

Settlement Hierarchy Assessment

To accompany the Local Plan Update: Proposed Submission Plan
(Regulation 19)

September 2024



WOKINGHAM
BOROUGH COUNCIL

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1. Introduction

- 1.1 This assessment provides background and evidence for Wokingham Borough Council's settlement hierarchy. Specifically, it sets out the methodology the council has considered in reaching its conclusions, and includes the individual assessments for each settlement and details of any proposed changes.
- 1.2 The assessment is one in a series of papers supporting the Local Plan Update: proposed submission plan publication. The Plan is a key step in producing the final Local Plan Update, which sets out proposed site allocations and policies. The Plan is supported by a series of evidence studies and papers, including the Settlement Boundary Review topic paper which sets out how and where changes to the boundaries of settlements are proposed.

2. Purpose of the assessment

What is the settlement hierarchy assessment?

- 2.1 The settlement hierarchy assessment is a technical study that considers the range of services and facilities at different settlements within Wokingham Borough. The wider and larger the range of facilities, the more sustainable the location is, as the need to travel will be minimised and the options to travel by more sustainable modes will be greater.
- 2.2 The provision of services and facilities and their accessibility is subject to change over time, according to market forces and changing travel and service patterns. New or improved services and facilities may also be provided as part of new development proposals. This assessment therefore represents a snapshot in time.

Outputs of the assessment

- 2.3 Specific outputs for the assessment are:
 - To audit the current provision of services and facilities in settlements across the borough
 - To group settlements into a hierarchy reflecting their existing and planned provision of services and facilities and their role in the borough
 - To determine any shortages of services and facilities in the settlements and understand the requirements necessary in new developments
- 2.4 The assessment provides one part of the evidence base to support the Local Plan Update. It will not determine where development is directed. Decisions made through the plan process will take into account a wide range of factors. This will include the sustainability of settlements, work to assess transport capacity, flood risk and other key constraints and opportunities. This range of factors will affect how much development may be accommodated in different places in the borough.

3. Planning Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out the context in which local plans must be prepared. The NPPF is supplemented by a series of Planning Practice Guidance (PPG).

National Planning Policy Framework (NPPF)

- 3.2 The NPPF was published by the government in 2023. It sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans should be produced.
- 3.3 The NPPF contains no specific guidance on settlement hierarchies, however various statements refer to sustainability, including guiding development to sustainable solutions. It further recognises the importance of promoting sustainable development in rural areas that can help to enhance or maintain the vitality of rural communities. These include:
- The purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7).
 - Achieving sustainable development means that the planning system has three overarching objectives...[including] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8(c)).
 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).
 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby (paragraph 83).
 - The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 109).

Planning Practice Guidance (PPG)

- 3.4 The PPG¹ provides further detail when stating that “A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship, and that rural housing is essential to ensure viable use of these local facilities”.

¹ PPG: Rural Housing, Paragraph: 001 Reference ID: 50-001-20160519

- 3.5 The PPG² further states “that assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or Neighbourhood Plan process”. However, it continues to set out that “all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”.

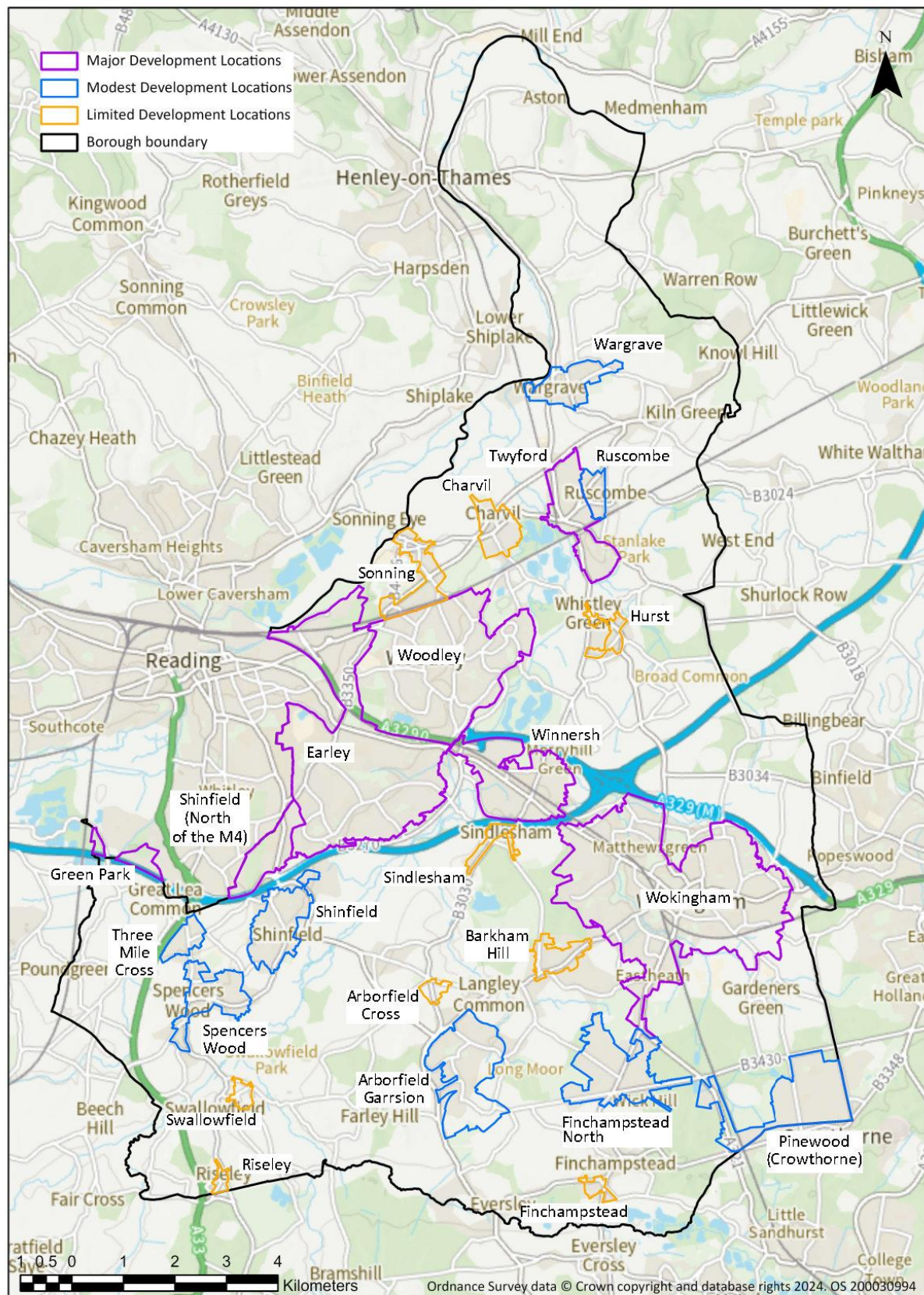
Local policy context

- 3.6 The council’s adopted planning policies are set out in the Core Strategy (2010) and the Managing Development Delivery (2014) local plans. Three tiers of settlements are identified through Policy CP9: ‘Scale and location of development proposals’, with major, modest and limited development locations. These are set out in Table 1 below. The scale of development proposals are required to reflect the existing or proposed levels of services and facilities at or in the location, together with their accessibility.
- 3.7 This assessment reviews the tiers of settlements set out in the Core Strategy to determine whether they remain appropriate.

Table 1: Core Strategy development locations	
Designation	Settlement
Major development locations	• Earley, • Green Park, • Shinfield (North of M4), • Twyford, • Winnersh, • Wokingham, • Woodley.
Modest development locations	• Arborfield Garrison, • Finchampstead North, • Pinewood (Crowthorne), • Ruscombe, • Shinfield, • Spencers Wood, • Three Mile Cross, • Wargrave.
Limited development locations	• Arborfield Cross, • Barkham Hill, • Charvil, • Finchampstead, • Hurst, • Riseley, • Sindlesham, • Sonning, • Swallowfield.

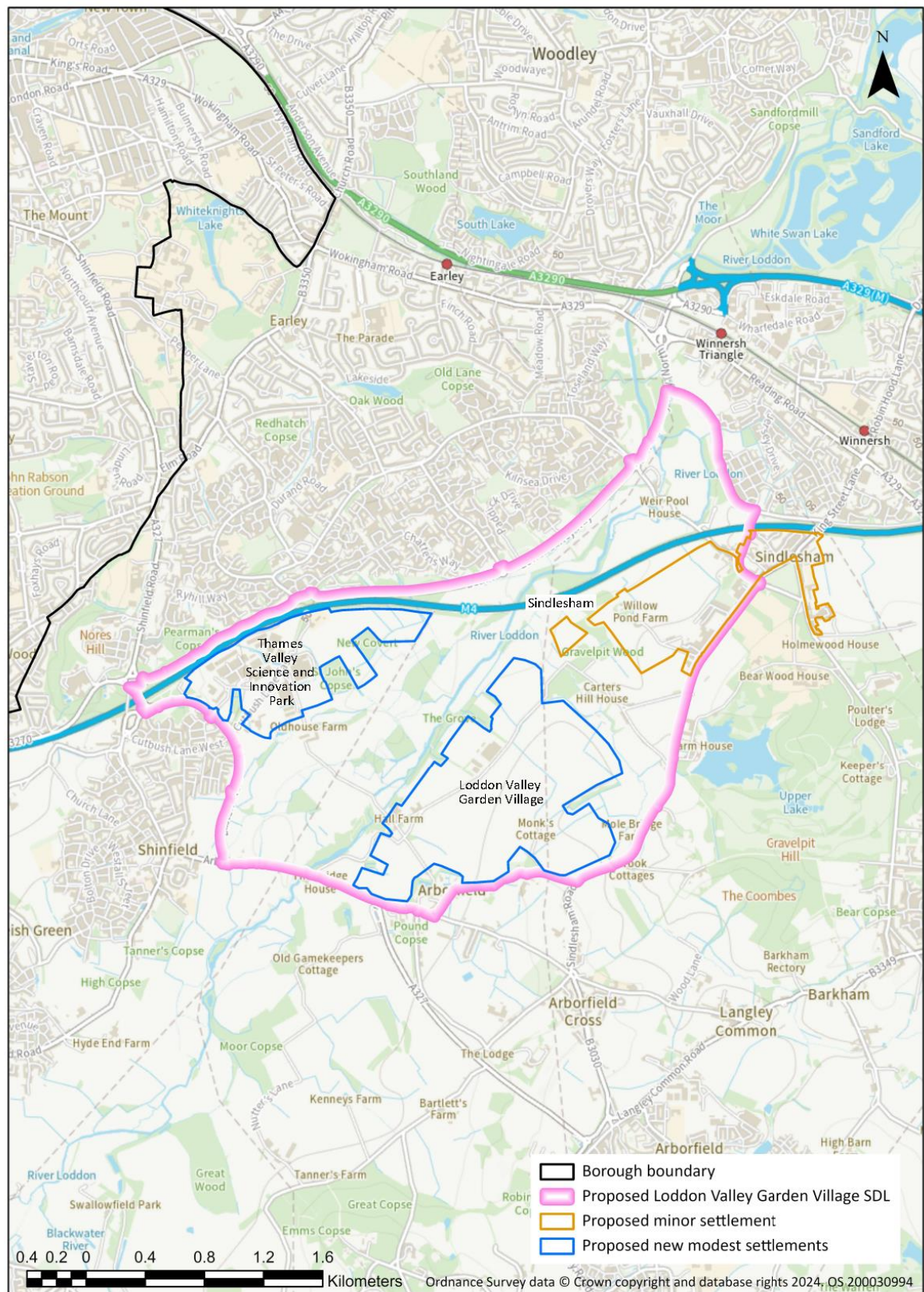
² PPG: Rural Housing, Paragraph: 001 Reference ID: 50-001-20160519

Figure 1: Core Strategy development locations



- 3.8 The LPU proposes that the primary focus of growth will be at the creation of a new self-contained garden village at Loddon Valley, with the creation of a new Strategic Development Location (SDL). As part of this assessment, a key matter is therefore how to incorporate these new development areas.
- 3.9 In summary a proposed expansion of Sindlesham is considered, as well as a full assessment of two new settlements at Thames Valley Science and Innovation Park, and Loddon Valley Garden Village, to determine the appropriate position in the hierarchy. (See Figure 2 below)

Figure 2: Loddon Valley Garden Village SDL and proposed settlements



4. Methodology

Overview

- 4.1 The methodology used to assess the sustainability of settlements is set out below. It draws on the process undertaken for the Core Strategy as well as similar studies undertaken by other local authorities.

Stage 1: Define settlements

- 4.2 Stage 1 is to define the settlements being audited in the study. A desktop review of the existing development locations within the Core Strategy was undertaken as a starting point. Settlements outside these existing development locations were unlikely to contain any concentration of services and facilities. New settlements proposed as part of the Loddon Valley Garden Village SDL are then also included.
- 4.3 Where settlements straddle local authority boundaries, the out-of-borough segment of the settlement was also included in the analysis. Where appropriate, the definition and determination of settlements also recognised the role of groups of nearby villages supporting each other's services, as recognised in the NPPF. This is largely considered as part of the qualitative element of the assessment.

Stage 2: Audit of key service provision

- 4.4 Stage 2 is to audit the services and facilities provided in each settlement. The services and facilities logged as part of this audit were those considered to be of key importance for the sustainable functioning of settlements. Appendix C provides a summary of sources of this information.

Table 2: List of key services and facilities

- | |
|--|
| <ul style="list-style-type: none">• Post office• Large supermarket• Primary school• GP surgery• Public house• Village/community hall (including such facilities provided as part of places of worship e.g. church halls)• Recreation ground / playing fields (including outdoor sports pitches and children's playgrounds) |
|--|

- 4.5 A desk-based analysis was carried out to assess service provision in each of the settlements. The presence or absence of key services is recorded as part of the detailed assessment for each settlement in Appendix A.
- 4.6 At this stage, higher-order services and facilities are also considered as part of the assessment. Higher-order services and facilities are those which are not typically present in all settlements, but are equally important to easily access. They are likely to be located in a small number of larger sized settlements.

Table 3: Higher-order services and facilities

- Secondary school
- Dentist
- Pharmacy
- Indoor sports / leisure centre
- Permanent library

4.7 The presence or absence of these higher-order services and facilities is also recorded as part of the detailed assessment for each settlement in Appendix A. This enabled a classification of higher tier settlements to be undertaken, as well as providing context for both the qualitative assessment and the assessment of accessibility considerations as part of Stage 3.

Stage 3: Audit of accessibility

4.8 Stage 3 is an audit of the accessibility of settlements to services and facilities. Many smaller settlements will be unlikely to have direct access to higher-order services and facilities, but the ease and ability to access them elsewhere is an important element of considering settlement sustainability.

4.9 The following factors were therefore considered:

- Travel distance between the settlement and higher-tier settlements which are able to offer a greater range of higher-order services and facilities
- Availability of public transport in the settlement – based on a rating of good, fair, limited or no level of public transport accessibility. This takes account of frequency, hours of operation and duration to the nearest higher-tier settlement, to provide an effective and appropriate analysis. The level of service provision was defined by the standards set out in Table 4 below. To qualify for each tier of service quality, all of the requirements listed in the bullet points needed to be met.

Table 4: Audit of accessibility

- | |
|--|
| <ul style="list-style-type: none"> • Good <ul style="list-style-type: none"> ○ At least a 30 minute service frequency from 7am to 7pm Monday to Saturday ○ At least an hourly service frequency (but ideally 30 minute) from 7am to 10pm on Sundays and outside the above hours ○ Presence of both bus and rail with a choice of multiple destinations |
| <ul style="list-style-type: none"> • Fair <ul style="list-style-type: none"> ○ At least a service from 7am to 7pm Monday to Saturday of 30 minute to 1 hour frequency ○ A reduced services in the evenings and on Sunday |
| <ul style="list-style-type: none"> • Limited <ul style="list-style-type: none"> ○ Services from 7am to 7pm Monday to Friday of longer than 1 hour frequency ○ Limited or no services at the weekend |
| <ul style="list-style-type: none"> • None <ul style="list-style-type: none"> ○ No regular scheduled bus or train service |

4.10 The analysis also takes account of future known investments and infrastructure improvements where relevant. The overview of the audit of key services and facilities and accessibility can be seen in Table 5 below.

Table 5: Settlement audit overview

Settlement	Key services and facilities	Higher-order services and facilities	Distance to closest tier 1 settlement	Public transport accessibility
Earley	7	5	N/A	Good
Green Park	1	1	N/A	Good
Shinfield (north of M4)	2	2	N/A	Fair
Twyford	7	4	N/A	Fair
Winnersh	6	3	N/A	Good
Wokingham	7	5	N/A	Good
Woodley	7	5	N/A	Fair
Arborfield Green	3	2	5.5km	Fair
Finchampstead North	5	3	3.5km	Fair
Pinewood (Crowthorne)	7	4	4.5km	Fair
Ruscombe	1	0	0.7km	Limited
Shinfield (south of M4)	6	2	1.4km	Fair
Spencers Wood	5	2	3.1km	Fair
Three Mile Cross	3	0	2.3km	Fair
Wargrave	5	3	2.8km	Fair
Arborfield Cross	3	0	4.4km	Fair
Barkham Hill	1	0	2.6km	Limited
Charvil	4	0	1.6km	Fair
Finchampstead	3	0	5.9km	None
Hurst	4	0	2.8km	Limited
Riseley	1	0	6.2km	Fair
Sindleshams	2	0	1.2km	None
Sonning	3	1	1.8km	Fair
Swallowfield	4	0	4.6km	Fair
Thames Valley Science and Innovation Park	0	0	1.4km	Fair
Loddon Valley Garden Village*	5/6	3/4	3.1km	Fair

*This is a proposed settlement and therefore the audit is based on planned delivery of services and facilities including access to public transport.

Stage 4: Construction of the settlement hierarchy

- 4.11 Stage 4 is a final construction of the settlements into a hierarchy, following the assessment of key services and facilities and accessibility.
- 4.12 At this stage there was also a qualitative assessment of the provision of services and facilities in the settlements, with commentary provided to corroborate the suggested position of the settlement in the hierarchy. This is partly to verify whether specific circumstances were present which suggested that a settlement's position in the hierarchy was inappropriate and would be more appropriate at a higher or lower tier. For example, Ruscombe has no services or facilities within the settlement boundary but lies adjacent to the major settlement of Twyford with easy access to a wide range of key and higher order facilities as well as bus and train services.

- 4.13 An overall qualitative judgement was made based on the analysis and the outputs from the audits. A scoring system has not been used, as it was considered that it could lead to an over-simplistic assessment.
- 4.14 The audit considered cross-boundary issues where necessary, including services and facilities outside the borough if, for example, part of a settlement fell beyond the borough boundary or if the nearest higher-order services and facilities were just across the borough boundary.
- 4.15 Recognising the settlement structure and pattern in the borough, it is considered most appropriate to group the settlements into three tiers representing different levels of performance against the various criteria. Through the LPU it is proposed to update the tier 3 settlements from limited development locations to minor settlements. This is set out in Table 6 below.

Table 6: Proposed settlement hierarchy	
• Tier 1: Major settlements ○ Earley ○ Green Park ○ Shinfield (north of M4) ○ Twyford ○ Winnersh ○ Wokingham ○ Woodley	
• Tier 2: Modest settlements ○ Arborfield Green (renamed from Arborfield Garrison) ○ Finchampstead North ○ Pinewood (Crowthorne) ○ Ruscombe ○ Shinfield (south of M4) ○ Spencers Wood ○ Thames Valley Science and Innovation Park ○ Three Mile Cross ○ Wargrave ○ Loddon Valley Garden Village*	
• Tier 3: Minor settlements ○ Arborfield Cross ○ Barkham Hill ○ Charvil ○ Finchampstead ○ Hurst ○ Riseley ○ Sindlesham ○ Sonning ○ Swallowfield	

*Proposed future modest settlement as part of the delivery of the new SDL

- 4.16 A summary of the features of each tier in the hierarchy is given below. Full assessments can be seen in Appendix A.

Tier 1 summary

4.17 The first tier in the hierarchy consists of towns and larger settlements which have a large amount of services and facilities. The settlements in this tier are Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley. These areas contain the largest variety of key and higher-order services and facilities, as well as the widest public transport offer.

4.18 Earley

- This is the second largest settlement in the borough with a population of approx. 32,600 (2021 census).
- The town is served by a good range of services, including a main retail centre in Lower Earley with a large supermarket, library, secondary schools and a leisure complex.
- Earley is well connected with frequent trains to London and Reading, as well as a good bus services to Reading, Wokingham and surrounding areas.
- It is noted that Earley is also home to the University of Reading Whiteknights Campus, Thames Valley Business Park and Suttons Industrial Estate.

4.19 Green Park

- Green Park is a major employment site (and designated Core Employment Area). It is a regionally recognised prime office park which is home to a number of global companies.
- It borders Reading and the M4 allowing for good vehicular access.
- Green Park train station is now open with trains to Reading and Basingstoke.
- Some new services are being delivered through the housing coming forward in the Reading area of Green Park, including a primary school.

4.20 Shinfield (north of M4)

- The settlement is an urban area which largely connects with Reading, whilst lying within Wokingham Borough.
- Regular buses connect to Reading and Wokingham town centres.

4.21 Twyford

- Twyford is a large village supported by many services and facilities which additionally serve smaller nearby villages.
- It is served by a train station with frequent trains to Reading, London and Henley on Thames.

4.22 Winnersh

- Winnersh is well connected with two train stations – Winnersh and Winnersh Triangle – with regular trains to Reading and London.
- Winnersh lies on the main corridor of transport and development between the largest towns of Wokingham and Earley.

4.23 Wokingham

- This is the largest settlement in the borough with a population of approx. 38,700 (2021 census) and is home to the largest town centre providing a wide range services and facilities as well as Molly Millars Industrial Estate and Toutley Industrial Estate.
- Wokingham has seen recent growth in population, in particular from the North Wokingham SDL which is nearing completion, as well as through a significant town centre regeneration.
- Wokingham train station provides frequent trains to Reading, London and Gatwick.

4.24 Woodley

- Woodley is the third largest settlement in the borough with a population of 28,800 (2021 census).
- It has the second largest town centre providing a wide range of services and facilities.
- Regular buses provide services into Reading town centre.

Tier 2 summary

- 4.25 Tier 2 consists of settlements which are, after Tier 1 settlements, the largest within the borough. These are the settlements which typically have a population of over 1,000 people and which have all or almost all of the key services and facilities.
- 4.26 These settlements include Arborfield Green (renamed from Arborfield Garrison now that development is underway), Finchampstead North, Pinewood (Crowthorne), Shinfield (south of M4), Spencers Wood, Three Mile Cross and Wargrave, which have sizeable populations and contain most of the key services and facilities and some of the higher-order services and facilities. Ruscombe also falls within Tier 2, largely due to its proximity to and connection with Twyford where key and higher-order services and facilities will be accessed.
- 4.27 All Tier 2 settlements have some degree of public transport provision, with most of them having a service rated as 'fair'.
- 4.28 Two new settlements have been identified through the proposal for a new SDL at Loddon Valley: Thames Valley Science and Innovation Park (TVSP) and Loddon Valley Garden Village. Both have been assessed as modest settlements. TVSP is primarily an existing area of employment which will see some further economic growth. Loddon Valley Garden Village will be a future new self-sustaining settlement delivering a wide range of services and facilities alongside new homes.

Tier 3 summary

- 4.29 Tier 3 settlements are generally less well served with some of the key services and facilities and less frequent public transport provision. Some tier 3 settlements have a rating of 'fair' for accessibility due to the change in criteria of up to an hour frequency of buses – where this is hourly and therefore considered to be within the fair bracket of assessment. The proposed future expansion of Sindlesham is not considered to impact the level of services and facilities and therefore remains within this tier.

5. Conclusion

- 5.1 This assessment provides background and evidence for Wokingham Borough Council's settlement hierarchy. Specifically, it sets out the factors and methodology the council has considered in reaching its conclusions, and includes individual assessments for each settlement and details of the proposed hierarchy.

APPENDIX A: Detailed settlement assessments

Tier 1 settlement assessments

Earley	
Population: 32,600 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	Y
Primary school	Y (Earley St Peter's C of E Primary, Aldryngton Primary, Loddon Primary, Hawkedon Primary, Radstock Primary, Hillside Primary, Whiteknights Primary)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (Maiden Erlegh)
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	Y
Permanent library	Y
Audit of accessibility: Good	
Earley train station provides regular South Western Railway services to Reading and London Waterloo.	
Bus services from Reading Buses and Thames Valley Buses serve the Earley area, with routes around the main areas of Earley into Reading, and routes along the A4 and A329 providing services to Reading and Wokingham.	
Whilst there is a mixture of frequencies of service, depending on area within the Earley, overall the level of accessibility is good.	
Conclusion:	
Earley is one of the largest settlements in the borough in terms of population and this is reflected in the provision of all key and higher-order services and facilities.	
Recommendation:	
Retain position as a major settlement.	

Green Park	
Population: 0	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Green Park Village Primary Academy – within the Reading Borough area of Green Park)
GP surgery	N
Public house	N
Village / community hall	N
Recreation ground / playing fields	N
Higher-order services and facilities	
Secondary school	N
Dentist	Y
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Good Reading Green Park train station provides regular services to Reading and Basingstoke. Reading Buses provide a number of services into Reading town centre and to Mere Oak Park and Ride, from Green Park train station and throughout Green Park employment area. These are at a range of intervals from 15 minutes up to hourly.	
Conclusion: The Wokingham Borough part of Green Park forms part of the wider Green Park area of Reading. Its nature is primarily as a Core Employment Area and it relies on the wider urban area, including residential areas of Reading and the town centre, for nearly all key and higher-order services and facilities. Whilst this settlement does not contain the level of services and facilities expected of a major settlement, it is considered appropriate for it to hold an elevated position in the hierarchy due to its role as an employment area largely within Reading. Recommendation: Retain position as a major settlement.	

Shinfield (north of M4)	
Population: 3,600 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	N
GP surgery	N (South Reading surgery to the north of the settlement within Reading Borough)
Public house	Y (Pub is located in the area of the local centre within Reading Borough)
Village / community hall	N (Whitley Wood community centre adjacent within Reading Borough)
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair Reading Buses provide regular services from Whitley Wood and Shinfield Road into Reading town centre and Wokingham town centre, at 15 to 30 minute intervals.	
Conclusion: There are few key or higher-order services and facilities within Shinfield (North of the M4). However, many are located close by, within the Reading Borough section of the Shinfield Road local centre to the north, in Whitley Wood to the west and within Earley to the east. The settlement comprises urban area which primarily looks to and connects with Reading, forming a 'part settlement' within Wokingham Borough.	
Recommendation: Retain position as a major settlement.	

Twyford	
Population: 6,800 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	Y
Primary school	Y (Polehampton C of E Infant, Polehampton Junior, Colleton Primary)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (The Piggott lies just to the north of Twyford outside the settlement boundary)
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	N
Permanent library	Y
Audit of accessibility: Fair Twyford train station is served by the Elizabeth Line and the Great Western Main Line, providing good services into Reading and London. Thames Valley Buses provide services to Wokingham and Reading town centres approx. hourly on weekdays and Saturday. Carousel Buses now provide services between Reading and High Wycombe which serve Twyford approx. hourly on weekdays and Saturdays.	
Conclusion: Twyford contains all key and nearly all higher-order services and facilities. The local secondary school lies just outside the settlement boundary due to its Green Belt location. It is supported by a train station with services into London and Reading. Twyford also draws people in from the surrounding villages to access the services and facilities available.	
Recommendation: Retain position as a major settlement.	

Winnersh	
Population: 9,100 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	Y
Primary school	Y (Winnersh Primary, Wheatfield Primary)
GP surgery	Y
Public house	Y
Village / community hall	N (Winnersh community centre is located in Sindlesham)
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (The Forest)
Dentist	Y
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	Y
Audit of accessibility: Good Winnersh lies between its larger neighbours of Wokingham, Earley and Woodley, on a main transport route providing good access east and west. It is along this corridor that public transport services are primarily available in the settlement. Winnersh is served by two train stations – Winnersh and Winnersh Triangle - which provide regular South Western Railway services to Reading and London Waterloo. Reading Buses provide a regular service from the centre of Winnersh along Reading Road to Reading, Wokingham and Bracknell town centres. Thames Valley Buses provide a service through the north of Winnersh joining Reading Road to Wokingham town centre, which is approx. hourly. Winnersh Triangle Park and Ride has recently increased services available and now provides a service every 15 minutes to Reading town centre on weekdays and Saturday.	
Conclusion: Winnersh is situated between the borough's largest settlements along the main corridor of transport and development. While the local community hall lies just outside the boundary within Sindlesham, Winnersh is well served on the whole by key and higher-order services and facilities, as well as public transport options.	
Recommendation: Retain position as a major settlement.	

Wokingham	
Population: 38,700 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	Y
Primary school	Y (Emmbrook Infant, Emmbrook Junior, St Cecilia's C of E Primary, The Hawthorns Primary, Windmill Primary, St Pauls C of E Junior, Walter Infant, Evendons Primary, St Teresas Catholic Primary, Wescott Infant, Westende Junior, All Saints Primary, Keephatch Primary, Floreat Montague Park Primary)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (Emmbrook, The Holt, St. Crispins)
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	Y
Permanent library	Y
Audit of accessibility: Good Wokingham train station is served by South Western Railway and the Great Western Main Line which provide regular services to Reading, London Waterloo and Gatwick Airport. Multiple bus services from Reading Buses and Thames Valley Buses serve the Wokingham area, to and from Reading and Bracknell and serving many of the more residential areas. Whilst there is a mixture of frequencies of service, depending on area within the settlement, overall the level of accessibility is good.	
Conclusion: Wokingham is one of the largest settlements in the borough in terms of population, and includes the main town centre. This is reflected in the provision of all key and higher-order services and facilities. Residents in surrounding towns and villages will likely access services and facilities available in Wokingham. Recommendation: Retain position as a major settlement.	

Woodley	
Population: 28,800 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	Y
Primary school	Y (Willow Bank Infant, Willow Bank Junior, Woodley C of E Primary, St Dominic Savio Catholic Primary, Highwood Primary, South Lake Primary, Rivermead Primary, Beechwood Primary)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (Waingel's College, The Bulmershe)
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	Y
Permanent library	Y
Audit of accessibility: Fair Reading Buses provides services through Woodley to Reading town centre approx. every 30 minutes on weekdays and Saturday and hourly services on Sunday.	
Conclusion: Woodley is one of the largest settlements in the borough in terms of population and this is reflected in the provision of all key and higher-order services and facilities. Residents in surrounding towns and villages will likely access services and facilities available in Woodley. Recommendation: Retain position as a major settlement.	

Tier 2 settlement assessments

Arborfield Green	
Population: 4,400 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N (Permission granted for new supermarket at district centre ref 232927)
Primary school	Y (Farley Hill Primary)
GP surgery	N
Public house	N (Permission granted for new pub at district centre ref 230872)
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	Y (Bohunt)
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	Y
Permanent library	N
Audit of accessibility: Fair Reading Buses provide a service through Arborfield Green to Reading and Wokingham town centres via Shinfield and Finchampstead. Buses are approx. every 20 to 30 minutes on weekdays and Saturday.	
Conclusion: Arborfield Green has seen an increase in key and higher-order services and facilities as part of the SDL and will continue to improve its offering. Some of these have planning permission to be delivered as part of the new district centre, with a Sainsbury's due to open in 2025. Others such as a GP surgery and post office are not anticipated. Other services and facilities will be accessed in surrounding settlements, which could be by regular bus services to Reading and Wokingham town centres via Shinfield and Finchampstead North. Recommendation: Retain position as a modest settlement.	

Finchampstead North	
Population: 8,200 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	Y (Gorse Ride Infant, Gorse Ride Junior, Nine Mile Ride Primary)
GP surgery	Y
Public house	N
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	N
Permanent library	Y
Audit of accessibility: Fair Reading Buses provide a service through Finchampstead North to Reading town centre via Arborfield and Shinfield and to Wokingham town centre. Buses are approx. every 20 to 30 minutes on weekdays and Saturday.	
Conclusion: Finchampstead North contains a fairly good level of key and higher-order services and facilities. With a fairly good level of accessibility to Wokingham and Arborfield Green, it is likely that some services and facilities will be accessed in those neighbouring settlements. Recommendation: Retain position as a modest settlement.	

Pinewood (Crowthorne)	
Population: 7,800 (approx.)	
Key services and facilities	
Post office	Y (Crowthorne Station on Dukes Ride within the Bracknell Forest area of Crowthorne)
Large supermarket	Y (within the Bracknell Forest area of Crowthorne)
Primary school	Y (Hatch Ride Primary, Oaklands Infant, Oaklands Junior. Crowthorne C of E Primary and Wildmoor Heath Primary in the Bracknell Forest area of Crowthorne)
GP surgery	Y
Public house	Y (within the Bracknell Forest area of Crowthorne)
Village / community hall	Y
Recreation ground / playing fields	Y (within the Bracknell Forest area of Crowthorne)
Higher-order services and facilities	
Secondary school	Y (Edgbarrow – within the Bracknell Forest area of Crowthorne)
Dentist	Y (within the Bracknell Forest area of Crowthorne)
Pharmacy	Y (Dukes Ride within the Bracknell Forest area of Crowthorne)
Indoor sports / leisure centre	N
Permanent library	Y (Crowthorne library within the Bracknell Forest area of Crowthorne)
Audit of accessibility: Fair Crowthorne train station lies just outside the borough boundary and provides approx. hourly services to Reading and Gatwick Airport. Thames Valley Buses provide services to Bracknell town centre approx. hourly on weekdays and Saturday.	
Conclusion: Pinewood (Crowthorne) comprises the section of Crowthorne which lies within Wokingham Borough. As such the assessment takes into account the services both in Wokingham Borough and in Bracknell Forest. There is a good level of key and higher-order services and facilities either within Pinewood (Crowthorne) or accessible just over the borough boundary. However, taken on its own Pinewood (Crowthorne) has a reduced level of services and facilities available and some would be accessed from nearby towns, appropriate for a modest settlement. Recommendation: Retain position as a modest settlement.	

Ruscombe	
Population: 920 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	N
GP surgery	N
Public house	Y
Village / community hall	N
Recreation ground / playing fields	N
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Limited There is limited access to public transport within Ruscombe itself, with a poor level of bus services. Better services, including Twyford train station, would be accessed in adjoining Twyford.	
Conclusion: Ruscombe has minimal services within the settlement and is primarily a residential area adjacent to Twyford. As it adjoins Twyford, residents are able to easily access both key and higher-order services and facilities there, which on balance is considered to be appropriate for a modest settlement in this instance. Recommendation: Retain position as a modest settlement.	

Shinfield (south of M4)	
Population: 5,600 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N (Permission granted for new supermarket at district centre ref 222656)
Primary school	Y (Shinfield Infant, Shinfield St Mary's C of E Junior, Alder Grove C of E Primary)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N (Oakbank lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	N (Ryeish Green Sports Hub lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Permanent library	N
Audit of accessibility: Fair Reading Buses provide services into Reading town centre at least every 20 minutes on weekdays and 30 minutes on Saturday.	
Conclusion: Shinfield has seen an increase in services and facilities as part of the South of the M4 SDL. The final key service of a large supermarket has planning permission and is due to be delivered in 2025. Shinfield benefits from some higher-order services and facilities, with a secondary school and indoor sports facility also lying just outside the settlement between the three villages of Shinfield, Spencers Wood and Three Mile Cross. Other services and facilities can be easily accessed by regular bus services to Reading town centre. Recommendation: Retain position as a modest settlement.	

Spencers Wood	
Population: 5,300 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	Y (Lambs Lane Primary)
GP surgery	N
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N (Oakbank lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Dentist	N
Pharmacy	Y
Indoor sports / leisure centre	N (Ryeish Green Sports Hub lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Permanent library	Y
Audit of accessibility: Fair Reading Buses provide a service to Reading town centre and Mere oak Park and Ride 30 minute to hourly on weekdays and Saturday.	
Conclusion: Spencers Wood has a fairly good level of key services and facilities. It also benefits from some higher-order services and facilities, with a secondary school and indoor sports facility lying just outside the settlement between the three villages of Spencers Wood, Shinfield and Three Mile Cross. Other services and facilities can be easily accessed by bus in Shinfield and Reading town centre. Recommendation: Retain position as a modest settlement.	

Three Mile Cross	
Population: 2,100 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	N
GP surgery	N
Public house	Y
Village / community hall	N
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N (Oakbank lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N (Ryeish Green Sports Hub lies outside of settlement boundaries between Shinfield, Spencers Wood and Three Mile Cross)
Permanent library	N
Audit of accessibility: Fair Reading buses provide a service to Reading town centre and Mere oak Park and Ride 30 minute to hourly on weekdays and Saturday.	
Conclusion: Three Mile Cross is the smallest village of the three villages developed as part of the South of the M4 SDL. As such it has a limited level of key services and facilities. It does however benefit from some higher-order services and facilities, with a secondary school and indoor sports facility lying just outside the settlement between the three villages of Three Mile Cross, Shinfield and Spencers Wood. Other services and facilities can be easily accessed by bus in Shinfield, Spencers Wood and Reading town centre. Recommendation: Retain position as a modest settlement.	

Wargrave	
Population: 2,900 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Robert Piggott C of E Infant, Robert Piggott C of E Junior)
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N
Dentist	Y
Pharmacy	Y
Indoor sports / leisure centre	N
Permanent library	Y
Audit of accessibility: Fair Wargrave train station is served by the Great Western Main Line, providing half hourly services to Twyford and Henley. Carousel Buses now provide services between Reading and High Wycombe which serve Wargrave approx. hourly on weekdays and Saturdays.	
Conclusion: Wargrave has a fairly good level of key services and facilities and also benefits from some higher-order services and facilities. Others, for example a supermarket and secondary school, would be accessed in nearby settlements such as Twyford. Wargrave also benefits from a train station providing access to Twyford and Henley. Recommendation: Retain position as a modest settlement.	

Tier 3 settlement assessments

Arborfield Cross	
Population: 760 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (The Coombes C of E Primary)
GP surgery	Y
Public house	N (Just outside settlement boundary)
Village / community hall	Y
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair Reading Buses provide a service through Arborfield Cross to Reading and Wokingham town centres via Shinfield and Arborfield Green. Buses to Reading and Arborfield Green are approx. every 20 to 30 minutes on weekdays and Saturday. Buses to Wokingham are approx. 45 minute to hourly on weekdays and Saturday.	
Conclusion: Arborfield Cross contains a fairly good level of key services and facilities for a small village, including a primary school and GP surgery, with a pub and recreation ground just outside the settlement boundary. Higher order services and facilities would need to be accessed in nearby towns and villages, with good access via bus to Arborfield Green, Shinfield and Reading town centre.	
Recommendation: Retain position as a minor settlement.	

Barkham Hill	
Population: 2,000 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	N
GP surgery	N
Public house	N
Village / community hall	N
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Limited Reading Buses provide approx. hourly services on weekdays and on Saturday, from Barkham Hill to Wokingham town centre and to Reading town centre via Arborfield and Shinfield.	
Conclusion: Barkham Hill is primarily a small residential village with limited access to services and facilities. Nearly all key and higher-order facilities would be accessed in surrounding towns and villages, with limited public transport available. Recommendation: Retain position as a minor settlement.	

Charvil	
Population: 3,200 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Charvil Piggott Primary)
GP surgery	N
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair Thames Valley Buses provide services to Wokingham and Reading town centres approx. hourly on weekdays and Saturday. Carousel Buses now provide services between Reading and High Wycombe which serve Charvil approx. hourly on weekdays and Saturdays.	
Conclusion: Charvil contains an appropriate level of key services and facilities for a small village, including a primary school and village hall. Higher order services and facilities would need to be accessed in nearby towns and villages, in particular in Twyford. Buses to Twyford are approx. hourly with a walking time of approx. 20 to 30 minutes between the settlements, which may appeal to some.	
Recommendation: Retain position as a minor settlement.	

Finchampstead	
Population: 620 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Finchampstead C of E Primary)
GP surgery	N
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: None	
There is one return journey on a Tuesday only by a Horseman Coaches service between Three Mile Cross and Winnersh, via Finchampstead. There is therefore no regular scheduled bus service.	
Conclusion:	
Finchampstead has a few key services and facilities, appropriate for the small village. Other key and higher-order facilities would be accessed in surrounding towns and villages, however these would only be accessible by car due to the very limited public transport available.	
Recommendation:	
Retain position as a minor settlement.	

Hurst	
Population: 1,000 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	Y (St. Nicholas C of E Primary)
GP surgery	N
Public house	Y
Village / community hall	N (Just outside settlement boundary) ³
Recreation ground / playing fields	Y
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Limited Thames Valley Buses provide services to Wokingham and Reading town centres approx. just over hourly on weekdays and approx. 2 hourly on Saturday.	
Conclusion: Hurst contains an appropriate level of key services and facilities for a small village, including a primary school and a village hall just outside the settlement boundary. Higher order services and facilities would need to be accessed in nearby towns and villages, in particular in Twyford. Buses to Twyford are approx. just over hourly on weekdays with a walking time of approx. 30 to 45 minutes between the settlements, which may appeal to some. Recommendation: Retain position as a minor settlement.	

³ Hurst village hall is proposed to be brought within the settlement boundary as part of the settlement boundaries review.

Riseley	
Population: 650 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	N
GP surgery	N
Public house	Y
Village / community hall	N (Just outside settlement boundary)
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair Thames Valley Buses provide services to Reading town centre approx. hourly on weekdays and Saturday, via Swallowfield, Spencers Wood and Three Mile Cross.	
Conclusion: There are limited key services and facilities in Riseley, which is appropriate for a small village. Other key and higher-order facilities would be accessed in surrounding towns and villages, with fairly good access by bus. Recommendation: Retain position as a minor settlement.	

Sindlesham	
Population: 1,100 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Bearwood Primary)
GP surgery	N
Public house	Y
Village / community hall	N (Just outside settlement boundary)
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: None There is one return journey on a Tuesday only by a Horseman Coaches service between Three Mile Cross and Winnersh, via Finchampstead. There is therefore no regular scheduled bus service. However, train and bus services could be accessed from Winnersh via the train station and from Reading Road, around a 20 minute walk from Sindlesham.	
Conclusion: Sindlesham contains an appropriate level of key services and facilities for a small village, including a primary school as well as a community centre and recreation ground just outside the settlement boundary. Other key and higher-order facilities would be accessed in surrounding towns and villages, particularly Winnersh which lies just to the north of Sindlesham. Winnersh train station is also an approx. 20 minute walk, which may appeal to some. Expansion of the settlement is proposed as part of the Loddon Valley Garden Village SDL. This will largely bring residential development, with any new services and facilities likely to be limited to small scale retail. This is not considered to change the hierarchy assessment. Recommendation: Retain position as a minor settlement.	

Sonning	
Population: 1,600 (approx.)	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	Y (Sonning C of E Primary)
GP surgery	N
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	Y
Permanent library	N
Audit of accessibility: Fair Thames Valley Buses provide services to Wokingham and Reading town centres approx. hourly on weekdays and Saturday, via Woodley and Twyford. Carousel Buses now provide services between Reading and High Wycombe which serve Charvil approx. hourly on weekdays and Saturdays.	
Conclusion: Sonning contains an appropriate level of key services and facilities for a small village, including a primary school and a village hall. Other key and all higher order services and facilities would need to be accessed in nearby towns and villages such as Woodley, Reading and Twyford. Buses are approx. just over hourly on weekdays. Woodley town centre is a walking time of approx. 30 to 40 minutes which may appeal to some, although it will involve crossing the A4 from some areas of Sonning.	
Recommendation: Retain position as a minor settlement.	

Swallowfield	
Population: 680 (approx.)	
Key services and facilities	
Post office	Y
Large supermarket	N
Primary school	N
GP surgery	Y
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	N (Just outside settlement boundary)
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair Thames Valley Buses provide services to Reading town centre approx. hourly on weekdays and Saturday, via Spencers Wood and Three Mile Cross.	
Conclusion: Swallowfield contains an appropriate level of key services appropriate to a small village, which includes a GP surgery. Other key and higher-order facilities, including primary schools, would be accessed in surrounding towns and villages, with fairly good access by bus. Recommendation: Retain position as a minor settlement.	

Proposed new settlement assessments

There has been significant recent development at the Thames Valley Science and Innovation Park (TVSP), and further development is proposed in the LPU. It is therefore considered appropriate to create a new separate settlement. This removes TVSP from the settlement boundary of Shinfield to allow for this change.

Thames Valley Science and Innovation Park	
Population: 0	
Key services and facilities	
Post office	N
Large supermarket	N
Primary school	N
GP surgery	N
Public house	N
Village / community hall	N
Recreation ground / playing fields	N
Higher-order services and facilities	
Secondary school	N
Dentist	N
Pharmacy	N
Indoor sports / leisure centre	N
Permanent library	N
Audit of accessibility: Fair	
Reading buses provide a service to Reading town centre and MereOak Park and Ride 30 minute to hourly on weekdays and Saturday.	
Conclusion:	
Thames Valley Science and Innovation Park has undergone expansion in recent years – including the delivery of Shinfield Studios and the British Museum Archaeological Research Collection. Its function is primarily of a Core Employment Area and therefore it relies upon surrounding towns and villages including Reading, Shinfield (north of M4), Shinfield (south of M4) and Earley for access to key and higher-order services and facilities.	
With its economic function and access by bus to these surrounding towns and villages, it is considered appropriate for it to hold a tier 2 position in the hierarchy, as a modest settlement.	
Recommendation:	
Propose position as a modest settlement.	

The majority of new homes and infrastructure – such as primary schools, a secondary school, retail and community centres – within the Loddon Valley Garden Village SDL, will be delivered as part of a new settlement: Loddon Valley Garden Village. It is therefore appropriate to define a new separate settlement.

Loddon Valley Garden Village	
Planned homes: 3,380	
Planned key services and facilities	
Post office	N (May be delivered as part of the retail centre)
Large supermarket	Y
Primary school	Y
GP surgery	Y/N (Health uses are proposed – detail to be determined)
Public house	Y
Village / community hall	Y
Recreation ground / playing fields	Y
Planned higher-order services and facilities	
Secondary school	Y
Dentist	Y/N (Health uses are proposed – detail to be determined)
Pharmacy	Y
Indoor sports / leisure centre	Y
Permanent library	N
Audit of planned accessibility: Fair There is a planned phased delivery of public transport which will likely provide regular bus services of approx. 20 minutes up to hourly intervals weekdays and at the weekend.	
Conclusion: The Loddon Valley Garden Village SDL is the largest new planned development in the LPU, with potential to deliver around 3,930 new homes (around 2,700 within the plan period). The majority of the homes and services and facilities will lie within the main Loddon Valley Garden Village settlement, likely focused around a main district centre. Delivery of services and facilities will include two primary schools, a secondary school, retail, leisure, employment, cultural and health uses, as well as country parks and other recreational green space. Further masterplanning work will be undertaken to set out further detail on the type of services and facilities to be delivered and the anticipated delivery timescales. The availability of key services and facilities, and higher order services and facilities may therefore be subject to change. With the likely population, proposed services and facilities and proposed level of accessibility, it is considered appropriate for Loddon Valley Garden Village to be a tier 2 modest settlement. Recommendation: Propose position as a future modest settlement.	

APPENDIX B: Summary of information sources

Dataset/service criteria	Source	Notes
Population	ONS data 2021 Census using the build a custom area profile tool - https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/buildacustomareaprofile/2023-01-17	The population figure is a best approximation based on the areas used in the map.
Post Office	Post Office branch finder (http://www.postoffice.co.uk/branch-finder), parish websites, local knowledge	
Supermarket	Internet, parish websites and local knowledge	
Primary School	WBC website (http://www.wokingham.gov.uk/schools-and-education/school-admissions/schools-and-catchment-or-designated-areas/), parish websites and local knowledge	
GP Surgery	NHS service search (http://www.nhs.uk/servicesearch), parish website, local knowledge	
Pub	Internet and mapping search, parish website and local knowledge	
Village / Community Hall	Internet and mapping search, parish websites and local knowledge	
Recreation ground/playing field	Internet and mapping search, parish websites, local knowledge and WBC website (http://www.wokingham.gov.uk/countryside-parks-and-conservation/)	
Secondary Schools	WBC website (http://www.wokingham.gov.uk/schools-and-education/school-admissions/schools-and-catchment-or-designated-areas/), parish websites and local knowledge	
Dentists	NHS service search (http://www.nhs.uk/servicesearch)	
Pharmacy	NHS service search (http://www.nhs.uk/servicesearch)	
Indoor sports centre/leisure centre	Council and parish website, internet and map search and local knowledge	
Library	WBC library search (http://www.wokingham.gov.uk/libraries/)	
Public transport	Buses are based on timetables (http://www.myjourneywokingham.com/), bus stops located using (http://www.google.com/maps). Trains – (http://www.nationalrail.co.uk)	
Distance to nearest higher-order centre	Higher order centres noted as Tier 1 settlements - distance has been calculated in a straight line using GIS mapping measurement tool.	Straight line distance has been calculated in kilometres using the centre of the settlement to the centre of the higher-order settlement.