

Wokingham Borough Local Development Framework

Wokingham Borough Core Strategy Development Plan Document (Adopted – 29 January 2010)

In a bid to involve all the community, the following sentence has been translated into Chinese, Polish, Punjabi and Urdu.

This document is from Wokingham Borough Council and explains where development will go within the borough to 2026. This includes homes, shops, schools, offices, factories and buildings for health, leisure and faith use. If you would like some help in understanding it, please telephone (01753) 539944 for a translation or for a different format (eg. Audio tape, Braille).

這份文件是由獲敬咸區政府印製，內容解釋在本區內至 2026 年的發展策略。這包括房屋、店舖、學校、辦公室、工廠和作醫療、娛閒和信仰用途的建築物等。如果你想獲得協助以了解這份文件的內容，請致電 (01753) 701159 索取中文譯本或另一種版式 (例如錄音帶或凸字版)。

Niniejszy dokument opublikowany przez Radę Miejską w Wokingham informuje o planach rozwojowych na terenie gminy do 2026 roku. Dotyczy to mieszkań, sklepów, szkół, biur, zakładów oraz budynków przeznaczonych na opiekę zdrowotną, rekreację oraz działalność wyznaniową. Jeśli potrzebujesz pomocy w przetłumaczeniu broszury na polski lub chcesz ją otrzymać w innym formacie (np. w języku Braillea, na taśmie audio), zadzwoń na numer (01753) 701159

ਇਹ ਦਸਤਾਵੇਜ਼ ਵੋਕਿੰਘਮ ਬਾਰੇ ਕਾਊਂਸਲ ਤੋਂ ਹੈ ਅਤੇ ਇਹ ਦਸਦਾ ਹੈ ਕਿ ਬਾਰੇ ਵਿੱਚ ਵਿਕਾਸ 2026 ਤਾਈਂ ਕਿਥੇ ਤੱਕ ਹੋਵੇਗਾ। ਇਸ ਵਿੱਚ ਸ਼ਾਮਲ ਹਨ ਘਰ, ਦੁਕਾਨਾਂ, ਸਕੂਲ, ਦਫਤਰ, ਫੈਕਟਰੀਆਂ ਅਤੇ ਸਿਹਤ, ਖਾਲੀ ਸਮੇਂ ਦੀਆਂ ਸਰਗਰਮੀਆਂ ਅਤੇ ਧਾਰਮਿਕ ਵਰਤੋਂ ਲਈ ਇਮਾਰਤਾਂ। ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਕੁਝ ਮਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ ਇਕ ਤਰਜਮੇ ਜਾਂ ਵਖਰੀ ਸ਼ਕਲ ਵਿੱਚ (ਜਿਵੇਂ ਕਿ ਆਡੀਓ ਟੇਪ, ਬ੍ਰੈਲ) ਲਈ ਨੰਬਰ (01753) 701159 'ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

یہ دستاویز ووکینگھم بارو کا کونسل کی طرف سے ہے اور یہ بیان کرتی ہے کہ بارو میں اب سے لیکر 2026 تک کے ترقیاتی کاموں کی سمت کیا ہوگی۔ اس میں رہائشی گھر، دوکانیں، سکول، دفاتر، فیکٹریاں اور صحت، تفریح اور مذہب سے متعلقہ عمارتیں شامل ہیں۔ اگر آپ کو اسے سمجھنے میں مدد درکار ہو تو اس کے ترجمے یا اسے کسی اور طرز (آڈیو ٹیپ، ناچینا افراد کے لیے مخصوص عبارت بریل) میں حاصل کرنے کے لیے برائے مہربانی ہم سے اس نمبر پر رابطہ کیجئے (01753) 701159۔

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

CP3 - General Principles for development

Planning permission will be granted for proposals that:

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

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

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

borough. Proposals should also take account of the results of the Council's Landscape Character Assessment and the vegetation in the area. Areas that are important to the Borough's landscape include Areas of Special Landscape Importance and Sites of Urban Landscape Value. These areas will be reviewed through the Managing Development Delivery DPD. Development proposals in line with PPS9 should demonstrate how they can address the needs of existing wildlife in the area, including the protection and enhancement of wildlife corridors. The Council will produce SPD complimenting the Borough Design Guide to help implement this policy.

- 4.20 In line with the SCI, the Council will encourage the submission of development briefs or masterplan with major proposals (Tier 1, see paragraphs 3.45 to 3.47 of SCI).
- 4.21 The SEP (Policy C7) highlight the regional significance of the River Thames Corridor. The valley of the River Thames is identified as an important feature within the Landscape Character Assessment. Other river valleys including the Loddon and Blackwater are also in the highest Landscape Character category. As a consequence of policies on flooding, parts of river valleys cannot be developed. They also contribute towards the separation of settlements. In addition, they provide valuable areas for recreation and have potential as wildlife corridors.
- 4.22 The Open Space Audit indicates that the borough provides the sites for open recreational activities to both the boroughs of Bracknell Forest and Reading, whereas these authorities provide the sites and buildings for indoor recreation. It is important that proposals recognise and enhance the value of open spaces to contribute to the needs of Boroughs' of Bracknell Forest, Reading and Wokingham. The Council's Open Space standards are detailed in the Wokingham District Open Space Audit which was undertaken in accordance with the advice in PPS17. The Open Space Standards are summarised in Appendix 4 and cover quality, quantity and accessibility. This policy will also aid the delivery of green infrastructure within the borough as encouraged in the SEP (Policy CC8) and PPS12 (paragraph 2.4). The delivery of green infrastructure (including Suitable Alternative Natural Greenspace (SANG) under policy CP8) also contributes towards the delivery of healthy communities, including safe access to facilities and opportunities for exercise/recreation⁴². Open space is to be delivered in perpetuity. Where open space meets the standards for Suitable Alternative Natural Greenspace (SANG), it can also count towards this provision as detailed in paragraph 4.49.
- 4.23 In order to maintain a variety of mix of uses throughout the borough, proposals that entail a net loss of community or recreational facilities will not be allowed. This is due to the risk that a loss of variety of activities in the borough could have on the overall sustainability of the area. This is especially an issue where the loss of a use results in longer journeys by less sustainable means to access alternative facilities. The Council will be improving community facilities in the borough, and these will be targeted within the neighbourhoods illustrated in map 2.3.

⁴² This reflects the advice of the Department of Health and National Institute for Clinical Excellence (NICE), available at <http://www.nice.org.uk/newsevents/infocus/Newguideforlocalauthorities.jsp>.