leisure Study – 2022 Update – Final Report September 2023

- 1.4. Appendixes 1 to 3 of the Study sets out population and expenditure per head projections over the local plan period for comparison (non-food), convenience (food) as well as leisure (defined as cultural, recreation and sporting, and restaurants and cafes) across all zones. This information is derived from Experian Mircomarketer 2020. These figures can then be applied for the proposed development as shown on Table 1 below.

Table 1: Expenditure Generation Estimate

No. of Units	99	
Estimated Occupancy density per unit	2.4	
Total Population Created by development	237.6	
		Net Uplift
Convenience Spend per capita	£3,212	£763,171
Comparison Spend per capita	£3,605	£856,548
Cultural Services Spend per capita	£344	£81,734
Recreation and Sporting Spend per capita	£284	£67,478
Restaurants & Cafes Spend Per Capita	£1,259	£299,138
Total Spend Generated		£2,068,070

Notes:

Source: Appendices 1-3 of Wokingham Retail & Leisure Study – 2022 Update – Final Report September 2023

2026 Figures applied

Convenience and Comparison spend excludes SFT / Internet

Planning Potential Ltd

London

Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000

Harrogate

Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate HG3 1RY
T: 01423 502115

Bristol

Origin Workspace
40 Berkeley Square
Bristol BS8 1HP
T: 0117 214 1820

Newcastle

Newcastle Quayside
Rotterdam House
116 Quayside
Newcastle upon Tyne NE1 3DY
T: 01423 502 115

Report Author: Katia Clarke

Report Reviewer: Alastair Close

Client Contact: Kari Burton

Report Reference:

7169

- 1.5. When a conservative occupancy of just 2.4 per household is applied, this shows a total net increase in population of just under 240. Using the Council's own figures within the Study, this shows total expenditure generation of circa £2m. Necessarily, if a higher occupancy is achieved, so will a higher figure will be generated.
- 1.6. It will also be noted that the figures used deliberately **exclude** potential special forms of trading (SFT i.e. including online sales).
- 1.7. Whilst it is unlikely that 100% of spend will occur locally, it is nevertheless reasonable to assume that a portion of this would be available to local shops and services. For example, the convenience figure will include all types of food shopping such as weekly shop and everyday 'top up' shopping, which is typically spent at convenience stores.
- 1.8. It is standard practice to split main food to top up ratios at either 80:20 or 70:30 and applying these assumptions allows a further sensitivity shown in Table 2 below i.e. this assumes a 'low end' where just 20% of spend generated is retained in Hurst and a high end of 30%.

Table 2: Spend Sensitivity

	20%	30%
Convenience Spend per capita	£152,634	£228,951
Comparison Spend per capita	£171,310	£256,964
Cultural Services Spend per capita	£16,347	£24,520
Recreation and Sporting Spend per capita	£13,496	£20,244
Restaurants & Cafes Spend Per Capita	£59,828	£89,742
Total Spend (All Categories)	£413,614	£620,421
Total Spend (Convenience and Restaurants & Cafes only)	£212,462	£318,693

- 1.9. Noting also the existing offering in Hurst, the sensitivity recognises that not all categories of spend will be retained and makes a further adjustment based on just the existing situation i.e. as there is a convenience store and pub, the trade figures for these sectors are provided.
- 1.10. Even when the low end is applied, this will generate over £200k across the sectors, which for businesses of this scale represents a significant net gain generated directly by the development.
- 1.11. Even if all trade is not retained immediately, it is nevertheless still relevant to note that increased population will result in increased demand across all sectors and corresponding spending power to support that demand, which in turn gives local businesses the confidence to diversify, for example the convenience store diversifies into selling some comparison goods, a café opens or local fitness class starts up.