



# Wokingham Borough Development Plan

## Adopted Managing Development Delivery Local Plan

Enhancing the Borough's environment and  
character through exceptional development

February 2014

## Foreword

The Managing Development Delivery Local Plan (MDD) adds extra detail to the policies within the Core Strategy. Together, these two documents set out how the Borough will develop up until 2026 making it an excellent place to live, work and play.

The MDD sets out where new homes will be delivered within the Borough. As a consequence of community consultation, this document confirms that the majority of houses will be built within the four carefully planned Strategic Development Locations. These policies will enable the Council to ensure that any new housing will be built to a high quality and provide a range of housing types and sizes so that all can enjoy the benefits of living in the Borough. Appropriate infrastructure such as schools, shops and parks will be delivered alongside the houses in order to make these into emerging communities which will successfully provide an excellent standard of living for generations to come.

A successful local economy will flourish in the Borough by designating key locations for commercial development, developing a science and innovation park and by regenerating the Borough's Town Centres to bring a new lease of vitality. Together, these developments will provide a range of local job opportunities for both current and future residents of the Borough.

The Borough's unique ecology, landscape, heritage and environment will be protected, and where possible, enhanced, so that Wokingham Borough's strength of character prevails in these times of change. Policies in the MDD ensure developments will take into account the impacts of flooding and enforce measures to ensure that new development does not increase the likelihood of flooding.

The Council is committed to giving the residents of Wokingham Borough a high quality standard of living, and the MDD ensures that this bright future becomes a reality.



Councillor Keith Baker,

Executive Member for Strategic Planning and Highways

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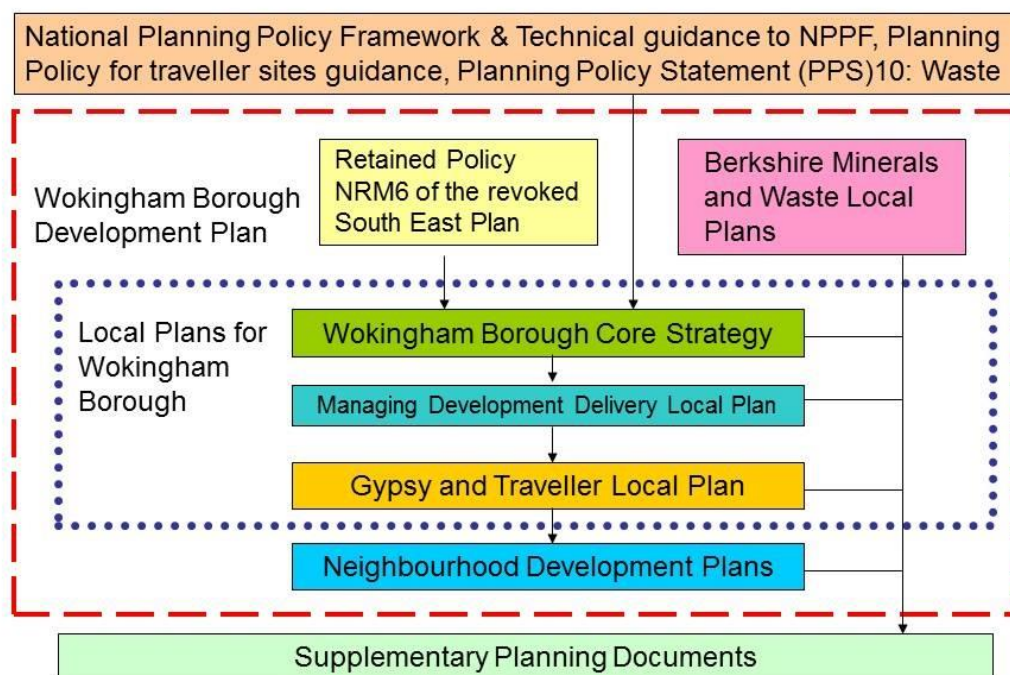
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## **Chapter 1: Introduction**

### **Development Plan**

- 1.1 Wokingham Borough Council (WBC) is preparing new planning documents, which will guide the scale, type and location of new development in the Borough. The first of these, the [Core Strategy](#), was adopted in 2010. This document is the Adopted version of the Managing Development Delivery Local Plan document which is an important part of implementing the adopted Core Strategy.
- 1.2 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The documents that make up the Development Plan are shown in Figure 1. This figure also shows that some of the documents (the Core Strategy and the Managing Development Delivery Development Plan Document) are also known as the Local Plan. For the sake of succinctness, the Managing Development Delivery Local Plan is referred to as the MDD within this document.

**Figure 1: Planning Documents**



- 1.3 Figure 1 indicates how any Supplementary Planning Documents produced by the authority (including those to be produced during the lifetime of the Core Strategy) relates to the Borough's Development Plan.
- 1.4 Under the [Localism Act 2011](#), there is the ability for Parish and Town Councils to produce Neighbourhood Development Plans, which would also form part of the Development Plan, as shown in Figure 1.
- 1.5 Upon adoption of the MDD, the Plan superseded the remaining 'saved' policies in the Wokingham District Local Plan (WDLP) (March 2004), as set out in Appendix 11.

- 1.6 The Council anticipates that the approach to development outlined in the MDD will last until 31 March 2026, i.e. this is known as the plan period. The MDD is accompanied by a Policies Map (referred to in the National Planning Policy Framework as the Proposals Map). Upon adoption of the MDD, the existing Policies Map (taking account of the Core Strategy) was updated.

### **National Planning Policy Framework**

- 1.7 As well as the Development Plan there is the [National Planning Policy Framework \(NPPF\)](#) and [Technical guidance to the NPPF; Planning Policy for traveller sites guidance](#), and [Planning Policy Statement \(PPS\) 10: Waste](#), which can be seen in Figure 1. These have been taken into account in the preparation of the MDD and are material considerations in planning decisions.

### **Supplementary Planning Documents**

- 1.8 There are also various [Supplementary Planning Documents \(SPDs\)](#), as shown in Figure 1, which have been and may be produced by WBC to provide more detailed advice on how adopted policies will be applied. Contact the Council to obtain the latest information regarding the status of SPDs within the Borough.

### **Determining Applications**

- 1.9 In considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as detailed in Policy CC01 – Presumption in Favour of Sustainable Development.

### **Purpose, including objectives, of the MDD**

- 1.10 The objectives in the MDD take forward and develop the objectives laid down in the [Core Strategy](#) and the earlier version (Draft Options) of the MDD (June 2011) as set out in the following paragraph. The MDD is consistent with the Core Strategy, as well as taking into account the [National Planning Policy Framework](#). Where relevant, it also takes account of other plans, programmes and strategies, including those produced by WBC. Specifically, the purpose of the MDD is to:
- i. Allocate sites for residential development. The [Core Strategy](#) already seeks to concentrate the majority of residential development (circa 9,900 dwellings) in four key locations called Strategic Development Locations (SDLs). However, it is also necessary to allocate further sites outside the SDLs to meet overall housing requirements set out in the Core Strategy
  - ii. Allocate sites for other uses, including commercial development such as retail development
  - iii. Set boundaries, which can be seen on the Policies Map for issues such as development limits (settlement boundaries)
  - iv. Provide additional detailed policies to use when considering development proposals.

- 1.11 The MDD needs to achieve the following objectives, which build on the approach and objectives set out in the Core Strategy. These establish its key policy direction and provide a framework for the development of appropriate indicators and targets for monitoring purposes. The objectives of the MDD are to:
- i. Protect the historic and underlying character of the Borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment
  - ii. Ensure good design which is in keeping with the area
  - iii. Maintain the distinct and separate identity of the Borough's settlements through confirming development limits
  - iv. Protect the most important areas of biodiversity, landscape and heritage from development
  - v. Limit development in those areas at most risk of flooding and pollution
  - vi. Deliver affordable housing that meets identified local needs
  - vii. Deliver sustainable development by providing an acceptable balance of housing (in locations outside the SDLs) and employment
  - viii. Promote sustainable use and disposal of resources while mitigating and adapting to climate change
  - ix. Promote a transport system that enables access to services by a variety of modes and increasing the use of non-car based transport where appropriate
  - x. Support the renaissance of all centres
  - xi. Amplify the high level policies of the Core Strategy into appropriate detailed development management policies
  - xii. Replace saved policies in the WDLP.
- 1.12 Even if a site is allocated for development, planning permission is still required to develop the land. All planning applications shall:
- i. Demonstrate how they comply with policies set out in the Development Plan, as well as being in general conformity with other guidance such as Supplementary Planning Documents (SPDs)
  - ii. Provide or contribute to the necessary infrastructure requirements to mitigate their impact and make them acceptable in planning terms.
- 1.13 There may be other specific requirements which will need to be provided on a site by site basis.
- 1.14 The policies in the MDD also help in taking forward the Council's public health role by promoting health and wellbeing, including through the design of developments and accessibility to green infrastructure, open spaces, services and facilities.

### **Infrastructure Provision**

- 1.15 The MDD is accompanied by a Borough-wide Infrastructure Delivery Plan (IDP), which is part of the Council's evidence base. The IDP is a live document, and will be used to inform the Community Infrastructure Levy (CIL) Charging Schedule. It may also be drafted to be specific to each of the



Strategic Development Locations (SDLs) allocated by the Core Strategy. Proposals for development will make appropriate provision for the infrastructure, services, resources and amenities set out in the Council's [Planning Advice Note on Infrastructure Impact Mitigation Contributions for New Development](#), Supplementary Planning Documents and/or the Community Infrastructure Levy (CIL) Charging Schedule. Provision may also be secured through planning obligations (section 106 contributions). The planning applications associated with the phased delivery of the SDLs will need to demonstrate how they will provide the infrastructure requirements for the delivery of the designated SDL as a whole in the form of an Infrastructure Delivery Plan and accompanying Section 106 agreement subject to the tests of CIL Regulation 122.

### **Implementation and Monitoring**

- 1.16 Implementation and delivery of the MDD policies will, in the main, be through the grant or refusal of planning permission and where necessary through CIL or planning obligations.
- 1.17 The Council will annually produce a Monitoring Report that will, amongst other issues, include information about the number of net additional dwellings completed.

### **Structure of the MDD**

- 1.18 The MDD comprises five sections.
  - i. Chapter 1: Introduction
  - ii. Chapter 2: Cross Cutting (prefixed with a 'CC') policies covers the more detailed generic policies that will apply to most types of development
  - iii. Chapter 3: Topic Based (prefixed with a 'TB') policies cover policies that generally only apply to certain types of development
  - iv. Chapter 4: Site Allocations (prefixed with a 'SAL') provides policies for those sites which will be allocated for development
  - v. Chapter 5: Implementation and Monitoring provides details about how the policies in the MDD will be monitored to understand the impact of these policies.
- 1.19 The policies have equal weight, irrespective of where they appear in the MDD. After each policy, there is the supporting text and then its relationship to national and local policy/guidance.
- 1.20 Any policy prefixed by 'CP' is within the adopted Core Strategy for the borough
- 1.21 A glossary of the terms is provided at the back of the MDD.
- 1.22 There are also a number of appendices, which provide further information associated with a number of policies.
- 1.23 Hyperlinks have been used throughout the MDD where appropriate to signpost other documents. These links are correct at the time of publication of the MDD, but users may need to contact the Council to obtain the latest details of document location.

## Preparation of the MDD

1.24 There are a number of stages in producing the MDD:

- i. **Initial Options Stage** – The comments from earlier consultation in 2006 on the initial options for site allocations, development limits and the Green Belt have been taken into account in preparing the MDD
- ii. **Public Participation Stage (Draft Options)** – During June/July 2011, peoples' views were sought on issues and suggested options and alternatives (the Draft Options), including boundaries to which policies should apply. This was subject to a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) (SA/SEA). As additional sites were put forward and different options were suggested to the Council, a further SA/SEA was undertaken. A Habitats Regulation Appraisal was also undertaken. There was also a public consultation workshop on 12 September 2011 about the MDD to help to develop some of the key policies. All of the comments received have been taken into account in preparing the MDD
- iii. **Proposed Submission** – There was an 8 week period (from 27 June to 22 August 2012) for people to comment on whether the document was '**legally compliant**' or '**sound**'
- iv. **Submission** - The MDD; the SA/SEA and other supporting information was formally submitted to the Secretary of State on Wednesday 19 December 2012
- v. **Public Examination** - An independent Planning Inspector conducted public hearings to examine the MDD between 14 – 24 May 2013
- vi. **Main modification** – The Council consulted from 31 July to 25 September 2013 on proposed Main Modifications to the MDD. These were proposed to address the Inspector's interim Conclusions on the MDD, which were published by the Council on 26 June 2013.
- vii. **Inspector's Report** – The Inspector sent the final report to the Council on 23 January 2014 and this was published on 27 January 2014.
- viii. As MDD was found to be 'sound' by the Inspector it was adopted by the Council on the 21 February 2014.

## **Chapter 2: Cross Cutting Policies**

- 2.1 The following policies are cross cutting or generic policies, which will apply to most, if not all types of development. They take forward the principles and policies set out in the [Core Strategy](#).
- 2.2 This section has policies on development limits, character and design, green infrastructure, sustainable design and construction, renewable energy, water and transport.

### **Policy 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.

- 2.3 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

### **Policy Background**

#### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), paragraphs 12, 14 and 15

#### **Regional**

N/A

#### **Local**

[Core Strategy](#) (2010) policy CP1 – Sustainable Development

[Borough Design Guide Supplementary Planning Document \(SPD\)](#) (2012) – Section 1 Introduction, paragraph 1.4.1.

### **Policy 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

2.4 Policy CP9 – Scale and location of development proposals of the [Core Strategy](#) requires the MDD to set the development limits for each of the Borough's specified settlements. The development limits shown on the Policies Map (incorporating the adopted MDD) supersede those shown on the Proposals Map produced when the Core Strategy was adopted.

2.5 The development limits:

- i. Define the development limits of the Strategic Development Locations (SDLs) identified in [Core Strategy](#) Policies CP18-21, which relate to the four Strategic Development Locations
- ii. Incorporate sites allocated through policies in Chapter 4: Site Allocations of the MDD
- iii. Take account of development proposals completed or with outstanding (extant) planning permission at 1 April 2012
- iv. Remove any existing inconsistencies.

2.6 The development limits around the University of Reading Science and Innovation Park ([Core Strategy](#) policies CP9 (4) and CP16 – Science Park) are also defined. In defining this development limit, the Council has taken account of the phase 1 scheme that already has planning permission (application number O/2009/1027).

- 2.7 Defining the development limits of the SDLs provides further clarification on where the built development envisaged within each SDL can occur, although some non-built development will also take place within the development limits. With regard to school provision within the SDLs it is expected that the school and land proposed for any future extension of the school will be within the development limit. However, there may be instances where the school playing fields are adjacent to the school but are outside the development limit. Any proposals for the SDLs need to comply with policies CP18-CP21 – Strategic Development Locations and Appendix 7 of the [Core Strategy](#) which relates to the four SDLs, as well as being consistent with the [SDL SPDs](#) (2011).
- 2.8 Development limits have been amended to take into account development proposals completed or with outstanding planning permission since the preparation of the Wokingham District Local Plan (WDLP). The amended development limits will also remove any inconsistencies such as the development limit being drawn through existing buildings.
- 2.9 New development located at the edge of, but within the development limit, should demonstrate how the interrelationship between open countryside and the built form is respected. Careful siting and design of new development at the edge of development limits must allow for an approach which provides a transition between the built area and the open countryside. The aim is for development to recede and soften in relation to adjoining open countryside and avoid hard edges.

## Policy Background

### National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 11 - Conserving and enhancing the natural environment, such as paragraphs 109, 111 and 113

### Regional

N/A

### Local

[Core Strategy](#) (2010) policies CP9 – Scale and location of development proposals; CP11 – Proposals outside Development Limits (including countryside); CP12 – Green Belt; CP16 – Science Park and CP18-21 Strategic Development Locations

[Borough Design Guide Supplementary Planning Document \(SPD\)](#) (2012)

[Strategic Development Locations SPDs](#) (2011)

[Wokingham Borough Council Settlement Separation and Development Limit Boundaries](#) (2012), David Lock Associates

### **Policy 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

- 2.10 Policy CP1 – Sustainable Development of the [Core Strategy](#) seeks to maintain the high quality of the environment. Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and policy CP4 – Infrastructure requirements also refers to the improvement or provision of infrastructure, community and other facilities. Policy CC03: Green Infrastructure enhances these Core Strategy policies in setting out how these criteria can be met by providing for or enhancing green corridors in developments.
- 2.11 Proposals shall comply with Policy TB23: Biodiversity and Development and be consistent with the [Borough Design Guide SPD](#) (2012).
- 2.12 Green infrastructure networks include the natural and managed green areas in urban and rural settings. Green infrastructure networks include countryside; open spaces; river valleys, corridors and wetlands; Sites of Urban Landscape Value (SULVs); Sustainable Urban Drainage Systems (SuDS); landscape features; 'green' corridors, including ecological corridors; Suitable Alternative Natural Greenspace (SANG); allotments; amenity areas within developments; green routes and green route enhancement areas; country parks and public rights of way, including footpaths, cycleways and bridleways.
- 2.13 Green infrastructure can achieve a number of objectives, including:

- i. Contributing significantly to the quality of life by creating a sense of place and wellbeing
  - ii. Providing health benefits by enabling access to opportunities for recreation
  - iii. Providing opportunities for sustainable transport and access, such as through the provision of public rights of way
  - iv. Combating climate change
  - v. Minimising flood risk, as recognised in the National Planning Policy Framework
  - vi. Creating an ecological network that encourages the movement of wildlife along green corridors.
- 2.14 Improving accessibility to existing green corridors must be considered in the layout of proposals. Proposals shall be consistent with the Borough's [Public Rights of Way Improvement Plan \(ROWIP\)](#) that identifies ways to improve access on public rights of way for all, especially those with visual and mobility impairments and to extend the accessibility of the network.
- 2.15 The establishment of the Loddon/Blackwater riverside footpath and bridleway will provide for informal recreation links to connect with the River Thames National Trail and the Blackwater Valley footpath. It is the Council's intention to create a riverside footpath along the Rivers Loddon and Blackwater.
- 2.16 The establishment of the riverside footpath and cycleway along the Emm Brook will provide for informal recreation links to connect in with Wokingham Town and Dinton Pastures Country Park at Winnersh.
- 2.17 Landscaping, tree planting, hedges and the protection of trees, woodlands and hedges in both the short and long term will be promoted and secured through the planning process and Tree Preservation Orders (TPOs).
- 2.18 Proposals must be supported by a landscaping scheme. This must demonstrate which features are to be retained and how they will be retained. The landscaping scheme must also provide information on the additional landscaping required to enhance the visual quality of the development and to integrate it into the locality.
- 2.19 A landscape and visual impact study will be required where the site is located on or adjacent to the development limits or where the proposal may have an impact on the townscape around it. This helps to assess the impact of the proposals on the surrounding landscape features and other land uses such as residential properties, roads and public rights of way. The landscape and visual impact study shall include:
- i. Baseline information – what is on site already, i.e. topography; site context; vegetation; land use; landscape features and site character
  - ii. Description of the proposals
  - iii. Visual assessment of the proposals including impact on surrounding landscape features and other land uses
  - iv. Landscape assessment of the proposals and how the proposals will affect the landscape features within and outside of the site, including landscape character.

- 2.20 Conditions and/or planning obligations will be used to secure implementation of landscaping schemes and the replacement and protection of trees, hedgerows or other natural features.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 8 - Promoting healthy communities, such as paragraph 75; heading 10 - Meeting the challenge of climate change, flooding and coastal change, such as paragraph 99, and heading 11 - Conserving and enhancing the natural environment such as paragraph 114

### **Regional**

[South East Green Infrastructure Framework](#) (July 2009)

### **Local**

[Core Strategy](#) (2010) policies CP1 - Sustainable Development; CP3 – General principles for development; CP4 – Infrastructure requirements; CP7 – Biodiversity; CP8 – Thames Basin Heaths Special Protection Area

[Strategic Development Locations SPDs](#) (2011)

[Wokingham PPG17 Open space, Sport and Recreation Study Standards paper](#) (2012) (KKP)

[Wokingham PPG17 Open Space, Sport and Recreation Audit Update - Final Amended Open Space Assessment Report](#) (2012)

[Wokingham PPG17 Open Space, Sport and Recreation Audit Update - Final Amended Sport Assessment Report 1b](#) (2012) (KKP)

[Public Rights of Way Improvement Plan](#) (2009)

[Blackwater Valley Countryside Strategy](#) (2011-15)

[Thames Waterway Plan](#) (2006-2011)

[Thames River Basin River Management Plan](#) (2009)



#### **Policy 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.

- 2.21 This policy enhances policy CP1 Sustainable Development of the [Core Strategy](#) and takes forward the Council's commitment to sustainable construction, such as that set out in the Council's [Sustainable Environment Strategy 2010-2020](#) (2010). It also takes forward the requirement of criteria 12 of policy CP1 for development proposals to contribute towards the goal of reaching zero-carbon. A building is zero carbon if it has net zero carbon emission over the course of a year.
- 2.22 All new development proposals shall be consistent with the Borough's [Sustainable Design and Construction SPD](#) (2010) and the [Borough Design Guide SPD](#) (2012). Proposals for residential and non-residential buildings shall be accompanied by a Sustainability Statement. The Council will encourage conversions and extensions to be assessed under [BREEAM Refurbishment](#).
- 2.23 Layout, such as passive solar design as well as materials; design; landscaping; standard of construction, and operation are all measures that are capable of reducing the need for energy and using energy efficiently. These measures can also minimise water consumption and help to mitigate and adapt to climate change. Policy CC05: Renewable energy and decentralised energy networks, provides further detail about how energy can be supplied efficiently and what contribution is required from renewable sources.
- 2.24 The [Code for Sustainable Homes \(CfSH\)](#) and [BREEAM](#) are certified assessment tools which measure the overall sustainability of a development. CfSH only relates to newly constructed homes whereas BREEAM can be used to measure the sustainability performance of non-residential uses.
- 2.25 The policy requirements for CfSH are in advance of national mandatory requirements. The Council is looking to 'future proof' development.

- 2.26 The policy requires development proposals to achieve the necessary mandatory BREEAM requirements or any future national equivalent. The Council encourages non-residential development to exceed or achieve current best practice standards.
- 2.27 The application of Building Regulations would be sufficient to ensure new development meets Code Level 3's mandatory energy requirements in 2010, and Code Level 4's energy requirements in 2012. However, the changes to Building Regulations do not require compliance with any of the CfSH other criteria (such as water consumption).
- 2.28 Renewable energy can be used as part of reaching the CfSH or BREEAM requirements.

### **Water resource management**

- 2.29 The South East's and Loddon Catchment water resource issues justify a policy approach to meet full CfSH levels and minimum standards for water use. [The Environment Agency 'Areas of Water Stress – Final Classification \(2007\)'](#) shows that the Borough is an area of severe water stress. The Loddon Catchment acquires 55% of its water supply from groundwater. Setting limits on water consumption also protects the nearby Special Areas of Conservation from impacts of water abstraction.
- 2.30 Climate change combined with growing population and household formation and high water usage rates will impact on water resources and water quality. Therefore, developments including conversions, alterations and extensions shall incorporate measures in their design, landscaping, construction and operation, to avoid water wastage.
- 2.31 All new homes shall at least meet the internal potable water consumption targets of 105 litres or less per person per day. This is a mandatory standard required to meet CfSH Level 3 and 4. This target is above current Building Regulations requirements, but is necessary due to the level of water stress and planned population growth in the Borough.
- 2.32 All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least meet or exceed statutory requirements for water resource management. This could be through requirements to meet a BREEAM standard.
- 2.33 In line with [Core Strategy](#) policy CP1 - Sustainable Development (criteria 6), development must incorporate facilities for recycling of water and waste to help reduce per capita water consumption. Rainwater and grey water recycling (water butts or more complex collection and treatment systems) can significantly reduce water consumption, particular potable water. Grey water recycling will need to be energy efficient. Landscaping and gardens must be designed to minimise water demand. Sustainable Drainage Systems (SuDS) can significantly reduce demand for water by incorporating SuDS as part of the design and landscaping of the site, as set out in the [Sustainable Design and Construction SPD and Companion Guide](#).
- 2.34 The Borough's water resources and supplies shall be protected by resisting development proposals that would pose an unacceptable threat to surface water. Proposals that seek to increase water availability shall be encouraged.

### **Suitable waste management including on-site recycling**

- 2.35 Adequate internal and outside storage and sufficient space for the segregation of waste should be incorporated into all developments, including conversions, alterations and extensions to buildings. Storage should be secure and discreet to maintain or enhance the character of the area. Facilities shall be consistent with the British Standards Institute 'Waste Management in Buildings - Code of practice (BS 5906:2005).
- 2.36 Where on-site recycling is not possible, alternatives such as communal collection facilities (e.g. bottle banks) off site will need to be considered. These facilities and other waste storage areas should be positioned appropriately to provide easy and safe access for both waste producers and collectors (including the provision of signing where possible) in line with the Council's highways standards.
- 2.37 Provision for on-site composting of green waste for all new homes providing a garden or other green areas will help to minimise the transportation of green waste to landfill. Where on-site composting is considered inappropriate, regard should be given to alternatives such as communal collection facilities.

### **Policy 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

- 2.38 This policy takes forward the Council's commitment to renewable technologies and to exceed the national standards, as set out in policy CP1 - Sustainable Development of the Core Strategy. The relevant standards in the assessment are those set by Building Regulations at the time of submission of a planning application. Renewable energy technology, low-carbon technologies and decentralised energy can be used to reduce carbon

emissions. The Council particularly encourages applications from community-based and community-owned projects.

- 2.39 The former South East Plan included a sub-regional target for renewable energy in the Thames Valley and Surrey sub-region, as set out in Table 1, which the Council has retained.

**Table 1 Sub-regional targets for land-based renewable energy**

(Extract from former [South East Plan](#) (2009), policy NRM14)

Sub-region	2010 Renewable Energy Target (Mega Watts)	2016 Renewable Energy Target (Mega Watts)
Thames Valley and Surrey	140	209

- 2.40 The Council will encourage developers to exceed these standards. Sub-regional targets beyond 2016 may be set. Renewable technologies, such as wind turbines; photovoltaics; ground source heating/cooling; air source heat pumps, and biomass may be appropriate. Low-carbon technologies, such as combined heat and power and district heating schemes can also help reduce carbon in new developments, as set out in Section 10 of the [Sustainable Design and Construction SPD](#) (2010), which proposals shall be consistent with.
- 2.41 As part of the work programme for Climate Berkshire (the Berkshire Climate Change Partnership), Thames Valley Energy were commissioned to complete 'Climate Berkshire Report: Phase 1' of a strategy regarding future investments for renewable and low carbon power generation across Berkshire'. The [Climate Berkshire - phase I report](#) (2009) maps the existing opportunities for renewable and low carbon power within the Berkshire authorities and [phase II Berkshire Renewable Energy - 2020 Evidence Base and Recommendations](#) (Feb 2010) provides a detailed analysis of the potential for Berkshire to introduce significant additional renewable energy capacity.
- 2.42 The former South East England Partnership Board also undertook research to identify where there is the most potential for developing [Combined Heat and Power systems in the South East of England](#).
- 2.43 These strategies should therefore inform any proposals for these types of technologies.

### Decentralised Energy

- 2.44 Decentralised energy (DE) systems generate power at or near the point of use. DE will be predominantly based around combined heat and power (CHP), district heating and cooling. The Council do not accept heat recovery systems or fossil fuel powered Combined Heat and Power systems as coming from a renewable source, so therefore they cannot be used towards achieving the minimum 10% reduction in carbon emissions.

- 2.45 The Council encourages the development of local supply chains, especially for biomass. There is a significant existing woodland resource within the Borough and in adjoining Boroughs/Districts that could be used in biomass boilers. The potential wood fuel yield, through such things as woodland management or forest thinning operations, could produce a significant amount of zero carbon heat.
- 2.46 Development proposals will need to demonstrate that the scale, location and technology type is appropriate and that there is no adverse impact, including cumulative impact on the surrounding area. This will include evidence of the availability of the resource that will be harnessed or the fuel to be used. Impacts to be addressed will include those on surrounding land uses; noise, air and odour pollution; local and visual amenity; character; landscape; wildlife; heritage assets; transport network and highway safety; flood risk; shadow flicker, and telecommunications interference.

**Policy Background** for Policy CC04: Sustainable Design and Construction and Policy CC05: Renewable energy and decentralised energy networks

#### **National**

[National Planning Policy Framework \(NPPF\)](#), i.e. under heading 9 - Protecting Green Belt land, paragraph 91 and heading 10 - Meeting the challenge of climate change, flooding and coastal change, paragraphs 91, 95–97

[Code for Sustainable Homes: Technical Guide](#) (November 2010), Communities and Local Government

[BREEAM New Construction](#) (2011), Building Research Establishment

[BREEAM Refurbishment](#) (2012), Building Research Establishment

[Cost of Building to the Code for Sustainable Homes – updated cost review, Communities and Local Government](#) (August 2011)

[Waste Management in Buildings - Code of practice](#) (BS 5906:2005), British Standards Institute (2005)

Building Regulations

#### **Regional**

[River Basin Management Plan – Thames River Basin District](#), Environment Agency (2009)

[Areas of Water Stress – Final Classification](#), (2007) Environment Agency

Former [South East Plan](#) (May 2009) NRM14: Sub-regional targets for land-based renewable energy

[Combined Heat and Power systems in the South East of England](#) (October 2009)

[Blackwater Valley Watercycle Scoping Study](#) (2011)

#### **Local**

[Core Strategy](#) (2010) – policy CP1 - Sustainable Development

[Sustainable Design and Construction SPD and Companion Document](#) (2010)

[Borough Design Guide SPD](#) (2012)

[Sustainable Environment Strategy 2010 – 2020](#) (2010)

[Affordable Housing Viability Study](#) (2008)

[Climate Berkshire Reports](#) (Phase I and II) (2009 and 2010)

#### **Policy 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.

2.48 Policy CC06: Noise should be read alongside policy CP1 – Sustainable Development (specifically criterion 8) of the Core Strategy, which refers to avoiding areas where pollution (including noise) may impact upon the amenity of existing and future occupiers.

2.49 Any proposals shall also be consistent with the Borough's [Sustainable Design and Construction SPD](#) (2010).

- 2.50 Appendix 1 of the MDD sets out the methodology for determining significant and adverse impacts including explanation of noise levels and detailed guidance on the assessment of noise from different sources.

<p><b>Policy Background</b></p> <p><b>National</b></p> <p><a href="#">National Planning Policy Framework (NPPF)</a> (2012), i.e. under heading 11 – Conserving and enhancing the natural environment, such as paragraphs 109 and 123</p> <p><a href="#">Noise Policy Statement for England</a> (March 2010)</p> <p>BS4142: 1997 – Method for rating industrial noise affecting mixed residential and industrial areas</p> <p>BS8233: 1999 – Sound insulation and Noise reduction for Buildings – Code of Practice</p> <p>BS7445-1:2003 - Description and measurement of environmental noise. Guide to quantities and procedures</p> <p>BS6472-1: 2008 – Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting.</p> <p>BS7385-2:1993 - Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration</p> <p>BS5228 (1&amp;2): 2009 - Code of practice for noise and vibration control on construction and open sites. (Part 1: Noise and Part 2: Vibration) BS4142</p> <p><b>Regional</b></p> <p>N/A</p> <p><b>Local</b></p> <p><a href="#">Core Strategy</a> (2010) policies CP1 – Sustainable Development and CP3 – General Principles for development</p>
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<p><b>Policy CC07: Parking</b></p> <p>1. Planning permission will only be granted where the proposal demonstrates the following:</p> <ul style="list-style-type: none"><li>a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD</li><li>b) That the new scheme retains an appropriate overall level of off-street parking.</li></ul>
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- 2.51 [Core Strategy](#) policy CP6: Managing Travel Demand (criteria d) requires the provision of appropriate vehicular parking, having regard to car ownership.

The parking standards are set out in Appendix 2 of the MDD as well as in the [Parking Standards Study Report](#) (2011). Proposals shall be consistent with this study, which provides for flexibility in applying parking standards as it is designed to acknowledge differences between development proposals and the transport facilities and infrastructure serving different areas. It also supports the character-led approach taken by the Council and the role of smarter choices and demand management measures in promoting sustainable travel patterns. Proposals shall also be consistent with the guidance on parking provision in the [Borough Design Guide SPD](#) (2012).

- 2.52 Consideration should be given to the need to provide sufficient vehicle charging facilities for electric vehicles or provide for the easy adaptation of parking provision to enable charging points to be rolled out as and when demand rises. Proposals shall be consistent with the Parking Standards Study Report (2011) in deciding the level of provision and design of charging facilities proposed. Locations that may be particularly suitable for charging points are medium to large workplaces, homes and shopping centres.
- 2.53 Development proposals shall retain an appropriate overall level of off-street parking to avoid any unacceptable impact on on-street parking conditions.

**Policy CC08: Safeguarding alignments of the Strategic Transport Network & 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.

- 2.54 The supporting text (paragraph 4.55) to policy CP10 – Improvements to the Strategic Transport Network in the [Core Strategy](#) states that indicative alignments for the improvements to the Strategic Transport Network would be shown in the MDD.
- 2.55 The Council will seek the safeguarding and protection of the routes in Appendix 3 of the MDD to ensure that the implementation of these is not compromised.
- 2.56 As set out in paragraph 10.2 of the [Local Transport Plan 3](#) (2011), the Council will continue to review the transport infrastructure necessary for the Borough having regard to matters including cross-boundary issues and consultation with the appropriate Highway Authority.

**Policy Background** for Policy CC07: Parking and Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 4 - Promoting sustainable transport paragraphs 39-41



**Regional**

N/A

**Local**

[Core Strategy](#) (2010) – policies CP6 – Managing Travel Demand and CP10 – Improvements to the Strategic Transport Network

[Borough Design Guide SPD](#) (2012)

[Local Transport Plan 3](#) (2011)

[Wokingham Parking Plan](#) (2011)

[Parking Standards Study Report](#) (2011)

Emerging Wokingham's Living Streets - Street Design Guide (WSP)

**Policy CC09: Development and Flood Risk (from all sources)**

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.

**Flood Zones**

- 2.57 This policy enhances Core Strategy policies CP1 – Sustainable Development (specifically criteria 9) and CP3 – General Principles for development; the

[National Planning Policy Framework \(NPPF\)](#) and the [Technical Guidance to the NPPF](#).

- 2.58 The Flood Zones are the starting point for the sequential test. The Flood Zones refer to the probability of fluvial (river) flooding only. Flood Zones 2 (Medium Probability) and 3 (High Probability) are shown on the Policies Map with Flood Zone 1 (Low Probability) being all the land falling outside Zones 2 and 3. The Environment Agency [flood zone mapping](#) is updated on a quarterly basis.
- 2.59 The Wokingham Borough [Strategic Flood Risk Assessment \(SFRA\)](#) (2012) sub-delineates Flood Zone 3 into 'high probability' (Zone 3a) and the 'functional floodplain' (Zone 3b). Flood Zones 3a and 3b are shown on maps 6c and 7.1 to 7.17 of the SFRA (2012). The SFRA also shows Flood Zone 3a with climate change.
- 2.60 The SFRA is a living document and will be continue to be updated to take account of the latest flood risk information and any updates to policy and guidance.

### **Flood risk vulnerability and development compatibility**

- 2.61 The sequential test should also take account of areas of known historic flooding (the SFRA includes historic flood mapping) and other sources of flooding such as surface runoff, groundwater or sewer flooding.
- 2.62 Flood risk vulnerability is a measure of the level of resilience of different land uses to damages/danger from flooding, as set out in the [Technical Guidance to the NPPF](#). Development proposals in Flood Zones 3a or Zone 2 will only be considered if a sequential test has been undertaken by the applicant. A sequential test is not required where the proposal reflects the use of the site as set out in policies SAL01 to SAL09.
- 2.63 Where the use of the exception test is required, it will need to be applied at the earliest stage possible. Exception test criteria should be demonstrated by planning applicants in order for the Council to apply the exception test.
- 2.64 Issues of flooding must be considered at the outset, e.g. through pre-application discussions of the development proposals and throughout all stages in the planning process in consultation with the Council; Environment Agency and where appropriate the water companies and the Sustainable Drainage System (SuDS) Approving Body.
- 2.65 In addition to fluvial flooding, properties and infrastructure are also at risk of flooding from other more localised sources of flooding, such as surface and groundwater flooding, and sewer flooding due to surcharging of sewers and drains. Flooding could also occur away from the floodplain as a result of development where off-site infrastructure is not in place ahead of development.
- 2.66 Careful building design can help mitigate the potential impacts of flooding as set out in the [Sustainable Design and Construction SPD](#).
- 2.67 Flood Plans should be in place for those areas at an identified risk of flooding. The Local Planning Authority will liaise with the Council's Community Resilience (Emergency Planning) team where necessary.

## **Flood Risk Assessments**

- 2.68 Footnote 20 of paragraph 103 of the NPPF sets out when a site specific flood risk assessment (FRA) is required. A FRA may also be required for development involving the carrying out of works within 20m of a “main river” or the culverting or control of flow of any river or stream.
- 2.69 Applicants and developers should use the [Environment Agency's Flood Risk Standing Advice](#) and also Chapter 6 (Guidance for FRAs) of the SFRA (2012).
- 2.70 On and off site measures can help to reduce flood risk or even improve existing conditions. This can include showing how the proposal retains overland flow routes.
- 2.71 Proposals shall also be consistent with the Core Strategy Appendix 7; [Sustainable Design and Construction SPD](#) (2010) and the [Sustainable Design and Construction SPD Companion Document](#) (2010); [Strategic Development Location SPDs](#) (2011) and the SFRA.
- 2.72 Proposals will also need to have regard to the future Flood Risk Strategy for the Borough and the requirements of the [Flood and Water Management Act 2010](#), including the SuDS Approval Body.

## **Policy Background**

### **National**

[Flood and Water Management Act 2010](#)

[The Flood Risk Regulations 2009](#)

[National Planning Policy Framework \(NPPF\)](#) (2012)

[Technical Guidance to the NPPF](#)

[Flood Zone mapping \(Environment Agency\)](#)

[Flood Risk Standing Advice \(Environment Agency\)](#)

### **Regional**

[Blackwater Valley Watercycle Scoping Study](#) (2011)

### **Local**

[Core Strategy](#) (2010) – policies CP1 - Sustainable Development and CP3 – General Principles for Development and Appendix 7

[Strategic Flood Risk Assessment](#) (2012)

[Sustainable Environment Strategy 2010 – 2020](#) (2010)

[Borough Design Guide SPD](#) (2012)

[Sustainable Design and Construction SPD](#) (2010)

[Sustainable Design and Construction SPD Companion Document](#) (2010)

[Strategic Development Locations SPDs](#) (2011)

### **Policy 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.

2.73 This policy enhances Core Strategy policies CP1 Sustainable Development (criteria 9) and CP3 – General Principles for development by aiming to reduce the overall amount of rainfall being discharged to the drainage system from new development and help to reduce the Borough’s susceptibility to surface water flooding. The Environment Agency has carried out surface water flood risk modelling that covers Wokingham Borough. This modelling can be viewed on maps 6e and 7.1 to 7.17 of the [Strategic Flood Risk Assessment \(SFRA\)](#) (2012) with supporting information available in section 4.8 (Surface Water Modelling) of the SFRA.

2.74 Sustainable drainage is integral to a development scheme and not an ‘add-on’. It will always be more effective to manage surface water flooding at and from new development early in the land acquisition and design process rather than to resolve problems after development. Therefore, surface water techniques for a site, including Sustainable Drainage Systems (SuDS), have to be decided at the earliest stage of the development proposal as optimum placement of SuDS devices will affect the site design and so sufficient space can be allocated.

2.75 Developers should consider SuDS as their first choice for managing surface water. All development proposals are required to follow the [SuDS Management Train](#) taking account of the specific characteristics of the site and its surrounds, including layout, topography and geology. SuDs shall also be designed to meet national standards as set out in [CIRIA guidance](#) or subsequent national standards introduced through the [Flood and Water Management Act 2010](#) to ensure the future sustainability of the drainage system. They should also follow design criteria and be technically feasible.

2.76 Where strategic developments involve more than one landowner a coherent approach should be taken to surface water management to ensure delivery of

strategic SuDS as opposed to multiple developments generating their own isolated approach to SuDS.

- 2.77 SuDS can help to reduce the overall amount of rainfall being discharged to the drainage system from new development and help to reduce the Borough's susceptibility to surface water flooding. The approach is consistent with the Strategic Flood Risk Assessment and the [Environment Agency Catchment Flood Management Plans](#).
- 2.78 SuDS should be designed to be positive features as they can play a positive role in open spaces and the street environment if 'designed in' well. Opportunities should be taken to integrate SuDS features that will contribute to the local character of the space. They should also be an integral part of a sustainable landscape design.
- 2.79 The wider social and environmental benefits of SuDS can include health and well-being benefits through the protection of drinking water resources, enhanced local amenity including recreational opportunities and open space/green infrastructure, and also environmental benefits, such as water quality and biodiversity. These measures can also help deliver the recommendations of the [Thames River Basin Management Plan](#) and the [Water Framework Directive](#).

### **Maintenance/Adoption**

- 2.80 The satisfactory performance of SuDS depends not only on good design, construction and operation but also adoption and maintenance that meet or exceed national standards.
- 2.81 Applicants should submit a feasibility assessment of using SuDS with their planning application. This information can be incorporated within a FRA or a Surface Water Drainage Strategy.
- 2.82 The implementation of the Flood and Water Management Act 2010, which sets out a new process for the approval and adoption of SuDS is forthcoming. In most cases, adoption and maintenance of SuDS will be the responsibility of Wokingham Borough Council as the Lead Local Flood Authority (LLFA). When the new SuDS arrangements are in place, information used in the drainage application submitted to the SuDS Approving Body can be referred to in the planning application. The SuDS Approving Body will be a new responsibility of Wokingham Borough Council as LLFA. In order for drainage applications to be approved, the SuDS Approving Body will ensure that the applicant has designed the SuDS in accordance with the national standards.
- 2.83 Most sewers in the Borough are public sewers owned by Thames Water. Developers are required to provide evidence that capacity exists in the public sewerage network to serve their development in the form of written confirmation. The Flood and Water Management Act 2010 amends the Water Industry Act 1991, making the right to connect surface runoff to public sewers conditional upon the drainage system being approved by the SuDS Approving Body.
- 2.84 Development proposals should be consistent with the [Sustainable Design and Construction SPD and Companion Document](#) (2010); [Borough Design Guide SPD](#) (2012); Surface Water Management Plans produced by the authority or jointly with a neighbouring authority; the recommendations in the [SFRA](#) (2012), and any new national standards, i.e. through Schedule 3 of the [Flood and Water Management Act 2010](#), policy or regulations.

- 2.85 Planning conditions or agreements may be used to secure sustainable drainage.

## **Policy Background**

### **National**

[Flood and Water Management Act 2010](#)

[Consultation on the Implementation of the Sustainable Drainage Systems provisions in Schedule 3, Flood and Water Management Act 2010](#) (December 2011)

[Water Framework Directive](#)

(DEFRA)

[Flood Risk Regulations 2009](#)

[National Planning Policy Framework \(NPPF\)](#) (2012)

[Technical Guidance to the NPPF](#) (2012)

[Flood Zone mapping \(Environment Agency\)](#)

[Flood Risk Standing Advice \(Environment Agency\)](#)

[Environment Agency Catchment Flood Management Plans](#)

[SuDS Management Train](#) (Construction industry research and information association)

### **Regional**

[Thames Catchment Flood Management Plan](#) (Environment Agency) (2008)

[Blackwater Valley Watercycle Scoping Study](#) (2011)

[River Basin Management Plan – Thames River Basin District](#), Environment Agency (2009)

### **Local**

[Core Strategy](#) (2010) – policies CP1 - Sustainable Development, CP4 Infrastructure Requirements and CP3 – General Principles for Development and Appendix 7

[Strategic Flood Risk Assessment](#) (2012)

[Sustainable Environment Strategy 2010 – 2020](#) (2010)

[Borough Design Guide SPD](#) (2012)

[Sustainable Design and Construction SPD and Companion Document](#) (2010)

## **Chapter 3: Topic Based Policies:**

- 3.1 Chapter 3 Topic Based policies, covers policies that generally only apply to certain types of development. This Chapter should be read in conjunction with other policies in the MDD, including those in the cross-cutting chapter.

### **Green Belt**

#### **Policy TB01: Development within the Green Belt**

1. The Green Belt is defined on the Policies Map.
  2. Within the Green Belt, development for the purposes set out in paragraphs 89 and 90 of the [National Planning Policy Framework](#) and as set out in point 3 below will only be permitted where they maintain the openness of, and do not conflict with the purposes of including land in, the Green Belt.
  3. The alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above the size of the original building(s) shall be limited in scale.
- 3.2 The Council established through policy CP12 – Green Belt of the [Core Strategy](#) that there were no exceptional circumstances to warrant changes to the Green Belt boundary. The Green Belt is defined on the Policies Map.
- 3.3 Inappropriate development is, by definition, harmful to the Green Belt. The presumption against inappropriate development is key to retaining the openness of the Green Belt. Paragraph 89 of the NPPF sets out that although the construction of new buildings is inappropriate in the Green Belt, there are certain exceptions. Paragraph 90 of the NPPF sets out that certain other forms of development are also not inappropriate in the Green Belt.
- 3.4 With regard to the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling, proposals will be assessed against the original building(s), as defined in the [NPPF](#). Due to the restrictive policies that apply to the Green Belt and the need to retain the openness of the countryside, only limited extensions to a dwelling will generally be permitted. ‘Limited’ means a cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling.
- 3.5 For the purposes of clarity, any assessment of increase in volume of a dwelling will not include any other buildings on the site. With regard to the construction, alteration or extension of buildings ancillary to a dwelling, changes should not result in disproportionate additions to the original building(s) or cause a detrimental alteration to the scale of the dwelling or to the scale of development on the site.



**Policy TB02: Development adjoining the Green Belt**

Planning permission for proposals outside the Green Belt, but conspicuous when viewed from it, will only be granted where it is not detrimental to the visual amenity and openness of the Green Belt in terms of scale, form, siting, materials or design.

- 3.6 The visual amenity of the Green Belt should not be adversely affected by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in the Green Belt, might have a detrimental impact.

**Policy TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)**

1. The Star Brick and Tile Works, Knowl Hill is identified as a major existing developed site in the Green Belt and is defined on the Policies Map.
2. Within the defined development envelope of the Star Brick & Tile works, the principle of limited infilling or the partial or complete redevelopment of the site will only be acceptable where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 3.7 Major existing developed sites are locations of significant development within the Green Belt and can be redundant or in continuing use. The supporting text (paragraph 4.61) to policy CP12 – Green Belt, of the [Core Strategy](#) identifies one major existing developed site at the Star Brick & Tile Works, Knowl Hill, which is an existing waste site, as defined in policy WLP11 – Preferred Areas and Preferred Areas of Search, of the [Waste Local Plan for Berkshire](#) (1998). Re-use, redevelopment or limited infilling, which is consistent with Green Belt and other relevant policy is not inappropriate within the defined development envelope of the site.

- 3.8 As of the adoption date of the former Wokingham District Local Plan (11 March 2004), the major existing developed site had a floorspace of approximately 10,400 sq m. This figure will be used as the basis for interpreting whether development would be acceptable. The Council has reviewed the boundary and approach to development at this location. As there has been no significant change in local circumstances or in the fundamental aims of government policy on Green Belts since the adoption of the WDLP, the Council's approach has not changed in the MDD. Within the defined development envelope of the site, as shown in Appendix 4, the Council will accept the principle of re-use, redevelopment or limited infilling, subject to relevant policies and site specific considerations.

- 3.9 Limited infilling will be acceptable to facilitate the continued use of the site, while protecting the openness of the Green Belt. Limited infilling means proposals that are restricted to the areas between the external walls of a

building or to small gaps between adjacent buildings, subject to there being no increase in floorspace or the developed proportion of the defined development envelope.

- 3.10 Improvements expected from development shall be appropriate to the Green Belt. The complete or partial redevelopment of the site offers the opportunity for appropriate improvements without impacting on the openness of, and the purposes of including land within, the Green Belt. In any redevelopment, the area of temporary buildings or areas of hard-standing will not be included in calculating the floorspace to be permitted. Any redevelopment of the site, either total or part, must consider the entire site and be put forward in the context of a comprehensive, long-term plan for the site as a whole.
- 3.11 In order to achieve appropriate vehicular access to the major existing developed site and the mineral workings, highway changes may be necessary outside the defined development envelope. The form of these works will be subject to environmental and highway considerations.

**Policy Background** for Policy TB01: Development within the Green Belt, Policy TB02: Development adjoining the Green Belt and Policy TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 52; heading 9 - Protecting Green Belt land, such as paragraphs 89 and 90

**Regional**

N/A

**Local**

[Core Strategy](#) (2010) policy CP12 – Green Belt

[Waste Local Plan for Berkshire](#) (1998) policy WLP11 Preferred Areas and Preferred Areas of Search

Replacement Minerals Local Plan for Berkshire (incorporating the alterations adopted in December 1997 and May 2001

[Borough Design Guide SPD](#) (2012)

## **Atomic Weapons Establishment**

<b>Policy TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield</b>	
<p>1. Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.</p> <p>2. The applicant will need to provide this information where the proposal exceeds the scale of development detailed below for the consultation zone as defined on the Policies Map.</p>	
<b>Consultation Zone (Distance from AWE Burghfield)</b>	<b>Scale of development</b>
<p>Inner (0 - 1.5 km)</p> <p><i>This corresponds with the Detailed Emergency Planning Zone (DEPZ) for the site</i></p>	All residential or non-residential applications where one or more additional person may live, work, shop and/or visit (all applications except house extensions, shop fronts, advertisements, Listed Building, Conservation Area consent, prior notifications and telecommunications).
<p>Middle (1.5 – 3 km)</p>	All residential or non-residential applications where 50 or more additional people may live, work, shop and/or visit.
<p>Outer (3 - 5 km)</p>	All residential or non-residential applications where 500 or more additional people may live, work, shop and/or visit.

- 3.12 Whilst there are no Atomic Weapons Establishments in the Borough, there are two licensed nuclear installations located in the adjacent District of West Berkshire. These are the Atomic Weapons Establishment sites in Aldermaston (AWE A) and in Burghfield (AWE B).
- 3.13 Planning advice in Circular 04/00 ‘Planning Controls for Hazardous Substances’ requires that the Office for Nuclear Regulation (ONR) must be consulted on developments near nuclear installations to ensure that the potential cumulative increase in either the population or numbers of people living, working, shopping and/or visiting the vicinity of these sites can be safely accommodated. Prior to 31 March 2011, responsibility for nuclear matters was overseen by the Health and Safety Executive (Nuclear Installations Inspectorate).
- 3.14 Within the context of AWE A, the edge of the outer zone is at 8km whereas for AWE B it is at 5km. Since no part of the Borough is within 8km of AWE A, the authority only needs to consult the ONR for proposals within 5km of AWE B. The ONR produces advice concerning the implications of development around nuclear installations which can be

obtained from <http://www.hse.gov.uk/nuclear/land-use-planning.htm>. The zones can be seen in Appendix 5.

- 3.15 Assessments were undertaken by the ONR in December 2010 based upon development commitments that are now part of the Adopted West Berkshire Core Strategy. These assessments do not take account of any additional development that could arise in the vicinity of the site through the MDD or similar documents produced by the other authorities within the consultation zones for AWE A and AWE B (Reading Borough; West Berkshire District; Basingstoke and Deane Borough together with Wokingham Borough). Therefore, any changes in the numbers of people living, working, shopping and/or visiting the area around the AWE sites must be carefully assessed across the consultation zones.
- 3.16 To assist applicant's interpretation of the policy requirements, the following types of development are likely to include either 50 or 500 people respectively:
- i. 50 or more people could be accommodated in 20 or more dwellings; 1,000 sq m of Use Class B1 (business); 2,400 sq m of Use Class B8 (warehousing & distribution) or 2,000 sq m of other uses
  - ii. 500 or more people could be accommodated in 200 or more dwellings; 11,000 sq m of Use Class B1; 24,000 sq m of Use Class B8, or 20,000 sq m of other uses.
- 3.17 These examples are illustrative and applicants will need to provide information on the likely number of people living, working, shopping or visiting the site. The Council will work with the other authorities within the consultation zones together with ONR in monitoring (through the Monitoring Report) the potential cumulative effects of any population increase surrounding these installations.
- 3.18 The boundaries of the consultation zones may be changed by ONR during the plan period to take account of implications of development both on the AWE sites and within their vicinity together with updates on the resident population.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012) paragraph 172

[Circular 04/00 \(2000\) Planning for Hazardous Substances](#) (paragraph 47)

[UK – Fifth National; Report on compliance with the Convention on Nuclear Safety Obligations \(DECC\)](#) (October 2010)

### **Regional**

N/A

### **Local**

[Adopted West Berkshire Core Strategy \(policy CS8\)](#) (2012)

[Planning appeal – APP/H1705/V/10/2124548 at Boundary Hall, Aldermaston Rd, Tadley, Hampshire \(paragraph 15\)](#)

## **Residential Uses**

- 3.19 To meet the needs of all of the Borough’s residents the Council will seek a range of types of accommodation for people to live in. These include market housing; affordable housing; housing for the elderly; housing for the vulnerable (particularly extra care); caravans and mobile homes; gypsies, travellers and travelling showpeople; rural exception housing; live-work units; agricultural workers dwellings and flats.
- 3.20 Development proposals for caravans and mobile homes will be assessed on a site-by-site basis against the same criteria by which the Council assesses applications for permanent dwellings.

### **Policy 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%

- 3.21 [Core Strategy](#) Policy CP5 - Housing mix, density and affordability requires residential development to provide a mix of dwellings, which Policy TB05: Housing Mix enhances.
- 3.22 The approach to housing mix should be set out in the applicant’s Design and Access Statement. To sustain mixed communities, developers should bring forward proposals for market housing which reflect the demand and the demographic profile of households requiring market housing.
- 3.23 Where affordable housing is provided under policy CP5 of the Core Strategy, this should reflect the size and type of affordable housing required. The Council’s [Housing Strategy](#) (2010), which will be regularly reviewed depending on need, indicates at page 8 that ‘as a guide’ based on current needs information the Council will aim to achieve the following mix of houses/flats:
- i. 20% 1-bedroom dwellings
  - ii. 45% 2-bedroom dwellings (which would predominantly be houses)
  - iii. 20% 3-bedroom houses (to include some 3-bedroom bungalows for people with physical disabilities)

- iv. 15% 4-bedroom + houses.
- 3.24 As set out in paragraph 4.34 of the Core Strategy and the [Affordable Housing SPD](#) (2013), including any update, the Council will consider the use of a commuted sum in lieu of affordable housing, to be used to assist with the provision of affordable housing off-site including regeneration projects.
- 3.25 [Lifetime Homes](#) are homes that incorporate 16 design criteria that can be universally applied to new homes at minimal cost, as set out in Homes and Community Agency guidelines. These design features help support the changing needs of individuals and families at different stages of life.
- 3.26 Applying Lifetime Homes Standards means that development can incorporate design features which help to make them adaptable to meet the varying needs of different occupiers or changing needs through a family's lifetime occupancy.

## Policy Background

### National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

[Planning Policy for Travellers Sites](#) (2012)

Homes and Community Agency Guidelines on [Lifetime Homes](#)

### Regional

N/A

### Local

[Core Strategy](#) (2010) policies CP1 - Sustainable Development and CP5 - Housing mix, density and affordability

[Borough Design Guide SPD](#) (2012)

[Affordable Housing SPD](#) (2013)

[Housing Strategy 2010-13](#) (2010)

## Policy TB06: Development of Private Residential gardens

1. The Council will resist inappropriate development of residential gardens where development would cause harm to the local area.
2. Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning permission where:
  - a) The proposal makes a positive contribution to the character of the area in terms of:

- i. The relationship of the existing built form and spaces around buildings within the surrounding area;
- ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
- iii. Existing pattern of openings and boundary treatments on the site frontage
- iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
- v. Compatibility with the general building height within the surrounding area
- vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
- b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
- c) The proposal includes access, which meets appropriate highway standards
- d) The proposal does not lead to unacceptable tandem development
- e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.

- 3.27 This policy enhances policy CP1 Sustainable Development of the [Core Strategy](#), as well as CP3 General Principles for development.
- 3.28 The approach reflects advice set out in the National Planning Policy Framework.
- 3.29 Private residential gardens are excluded from the definition of previously developed land as set out in the [National Planning Policy Framework](#). The Council has defined private residential gardens as:
- i. Land within the curtilage of a residential building(s); and/or
  - ii. Land where the previous lawful use was for private residential garden.
- 3.30 The removal of private residential gardens from the definition of previously developed land lowers the priority of such sites for development.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#), (2012) i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 53

### **Regional**

N/A

**Local**

[Core Strategy](#) (2010) – policies CP1 - Sustainable Development; CP3 – General Principles for Development; CP17 – Housing Delivery

[Borough Design Guide SPD](#) (2012)

**Policy TB07: Internal Space Standards**

- Proposals for new residential units, including change of use or conversions, should ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers. The Council will assess all development proposals against the following minimum standards to ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers.
- Three storey houses will require more space to accommodate the additional circulation space required. Proposals for provision of residential units above existing town centre uses will be considered on a site-by site basis.

Dwelling Type*	Minimum gross internal area (GIA) (sq m)	Designed occupancy (Bed spaces per property)
1 bedroom flat	50 (538.2 sq ft)	2
2 bedroom flat	61 (656.6 sq ft)	3
2 bedroom house	83 (893.4 sq ft)	4
3 bedroom house	87 (936.46 sq ft)	5
4 bedroom house	100 (1,076.4 sq ft)	6

\*Five bedroom houses should provide 7 bed spaces and six bedroom houses 8 bed spaces

- Household accommodation should in general provide two social spaces, such as a living room and a kitchen/dining room. The Council will seek the following minimum combined floor area for these spaces.

Designed occupancy (Bed spaces per property)	Minimum combined floor area of living, dining and kitchen space (sq m)
2 person	23 (247.57 sq ft)
3 person	25 (269.1 sq ft)
4 person	27 (290.63 sq ft)



5 person	29 (312.15 sq ft)
6 person	31 (333.68 sq ft)

- 3.31 All new housing should have sufficient internal space to cater for a variety of different household needs with the aim of promoting high standards of liveability, accessibility and comfort. Sufficient internal space can also help achieve [Lifetime Homes](#) Standards, as set out in Policy TB05: Housing Mix [Core Strategy](#) policy CP2: Inclusive Communities. It can also help to facilitate home working to help minimise the need to travel in line with Core Strategy policy CP6 Managing Travel Demand.
- 3.32 Proposals shall be consistent with the [Borough Design Guide SPD](#) (2012), which sets out a checklist for householders and developers on the Council’s internal space standards. These standards are in line with the recognised [Homes and Community Agency](#) Standards. The Council will require applicants to provide details and plans showing how the internal space standards have been applied. Please note that the imperial measurements shown are for information only and all proposals will be assessed against the metric measurements.

**Policy Background**

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 – delivering a wide choice of high quality homes, such as paragraphs 47 and 50  
[Homes and Community Agency](#) Standards

**Regional**

N/A

**Local**

[Core Strategy](#) (2010) policies CP2 – Inclusive Communities and CP6 – Managing Travel Demand  
[Borough Design Guide SPD](#) (2012)

**Policy TB08: Open Space, sport and recreational 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.

<b>Type~</b>	<b>Standards (ha per 1,000 population)</b>
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
<b>Type (indoor sports)</b>	<b>Standards (sq m per 1,000 population)</b>
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

\*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

3.33 [Core Strategy](#) Policy CP3 - General Principles of development requires development proposals to provide for a framework of open space.

- 3.34 New development can provide opportunities to provide, protect and enhance new and existing public open space (including cemeteries/burial grounds), indoor and outdoor play, sport and recreational facilities either through on site measures or by contributing to off-site facilities.
- 3.35 Whilst appendix 4 of the Core Strategy sets out a requirement for allotments, this only applied to principal settlements which are Earley; Shinfield (north of M4); Winnersh; Wokingham, and Woodley. In applying this standard borough wide the Council has had regard to existing waiting lists for allotments and to ensuring future needs are met. This will help the Council achieve some of its health, wellbeing and prevention responsibilities and [Core Strategy](#) spatial objectives G and M, which relate to the provision of non-housing development in appropriate locations and the provision of appropriate infrastructure, services and facilities.
- 3.36 The standards in Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure have been set having regard to the evidence and approach set out in the [Wokingham PPG17 Open space, Sport and Recreation Study Standards Paper](#) (2012). The standards for cemeteries have been amended to reflect the Borough's mortality rate rather than regional data to provide a locally derived figure.
- 3.37 Developments will be expected to provide public open space on site. In some cases, for example, small sites where the site cannot physically provide or appropriately accommodate open space, indoor or outdoor play or sport and recreational facilities on-site, the Council will seek a financial contribution to fund off-site provision. Applicants will need to demonstrate that the site cannot accommodate the types of open space listed in Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure. Off-site contributions will either be pooled to enable the implementation of larger projects including the creation of additional open space, or will be used to improve the accessibility to, or quality of, open spaces, sport and recreation facilities, whatever is most appropriate in the locality. The delivery of open space, sport and recreation provision shall be consistent with the [Open Space, Sport and Recreation Strategy](#) (November 2013).

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 8 - Promoting healthy communities, paragraphs 73 and 74

### **Regional**

[South East Green Infrastructure Framework](#) (July 2009)

### **Local**

[Core Strategy](#) (2010) policy CP3 – General Principles for development; policy CP8 – Thames Basin Heaths Special Protection Area; Appendix 4 – Guidelines for the provision for Public Open Space associated with residential development

[Wokingham PPG17 Open Space, Sport and Recreation Study Standards Paper \(2012\)](#), KKP

[Open Space, Sport and Recreation Strategy](#) (November 2013)

**Policy TB09: Residential accommodation for vulnerable groups**

1. The Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:
  - a) Extra care homes
  - b) Dementia extra care units
  - c) Enhanced sheltered schemes
  - d) Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose built accommodation.
2. Applications for small group homes for vulnerable adults, children and young adults leaving care will be considered on a site-by site basis. The Council will have regard to the specific requirements of these groups, including the location of the development.

3.38 Core Strategy Policy CP2 - Inclusive Communities requires the provision of inclusive communities that provide for the long term needs of all members of the community. Therefore, the choice of accommodation could include dementia units, extra care housing, small group homes and accommodation for young people leaving care.

3.39 Paragraph 2.33 of the [Core Strategy](#) recognises that children in the care of the Council tend to be placed within their family and friends network, or with foster carers. Where this is not possible the children will live in a small group homes. For young adults leaving care there may be the need for supported housing schemes.

3.40 The Council may need to find sites for further small group homes to meet the needs of vulnerable adults and children during the plan period. As of April 2012, no sites had been put forward for development to meet these needs. Proposals for these uses will be considered on a site by site basis as they come forward.

3.41 Paragraph 2.37 of the [Core Strategy](#) states the number of people over 85 years old will increase by 100% between 2006 and 2026. To ensure appropriate support is available to the elderly, the Council's approach is to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need.

3.42 Paragraph 2.41 of the [Core Strategy](#) sets out requirements for extra care housing, enhanced sheltered housing and dementia units. The Council is currently undertaking an update of its [Strategy for housing for older people in Wokingham](#). Proposals shall be consistent with the updated strategy in determining applications for these uses.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

### **Regional**

N/A

### **Local**

[Sustainable Community Strategy for Wokingham 2020](#)

[Core Strategy](#) (2010) policies CP1 – Sustainable Development, CP2 – Inclusive communities, and CP3 – General Principles for development. Also the section relating to ‘Consistency with strategies for the borough’

[Strategy for housing for older people in Wokingham](#)

## **Policy TB10: Traveller Sites**

1. Planning permission may be granted for new gypsy and traveller pitches or travelling showpeople plots or extensions to existing sites where it can be demonstrated that:
  - a) The site is located in the Borough’s existing settlements or is adjacent to an existing settlement either within or adjacent to the Borough
  - b) Avoids impacting on the separate identity of settlements
  - c) The site has access to a range of local services such as shops; health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities
  - d) No significant barriers to development exists in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable
  - e) Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme
  - f) The proposals will not result in an unacceptable loss of amenity of neighbouring land uses
  - g) Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity
  - h) The scheme avoids any adverse impacts on the Special Protection Area.

- 3.43 Policy TB10: Traveller Sites enhances Core Strategy policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for Development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heath SPA and CP11 Proposals outside Development Limits (including countryside).
- 3.44 In line with the advice set out in [Planning Policy for Traveller sites guidance](#) (2012) the Gypsy and Travellers Guidance, opportunities to redevelop previously developed land or a vacant or derelict site should be considered.
- 3.45 The supporting text (paragraph 4.15) to policy CP2, Inclusive Communities of the [Core Strategy](#), sets out the pitch requirement for gypsies and travellers to 2016, which was for 21 pitches.
- 3.46 To ensure that the Council has the most up to date information regarding meeting the local needs of the Gypsy and Traveller communities, the Council appointed consultants to undertake a further Gypsy and Traveller Accommodation Assessment (GTAA) of local demonstrable need and supply for the period 2012-2017 and from 2017-2027. This GTAA is consistent with guidance set out in the Planning Policy on Traveller sites (2012). The GTAA (2013) will form the basis for assessing need.
- 3.47 The Council will continue to work with the Gypsy and Traveller communities regarding identifying sites which could be suitable for providing permanent pitches for Gypsy and Traveller requirements and which could provide a sites supply in line with the Planning Policy for Travellers sites guidance (2012) to meet the needs of travellers in the Borough. A Gypsy and Traveller Local Plan is being produced by the Council taking account of appropriate collaboration with other authorities.

## Policy Background

### National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 - Delivering a wide choice of high quality homes, paragraph 50

[Technical Guidance to the NPPF](#) (2012)

[Planning Policy for Traveller sites guidance](#) (2012)

### Regional

N/A

### Local

[Core Strategy](#) policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heaths Special; CP11 – Proposals outside Development Limits (including countryside)

[Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) (2013)

## **Economy**

3.48 This section has policies on employment and retail uses.

### **Policy TB11: Core Employment Areas**

Core Employment Areas are listed in Policy CP15- Employment Development of the Core Strategy and are defined on the Policies Map.

3.49 Employment policy for the Borough is set out in policy CP15 - Employment Development, and policy CP11 - Proposals Outside Development Limits (Including Countryside) of the [Core Strategy](#).

3.50 The majority of employment growth will occur in the Core Employment Areas and on other identified employment sites. Employment development inside the development limits but outside the areas defined in Policy TB11: Core Employment Areas and Policy SAL08: Allocated Mixed Use Sites will be assessed against policy CP15 of the Core Strategy.

3.51 Further employment sites have been identified in line with policies CP15 - Employment Development, CP16 - Science Park, CP18 - Arborfield Garrison SDL and CP20 - North Wokingham SDL, and Policy SAL07: Sites within Development Limits allocated for employment/commercial development.

### **Policy Background**

#### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 1 - Building a strong, competitive economy;

#### **Regional**

N/A

#### **Local**

[Core Strategy](#) (2010) policy CP11 – Proposals outside Development Limits (including countryside), policy CP15 - Employment Development, policy CP 16 – Science Park, policy CP18 – Arborfield Garrison Strategic Development Location and policy CP20 – North Wokingham Strategic Development Location

### **Policy TB12: Employment Skills Plan**

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.

- 3.52 In line with the Council's [Economic Development Strategy](#) (2010) to encourage the use of local labour and to ensure that local people have the skills and abilities to compete for local jobs, the Council will promote the use of an Employment and Skills Plan within major development proposals.
- 3.53 The Council will produce additional guidance which sets further detail on the scale and type of contribution expected from development, including the stages of development (construction, and where appropriate end user). The plan may cover apprenticeships; training initiatives such as pre-employment training; work experience, and work skills training. The Council may use S106 agreements or planning conditions to incorporate the Employment Skills Plan.

### **Policy Background**

#### **National**

N/A

#### **Regional**

N/A

#### **Local**

[Economic Development Strategy](#) (2010)

### **Policy TB13: Science and Innovation Park**

1. The boundary of the University of Reading Science and Innovation Park is defined in policy SAL07.
2. Planning permission for the development of the remainder of the Science Park will only be granted where it demonstrates that the proposals:
  - a) Are only for purposes appropriate to the primary use of the site as a Science and Innovation Park, including research and development, laboratories and high tech uses together with ancillary and related uses and for no other purpose
  - b) Maintain the visual separation between the Science and Innovation Park and the settlements of Shinfield (North of M4), Earley and Shinfield Village



- c) Provide high quality landscape
- d) Provide for high quality design appropriate to its location and setting
- e) Secure a programme of archaeological work.

- 3.54 Policy CP16 - Science Park of the [Core Strategy](#) states that a Science Park will be developed south of the M4 in Shinfield Parish.
- 3.55 Outline Planning Permission has been granted for the first phase of the Science and Innovation Park and full permission has been granted for the construction of the access road part (0/2009/1027). In the period to 2016, the first phase of a high quality campus of approximately 20,000 sq m gross should be developed which fully reflects the landscape characteristics of its site.
- 3.56 The legal agreement for the first phase of the Science Park includes a 'gateway policy' regarding occupancy. This 'gateway policy' approach should apply to the remaining phases of the Science and Innovation Park.
- 3.57 The use of the site will be restricted to appropriate uses for a Science and Innovation Park such as research and development, laboratories and high tech uses together with ancillary and related uses such as a crèche provided that they do not undermine its key purpose. This is to ensure that the function of the Science and Innovation Park is not compromised.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 1 - Building a strong, competitive economy; heading 4 - Promoting sustainable transport

### **Regional**

N/A

### **Local**

[Core Strategy](#) (2010) policy CP16 - Science Park  
Planning Application 0/2009/1027

### **Policy TB14: Whiteknights Campus**

1. The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as defined on the Policies Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.
2. Development proposals will accord with the following criteria:
  - a) They respect the historic landscape, open areas and listed buildings and their settings and the character of the area
  - b) Areas of wildlife significance (including Local Wildlife Sites) and current or potential green infrastructure networks will be retained and enhanced
  - c) The safety of those using the campus (including highway safety issues and designing out crime) will be maintained and enhanced;
  - d) There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking; and
  - e) The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.

3.58 The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt over the plan period. The University operates from a number of sites within Wokingham Borough, including Whiteknights Campus (circa 119 hectares) of which approximately one third lies within Reading Borough. The policy aims to ensure that the Whiteknights Campus continues to develop as the focus for the University of Reading and contributes to the area as a whole and the wider national interest. This policy helps to achieve objective xiii of paragraph 2.68 of the Core Strategy in that it maintains and enhances the Borough's knowledge and skills base.

3.59 The Whiteknights Campus has a number of issues which distinguish it from other parts of the Borough, and therefore necessitate a distinct approach. The University has around 17,500 students<sup>1</sup>, which is roughly equivalent in size to a town such as Thatcham or Marlow, and Whiteknights is the hub of university activity. Students, staff and visitors need to be supported by services, facilities and infrastructure. A separate policy is therefore required for the part of the Whiteknights campus that lies within the Borough.

3.60 There are a number of constraints and complexities affecting the site. Parts of the site have significant wildlife importance, and the area is a prominent part of the local landscape, adjoining part of the East Reading wooded ridgeline Major Landscape Feature, with large tracts of open space. A number of listed buildings are on site, and university uses have a potential effect on surrounding residential areas. In addition, approximately a third of the Campus is within Reading Borough, meaning

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<sup>1</sup> [www.reading.ac.uk](http://www.reading.ac.uk).

that a consistent approach is required. Development proposals will be jointly considered by Reading Borough Council and Wokingham Borough Council.

- 3.61 In 2008, the University drew up a Whiteknights Campus Development Plan, which set out the University's principles for future development of the site, including providing 1,297 additional bedspaces, waste and catering facilities and changes to the accesses and internal circulation. The Whiteknights Campus Development Plan does not form part of either Reading or Wokingham Borough's Development Plan, but it outlines the changes that are proposed to occur on the site in the coming years, and has informed this policy. Much of the physical development proposed has already received planning permission, and it is therefore important that the policy looks beyond the current Whiteknights Campus Development Plan and is flexible to take account of other proposals as they come forward.
- 3.62 Proposals within the Whiteknights Campus Development Plan include rationalising the substantial number of vehicle access points around the campus. Given that growth is likely to occur on the campus, it is vital that access points are appropriately located. The Council is therefore supportive of this principle in the Whiteknights Campus Development Plan.

### **Policy Background**

#### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 1 - Building a strong, competitive economy; heading 4 - Promoting sustainable transport

#### **Regional**

N/A

#### **Local**

[Whiteknights Campus Development Plan](#) (2008), University of Reading and Stride Treglown

[Adopted Sites and Detailed Policies Document](#) (October 2012), policy SA6: Whiteknights Campus, University of Reading (Reading Borough Council)

## **Retail Policies**

### **Policy TB15: Major Town, and Small Town/ District Centre development**

1. The major town, small/ district centre boundaries as listed in policy CP13 – Town Centres and shopping of the Core Strategy are defined on the Policies Map.
2. The primary and secondary shopping frontages and primary shopping areas are defined on the Policies Map and also listed in Appendix 6 of the MDD.
3. Planning permission will only be granted for proposals for main town centre uses within Wokingham town centre or small town/district centres where they demonstrate that:
  - a) They are of a scale and form that is compatible with the retail character of the centre and its role in the hierarchy of retail centres
  - b) How it retains or increases the provision of Use Class A1 (Shops) in primary shopping frontages and the provision of Use Class A1 or A2 (Financial and professional services) or A3 (Restaurants and cafes) or A4 (Drinking establishments) or A5 hot food takeaways in secondary shopping frontages
  - c) They contribute to the provision of day and evening/night-time uses and are compatible with other uses
  - d) They enhance vitality and viability.
4. The Council will also support the provision of office uses or self-contained dwellings in vacant or under used units above ground-floor town centre uses where a suitable/appropriate level of amenity for occupants can be provided. The Council will also support the provision of live-work units in appropriate locations.
5. All proposals within Wokingham Town Centre shall be consistent with the [Wokingham Town Centre Masterplan SPD](#).

- 3.63 Shinfield Road (North of M4) is designated as a district centre but is only partly located within the Borough. In defining the part of the centre boundary within the Borough, regard was had to the provisions of policy CS26: Network and Hierarchy of Centres of [Reading Borough Council's Core Strategy](#) (2008) and Policy SA15 of their [Adopted Sites and Detailed Policies Document](#) (October 2012).
- 3.64 Setting primary and secondary frontages and policies helps to manage the mix of uses in order to retain an appropriate balance of retail and complementary town centre uses. Retailing is the primary function of centres and the main contributor to vitality and viability.
- 3.65 In order to enhance the vitality and viability of these centres, primary shopping frontages should comprise a higher proportion of A1 uses, whereas secondary frontages can offer a greater diversity of uses.
- 3.66 Proposals will also need to accord with Policy TB20: Service Arrangements and Deliveries for Employment and Retail Use. Proposals shall also be consistent with the [Borough Design Guide SPD](#) (2012).

- 3.67 Proposals in Wokingham town centre shall comply with policy CP14: Growth and Renaissance of Wokingham Town Centre in the [Core Strategy](#) and be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2012), which provide a long-term vision for the future of Wokingham town centre.

#### **Policy TB16: Development for Town Centre Uses**

##### **Sequential Test**

1. Proposals for retail uses including extensions of 500 sq m (gross) or above outside the primary shopping areas defined on the Policies Map or for all other main town centre uses outside the defined Wokingham major town centre or the small town/district centres or local centres will be required to satisfy the sequential test.

##### **Retail Impact Test**

2. Proposals for retail and leisure uses, including extensions, of 500 sq m (gross) or above outside the defined Wokingham major town centre or the small town/district centres or local centres will be required to satisfy the retail impact test.

- 3.68 [Core Strategy](#) policy CP13 - Town Centres and shopping sets out the hierarchy of the Borough's town and district centres. Core Strategy policy CP14 - Growth and renaissance of Wokingham Town Centre makes it clear that Wokingham is considered suitable for growth.
- 3.69 [The Council's Retail Study Refresh](#) (2010) shows that large scale development, which serves a significant part of the Borough should be concentrated within Wokingham Town Centre.
- 3.70 District Centres in Arborfield Garrison, Lower Earley, Shinfield Road (N of M4), Twyford, Winnersh and Woodley should complement Wokingham Town Centre by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities and other services. Some forms of development may be more appropriate in Local Centres, if there are localised areas of deficiency. The key issues are the nature and scale of development.
- 3.71 A threshold of 500 sq m (gross) is set as being broadly the maximum allowance in such locations before the Borough's retailing strategy is likely to be compromised.
- 3.72 Main town centre uses are as described in Annex 2: Glossary in the [National Planning Policy Framework](#), which includes
- i. Retail
  - ii. Leisure and entertainment facilities
  - iii. Offices
  - iv. Arts, culture and tourism development.

- 3.73 Applicants shall undertake a sequential approach to ensure that proposals do not have a detrimental impact on the vitality and viability of Wokingham major town centre or the small town/district centres. A sequential test is not required for proposals for office development within Core Employment Areas or other employment sites identified in the MDD and is also not required where the proposal reflects the use of the site as set out in Policy SAL08: Allocated Mixed Use Sites or areas identified in policies CP18(3), CP19(3), CP20(2) or CP21(2) of the Core Strategy.
- 3.74 Applicants for retail proposals will need to demonstrate through the sequential test that sites firstly within primary shopping areas then elsewhere within the defined Wokingham major town centre or small town/district centres are not suitable or available. Only where this has been demonstrated should less central sites be considered.
- 3.75 Applicants for other main town centre uses will need to demonstrate through the sequential test that sites firstly within the defined Wokingham major town centre or small town/district centres are not suitable or available. Only where this has been demonstrated should less central sites be considered.
- 3.76 There will then be a preference for edge of centre locations before out of centre locations are considered. Any sequential test will include the impact of need on appropriate centres outside the Borough.
- 3.77 For the purposes of main town centre uses, edge-of-centre and out-of-centre sites are as defined in the NPPF.
- 3.78 In assessing edge-of-centre and out-of-centre locations, preference will be given to locations which are accessible to the existing centre by means of pedestrian and cycle access; served by 'good' public transport services, as defined in the supporting text (paragraph 4.37) of CP6 - Managing Travel Demand of the [Core Strategy](#), and are in close proximity to public transport interchanges. The Council considers that 'well connected' sites, as described in the NPPF, are those that are up to 300m along pedestrian routes.
- 3.79 Applicants shall demonstrate through the application of the sequential test why other sites are not practicable alternatives in terms of:
- i. Availability: that town centre sites, or buildings for conversion, are unavailable now and are unlikely to become available for development within a reasonable period of time, taking account of the guidance in paragraph 26 of the NPPF
  - ii. Suitability: that town centre sites are not suitable to accommodate the proposal, even when a degree of flexibility, such as format, scale, size, site layout and store configurations has been applied
  - iii. Viability: that the development would not be economically viable or achievable in relation to costs.
- 3.80 Where a Retail Impact Assessment is required, this should demonstrate that there would be no unacceptable impact on the vitality and/or viability of these centres either from the proposal or from the cumulative effect of proposals since 1 April 2006, including those with planning permission as well as those under construction or completed.

**Policy Background** for Policy TB15: Major Town, and Small Town/ District Centre development and Policy TB16: Development for Town Centre Uses

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 2 - Ensuring the vitality of town centres

**Regional**

N/A

**Local**

*Wokingham*

[Core Strategy](#) (2010) policy CP6 – Managing Travel Demand; CP13 – Town centres and shopping; CP14 – Growth and renaissance of Wokingham Town Centre

[Wokingham Borough Retail Study Refresh](#) (2010), Nathaniel, Lichfield and Partners

[Borough Design Guide SPD](#) (2012)

[Wokingham Town Centre Masterplan SPD](#) (2010)

*Bracknell*

[Bracknell Forest's Adopted Site Allocations Local Plan](#) (July 2013)

*Reading*

[Reading Borough Council's Core Strategy](#) (2008), policy CS26: Network and Hierarchy of Centres

[Adopted Sites and Detailed Policies Document](#) (October 2012) policy SA15: District and Local Centres

**Policy TB17: Local Centres and Neighbourhood and Village Shops**

1. Local Centres, which are part of the hierarchy of retail centres as set out in policy CP13 – Town centres and shopping in the Core Strategy, are defined on the Policies Map and are listed below:

Crowthorne (Pinewood)	Crowthorne Station, Dukes Ride Greenwood Road
Earley	Maiden Place Silverdale Road Shepherds Hill (also partly in Woodley)
Finchampstead North	California Crossroads
Shinfield	Basingstoke Road near the junction of Beech Hill Road, Spencers Wood School Green, Shinfield (to be extended into the Strategic Development Location) Three Mile Cross
Wargrave	Wargrave High Street
Wokingham	Ashridge Road Clifton Road/Emmbrook Road (to be extended into the Strategic Development Location) Bean Oak Road Rances Lane Woosehill Centre Woosehill Lane
Woodley	Brecon Road Coppice Road Loddon Vale Shepherds Hill (also partly in Earley)

2. Proposals that retain and enhance the provision of day-to-day shopping facilities in Local Centres, neighbourhood and village shops will be supported.
3. Use Class A1 (Shops), whether within Local Centres or in individual neighbourhood or village shops, shall be retained unless it can be demonstrated that:
- Alternative day-to-day shopping facilities are available within reasonable walking distance from the existing retail use
  - The existing retail use is no longer viable.



- 3.81 The Local Centre at Dukes Ride is only partly located within the Borough. In defining the part of the centre boundary within the Borough, regard was had to Policy SA13: Policies Map Changes of Bracknell Forest's Site Allocations Local Plan (July 2013) (see Map 53 in Appendix 8 of Bracknell Forest's Local Plan).
- 3.82 Policy CP13 – Town centres and shopping of the [Core Strategy](#) required subsequent Development Plan Documents, i.e. the MDD to define Local Centres. Local centres usually comprise a small group of retail units and can provide an important focal point in residential areas. Neighbourhood and village shops are not included within the retail hierarchy but play an important role in the provision of shopping facilities.
- 3.83 Day-to-day shopping facilities include post offices, newsagents, convenience stores selling food items, pharmacies and petrol stations.
- 3.84 For the purposes of this policy, the reasonable walking distance is a maximum of 300 metres along pedestrian routes.
- 3.85 A change of use may be acceptable in principle where it can be clearly demonstrated that the existing use is no longer viable. In demonstrating that an existing use is not viable, applicants must produce evidence that genuine and sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 3 - Supporting a prosperous rural economy; heading 4 - Promoting sustainable transport, such as paragraph 38; heading 8 -Promoting healthy communities, such as paragraph 70

### **Regional**

N/A

### **Local**

[Core Strategy](#) (2010) policy CP13 – Town centres and shopping

[Bracknell Forest's Adopted Site Allocations Local Plan](#) (July 2013)

[Borough Design Guide SPD](#) (2012)

**Policy TB18: Garden Centres and other small rural units outside Development Limits**

Planning permission for proposals for the establishment or expansion of retail development outside development limits may be permitted where they demonstrate that:

- a) The proposal is connected to or adjacent to the primary holding
- b) The proposal is economically related to the primary holding and is ancillary to the primary existing use
- c) There would be no adverse impact on the vitality or viability of retail centres, neighbourhood or village shops within the locality

- 3.86 Policy CP11 - Proposals outside Development Limits (including countryside) of the [Core Strategy](#) seeks to maintain the quality of the environment and restrict development outside Development Limits. Policy CP11 recognises that some retail development may be appropriate outside development limits.
- 3.87 Appropriate forms of retail uses in the countryside can help support the rural economy. Appropriate forms of retailing in the countryside are those required to support the primary agriculture or forestry holding or use. Goods or produce should either have been produced on site or sourced from within the locality. Applicants shall demonstrate how the proposal meets this requirement.
- 3.88 Garden centre retailing has grown considerably within the Borough. The range of goods, services and facilities on offer at garden centres has diversified to include those not directly related to the primary purpose of garden centres. While uses that remain ancillary to the primary business of the site as a garden centre may be acceptable, it is important to ensure that the main garden centre use remains and that a separate commercial use is not established on site.
- 3.89 The most appropriate method of demonstrating that there would be no adverse impact on retail centres or shops is through a retail impact assessment as set out in Policy TB16: Development for Town Centre Uses.

**Policy Background**

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 2 - Ensuring the vitality of town centres; heading 3 - Supporting a prosperous rural economy, and heading 4 - Promoting sustainable transport

**Regional**

N/A

**Local**

[Core Strategy](#) (2010) policy CP11 - Proposals outside Development Limits (including countryside)

**Policy TB19: Outdoor advertising**

The Council will only permit outdoor advertisements where they demonstrate:

- d) There is no adverse impact upon highway safety
- e) There is no harmful impact on the amenity of the adjoining land uses
- f) There is no harmful impact on the character or appearance of the area.

3.90 Advertisements and signs are important to the commercial activities of shops and businesses both within the built and rural environments. The Council will support well designed signs and advertisements which are in keeping with the scale and character of buildings on which they are displayed and which do not lead to a detrimental impact on the quality of visual amenities, particularly around architectural heritage and on the natural environment. Signage and advertisements should not cause adverse impacts on highway safety.

**Policy Background**

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 7- Requiring good design, such as paragraph 67 and heading 11 - Conserving and enhancing the natural environment, such as paragraph 125

[The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007](#)

**Regional**

N/A

**Local**

[Core Strategy](#) (2010) policy CP3 - General Principles of the Core Strategy

[Wokingham Town Centre Masterplan SPD](#) (2010)

[Borough Design Guide](#) (2012)

**Policy TB20: Service Arrangements and Deliveries for Employment and Retail Use**

1. Planning permission will only be granted for commercial development proposals throughout the Borough that demonstrate:
  - a. There is no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance
  - b. There is no significant impact on highway safety
  - c. There is no significant adverse visual impact
  - d. There is no significant adverse environmental impact
2. The boundary for the service road provision in Wokingham Town Centre is defined on the Policies Map.

- 3.91 Policy CP3 - General Principles of the [Core Strategy](#) requires developments to be of an appropriate scale of activity which will not cause detriment to the amenity of adjoining land uses.
- 3.92 Service arrangements, including night time deliveries and collections, can have a detrimental impact on the amenity of adjoining uses and on the highway network, including highway safety and congestion. Whilst the Council recognises the need for deliveries to employment and retail uses it will seek to restrict movements which could cause a detrimental impact on the amenity of adjoining uses, including residential. This will be through the use of planning conditions.
- 3.93 In the case of new or extended development, the Council will require the access for delivery vehicles to minimise any impact of noise. This may be by providing an access which enables vehicles to turn and leave the site without having to reverse onto a public highway or through limiting times and days when deliveries can be made.
- 3.94 To help minimise the impact of service deliveries including night time deliveries, applicants shall submit a Delivery Management Plan that demonstrates how the following have been considered:
  - i. The provision of covered or enclosed loading/unloading areas to minimise noise impact
  - ii. Installations of measures for mitigating noise
  - iii. Installation of measures for mitigating odour from fumes
  - iv. Installation of measures to manage litter and refuse
  - v. Levels of lighting, which do not cause detrimental impact on adjoining land uses
  - vi. The sharing of servicing arrangements.
- 3.95 The Council will use planning conditions to secure this.
- 3.96 The Council will also have regard to the Department for Transport guidance on [night time deliveries](#) and will continue to seek advice from the Freight Transport Association (FTA) and the Noise Abatement Society (NAS) regarding their on-going work to reconcile the need for night time

deliveries and the importance of minimising the impact of noise and air quality on neighbouring uses.

- 3.97 Policy CP14 – Growth and Renaissance of Wokingham Town Centre of the Core Strategy provides for the long term growth and rejuvenation of Wokingham Town Centre. Within this context, the service road (as set out in (as set out in Appendix 3) will provide rear service and emergency access to premises in the Peach Street quarter of the town centre. The road should help to reduce and ease traffic flows and result in an improvement to the town centre environment. Proposals shall also be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2010), particularly section 12.3.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 4 - Promoting sustainable transport, such as paragraph 35; heading 11 - Conserving and enhancing the natural environment, such as paragraphs 123 and 125

Department for Transport guidance (2011) [Quiet Deliveries Demonstration Scheme](#)

### **Regional**

N/A

### **Local**

[Core Strategy](#) (2010) policy CP3 - General Principles of the Core Strategy

[Wokingham Town Centre Masterplan SPD](#) (2010)

## **Landscape and Nature Conservation**

- 3.98 This section sets out the Council's approach to retaining and enhancing the landscape and natural environment, including Sites of Urban Landscape Value.

### **Policy 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.

- 3.99 The supporting text (paragraph 4.19) to policy CP3 - General Principles of the [Core Strategy](#) states that proposals should take account of the [Council's current Landscape Character Assessment](#).

- 3.100 The Landscape Character Assessment provides guidance on the intrinsic characteristics of landscape character areas. It details how landscapes should be conserved and managed and the degree, i.e. sensitivity, to which landscape areas can accommodate development. Applicants shall use the Landscape Character Assessment to identify important landscape features that should be protected or enhanced through development proposals. This should be incorporated as part of a landscape and visual impact study as detailed in paragraph 2.19 of this Plan.

- 3.101 Proposals shall also be consistent with the [Borough Design Guide SPD](#) (2012) which provides further information on landscape.

### **Policy Background**

#### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012) i.e. under heading 4 - Promoting Sustainable Transport , such as paragraphs 29 and 30; under heading 8 - Promoting healthy communities, such as paragraph 75, and heading 11 Conserving and enhancing the natural environment, such as paragraph 109 and 113

#### **Regional**

[South East Green Infrastructure Framework](#) (July 2009)

[Berkshire Habitat Action Plan 2007](#)

[Biodiversity Strategy for the Loddon Catchment](#) (2003)

[Blackwater Valley Countryside Strategy](#) (2011-15)

[Thames Waterway Plan](#) (2006-2011)

[Thames River Basin River Management Plan](#) (2009)

### **Local**

[Core Strategy](#) (2010) policies CP1 - Sustainable Development and CP3 – General Principles

[Landscape Character Assessment](#) (2004)

[Strategic Development Locations SPDs](#) (2011)

[Borough Design Guide SPD](#) (2012)

[Sustainable Design Construction SPD](#) (2010)

[Wokingham Borough Biodiversity Action Plan](#) (2003-2012)

Emerging Wokingham Borough Biodiversity Action Plan (2012-2024)

[Wokingham Borough Rights of Way Improvement Plan](#) (2009)

### **Policy TB22: Sites of Urban Landscape Value**

1. Sites of Urban Landscape Value are defined on the Policies Map.
2. Planning Permission will only be granted for development proposals within or affecting Sites of Urban Landscape Value where they demonstrate that they;
  - a. Retain and enhance the special landscape features and qualities that make the site valuable to the character, townscape and urban form
  - b. Minimise the visual impact of the development site on the Sites of Urban Landscape Value
  - c. Protect, manage and enhance the sites' capacity for informal recreation

3.102 There are open and undeveloped areas within settlements, which provide an important contribution to local character and amenity. These areas are known as Sites of Urban Landscape Value (SULVs) and are found in:

- i. Bulmershe, Woodley
- ii. South Lake, Woodley
- iii. Maiden Erlegh Lake, Earley
- iv. Joel Park, Wokingham.

3.103 In line with the supporting text (paragraph 4.19) of policy CP3 - General Principles for development of the [Core Strategy](#), the Council has reviewed SULVs as previously defined by the WDLP. This review has considered the assessments made to support the WDLP and to take into account recent planning decisions affecting the SULVs.

- 3.104 The SULVs form part of the setting and identity of the settlements of Earley, Wokingham and Woodley. They are primarily open spaces interspersed with, and bounded by, mature trees. They also include individual landscape features such as ponds, woodlands and hedgerows. Their role as informal open areas and green spaces along with their recreational and biodiversity roles in a built-up context should be retained or enhanced.
- 3.105 The treed nature of the SULVs gives a softer and semi-rural fringe, which results in some of the built-up areas being barely discernible at both close and distant views. The policy seeks to ensure that the openness and visual benefits of the SULVs are retained and enhanced and their important features protected.
- 3.106 Development proposals within or affecting SULVs shall respect the special local character and the important landscape, wildlife and recreational amenity of the SULVs. Consideration shall also be given to views within, into and from the SULVs. Proposals should be of a high standard of design that is in character with and integrated into the landscape to minimise any visual impact. Applicants should submit a Landscape and Visual Assessment to demonstrate this.

#### **Bulmershe, Woodley**

- 3.107 The combination of playing fields, open space with associated tree cover, woodland and allotments provides an open and undeveloped space between the settlements of Earley and Woodley. The character of this SULV is greatly enhanced by the presence of a strong tree and shrub screen on the rear boundaries of and within the gardens of properties on the east side of Pitts Lane and Church Road as well as the mature woodland within High Wood to the south.

#### **South Lake, Woodley**

- 3.108 The lake of South Lake is considered an important landscape feature within this SULV as it dominates the site with mature trees surrounding the margins of the lake. The SULV has a distinctly urban character as the well-used footpaths are never far from the adjacent residential area, although these views are often limited by intervening trees. The mature vegetation within the site and mix of tree species provides a parkland type character and creates some seclusion from the adjacent urban area.

#### **Maiden Erlegh Lake, Earley**

- 3.109 This SULV is within the residential settlement of Earley and consists of a lake within a wooded setting. The extensive woodland is visually significant locally and provides a wooded backdrop to the surrounding properties and the adjacent playing fields. The residential properties do not exert a high urban influence over the SULV due to the high woodland cover and restrictions to various parts of the site for ecological reasons, leaving parts of the site feeling secluded and natural.



### **Joel Park, Wokingham**

3.110 This SULV is of a semi-rural character and is dominated by mature trees and vegetation especially within Joel Park itself which has high ecological value. The SULV has two distinct areas which are Joel Park and the land around St Paul's Church and are separated by Reading Road. St Paul's Church is prominently sited on high ground with its spire forming a focal point in distant views, from either direction along Reading Road, and which makes an important visual contribution to the wider SULV in long views from the north. The open setting of the SULV separates the Church from the surrounding built up areas and is a key element in its visual significance.

#### **Policy Background**

##### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. Under Heading 8 promoting healthy communities , such as paragraph 69; under heading 11 - Conserving and enhancing the natural environment, such as paragraph 109 and 113

##### **Regional**

N/A

##### **Local**

[Core Strategy](#) (2010) policy CP3 – General Principles

#### **Policy 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.

3.111 Policy TB23: Biodiversity and Development enhances policy CP7 – Biodiversity of the [Core Strategy](#). Policy CP7 refers to habitats or species of principle importance in England for nature conservation and designated sites are set out below.

**A) Sites of national or international importance**

- i. Sites of Special Scientific Interest (SSSIs) and,
- ii. Adjacent to the Borough, the Thames Basin Heaths Special Protection Area (TBH SPA).

**B) Sites of local importance**

- i. Local Nature Reserves (LNR), as designated in consultation with Natural England, and as listed in Appendix 7
- ii. Local Wildlife Sites (LWS) (these were previously known as Wildlife Heritage Sites)
- iii. Local Geological Sites as set out in Appendix 8
- iv. Ancient Woodlands (not shown on the Policies Map)

3.112 Additional sites may be allocated during the plan period. Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation.

3.113 There are five Local Geological Sites, which are non-statutory sites of local geological importance that have been surveyed and assessed against a national set of qualifying criteria, as set by [Natural England](#).

3.114 Development proposals can provide opportunities to create or improve areas of habitat on site; management of habitats; landscaping for biodiversity, and wildlife.

3.115 Wildlife corridors are an important part of the network of nature conservation sites and include a range of habitats such as hedgerows, grass verges, waterways, their margins and floodplains. They are also important in providing a link to the wider countryside from built-up areas. When designing new habitats and biodiversity features, consideration should be given to the use of native species as well as the adaptability to the likely effects of climate change. Policy CC03: Green Infrastructure, Trees and Landscaping

3.116 Where the nature and location of a development is such that nature conservation impacts may be significant, further ecological surveys and report may be required prior to determination. Potential impacts on as yet unrecorded biodiversity resources must be considered in the report. In addition, indirect effects may affect biodiversity sites some distance from the development proposals and this impact should also be considered. The survey and report should be prepared by a suitably qualified or experienced ecologist and include:

- i. existing biodiversity interests and how the development is expected to impact on these
- ii. recommendations for mitigation to minimise harm

- iii. whether compensatory measures are also required and the timing of compensatory measures to ensure that compensation is in place before any accepted damage to biodiversity interests takes place
- iv. how the development will deliver an overall gain for biodiversity
- v. consideration of existing or potential wildlife corridors on site and links from these to the wider ecological networks including those identified in the Green Infrastructure network
- vi. A monitoring and management plan drawn up for the biodiversity interests of the development site to ensure the long term future management.

## **Policy Background**

### **National**

[Circular 06/05](#): Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 11 Conserving and enhancing the natural environment, such as paragraphs 109 and 113, 114 and 117; heading 13 - Facilitating the sustainable use of minerals, such as paragraph 143

[Natural England – Local Geological Sites](#)

### **Regional**

[South East Plan](#) (2009) Policy NRM6 - Thames Basin Heaths Special Protection Area

[Berkshire Biodiversity Action Plan](#) (BAP)

[Berkshire Habitat Action Plan](#) 2007

[Biodiversity Strategy for the Loddon Catchment](#) (2003)

### **Local**

[Core Strategy](#) (2010) policies CP3 – General Principles for development and CP7 – Biodiversity

[Replacement Minerals Local Plan for Berkshire \(incorporating the alterations adopted in December 1997 and May 2001\)](#)

[Wokingham Borough Biodiversity Action Plan](#) (2003-2012)

Emerging Wokingham Borough Biodiversity Action Plan (2012-2024)

## **Heritage**

3.117 The Borough contains a number of designated heritage assets, including Grade I, II\* and II Listed Buildings; Scheduled Monuments; Historic Parks and Gardens; Conservation Areas, and locally designated assets which are known as Buildings of Traditional Local Character and Areas of Special Character. The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (listed buildings; Scheduled Monuments; Historic Parks and Gardens). The List can be accessed from the English Heritage website at [www.english-heritage.org.uk/list](http://www.english-heritage.org.uk/list).

### **Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)**

1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
  - a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
  - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

3.118 Proposals within or affecting the setting of Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or Conservation Areas shall pay special attention to:

- i. Conserving original architectural features such as windows, doors, chimney stacks, walls and gates
- ii. The scale, proportions, design and materials of new proposals in relation to the existing heritage asset
- iii. Retaining original or historic garden or landscape features.

3.119 Keeping historic buildings in good repair, and, where possible in their existing use, is the key to their preservation. If a building is being allowed to deteriorate then the Council may take action to secure its repair. This

could be either through the use of Urgent Works/Repairs Notices as set out in the Planning (Listed Building and Conservation Areas Act) 1990 and the powers of maintenance under Building Act (1984) or the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking forward any action, the Council will also have regard to the advice set out in English Heritage's ['Stopping the Rot'](#) guidance to make effective use of these powers.

- 3.120 The Council is also responsible for maintaining a programme of Conservation Area appraisals and reviews for the Conservation Areas within the Borough, under Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.121 Development proposals shall include sufficient information to convey the exact nature of the proposals and their impact on the significance of the existing building, including survey drawings and plans, elevations and sections.
- 3.122 Features such as signs, tiling, glazing and shop fronts shall be retained or incorporated. Lighting, signing and advertisements, including fascias should not detract from the architectural or historic quality of the Conservation Area.
- 3.123 Proposals for development within or affecting the character of the Wokingham Town Centre Conservation Area shall be consistent with the [Wokingham Town Centre Masterplan SPD](#) (2010) and emerging Public Realm Strategy, which set out design criteria.

**Policy TB25: Archaeology**

- 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.

- 3.124 The Council will consult with Berkshire Archaeology and with developers and their heritage consultants to ensure that the appropriate level of archaeological evaluation and appropriate measures to protect and preserve remains are undertaken. This will be accessed on a site by site basis and the level of preservation will be appropriate to the significance of the remains.
- 3.125 Where remains cannot remain in-situ, the Council will require developers to record the significance of the remains and to make this publicly accessible by depositing the evidence with the relevant Historic Environment Record (Berkshire Archaeology) and by the deposit of remains or archives in local museums. The cost of recording and depositing remains will lie with the developer.

**Policy TB26: Buildings of Traditional Local Character and Areas of Special Character**

1. Areas of Special Character are shown on the Policies Map.
2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.
3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

3.126 There are areas or groups of buildings where there is a consistent period or character reflecting the areas past but where a Conservation Area designation may not be justified. These are known as Areas of Special Character.

3.127 There are also some buildings which, whilst not meeting the standards for statutory listing, are nonetheless of considerable local importance to the Borough's built heritage. These are Buildings of Traditional Local Character, where the preference is to retain the original use.

3.128 Where development affecting either an Area of Special Character or a Building of Traditional Local Character is proposed, this should protect the architectural integrity of the building and its setting or the special character of the area. Special regard should be given to the historical context, outbuildings, scale, form, massing and materials together with retaining key architectural features or detailing which contribute to the character of the building or the area.

**Policy Background** for Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Policy TB25: Archaeology, Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012) i.e. under heading 12 - Conserving and enhancing the historic environment, such as paragraphs 128, 132 – 134, 136 and 155

[Planning \(Listed Building and Conservation Areas Act\) 1990](#)

[Building Act \(1984\)](#)

[Town and Country Planning Act 1990 \(as amended\)](#)

[National Heritage List for England](#), English Heritage

[Stopping the Rot \(2011\)](#), English Heritage

**Regional**

N/A

**Local**

[Berkshire Historic Environment Record](#)

[Core Strategy](#) (2010) policy CP3 – General Principles for Development

[Wokingham Town Centre Masterplan SPD](#) (2010)

Emerging Public Realm Strategy

[Borough Design Guide SPD](#) (2012)

## **Chapter 4: Site Allocations**

- 4.1 The policies in this chapter allocate sites for development, including residential uses.

### **Housing**

#### **Introduction to residential allocations**

- 4.2 The MDD needs to address the following requirements of the [Core Strategy](#), specifically policy CP17 – Housing Delivery, with regard to residential allocations:
- i. Identify sufficient sites to achieve the overall housing requirement of at least 13,230 dwellings (2006-26) (Appendix14)
  - ii. Maintain a rolling 5 year supply of housing land from 1 April 2012 until at least 1 April 2021
  - iii. Identify sites outside the Strategic Development Locations to deliver at least 1,000 dwellings (including deliverable permissions since 1 April 2008)
  - iv. Identify sites to deliver an appropriate reserve, and
  - v. Provide a distribution of residential development across the three categories of settlement (major, modest and limited development locations).
- 4.3 The following text explains how these requirements have been considered. The Council has not included windfall sites in its sources of housing supply (see Appendix14) although based on past trends there have been 19 dwellings completed annually on small (up to 9 units) non-residential previously developed land within settlements.

#### **Overall Housing Requirement and maintaining a rolling five year supply of housing land**

- 4.4 The Core Strategy in policy CP17 indicates that *“provision will be made for the development of at least 13,230 dwellings”* within the Borough in the period 2006-2026.
- 4.5 The Inspector who examined the MDD concluded (in paragraph 15 of his Report) that the Core Strategy’s housing targets provides a robust basis upon which the MDD can rely.
- 4.6 In addition to identifying sufficient housing land up to 31 March 2026, policy CP17 of the Core Strategy recognises that the authority also needs to maintain a rolling five year supply of sites at any point of time within the plan period, i.e. from 1 April 2012 to 31 March 2017; 1 April 2013 to 31 March 2018, etc.
- 4.7 The NPPF (paragraph 47) indicates that authorities should ensure that either a 5% or 20% buffer within their deliverable 5 year supply should be maintained. The size of buffer depends upon whether the authority has a record of persistent under delivery or not. The Council through its annual monitoring of housing delivery will update the information within Appendix 14



of the MDD to detail the current assessments of housing land supply from the various sources and whether a rolling deliverable 5 year supply is still available for the remainder of the Plan period (see table A14.3 in Appendix 14)<sup>2</sup>.

- 4.8 Within the Core Strategy Inspector's report, at paragraph 4.17, he accepted the issue of lead time and also (at paragraph 4.15) the emerging implications of the wider market place (including<sup>3</sup> availability of mortgage funding). However, the authority has recognised that due to the longer than anticipated economic downturn, the Council has allocated sufficient sites in Policy SAL01: Allocated housing development sites (Sites identified through the former Wokingham District Local Plan) and Policy SAL02: Allocated housing development sites (see table A14.3 in Appendix 14). Therefore, there is no priority between the sites in policy SAL01 or SAL02.

### **Achieving the 1,000 dwelling requirement for identified sites in the Core Strategy**

- 4.9 In addition to setting the overall housing targets for the Borough, paragraph 3.17 as well as policy CP17 of the Core Strategy indicated that the MDD had to identify sites outside the Strategic Development Locations for at least 1,000 dwellings.
- 4.10 Deliverable sites that have had planning permission granted for residential development since 1 April 2008 can contribute towards this 1,000 dwelling requirement since they were not in the housing supply according to policy CP17 of the Core Strategy. The remainder of the requirement is addressed through the allocation of sites in policy SAL02 of the MDD.

### **Identification of Reserve Sites**

- 4.11 The Core Strategy indicated in the supporting text (paragraph 4.82) of policy CP17 – Housing Delivery that *“it is expected that the Managing Development Delivery DPD will identify sites for at least 500 dwellings in reserve allocations for development post 2026 which could be released earlier if there was a need to maintain supply against the broad annual targets of the policy (including the five year land supply requirements)”*. The Council's ample allocation of sites in Policy SAL02: Allocated housing development sites compared to those first three requirements referred to in paragraph 4.2 of the MDD (the overall housing requirement; maintaining a rolling 5 year supply of housing land; the 1,000 dwelling requirement outside the SDLs) enabled a reduction in the size of the reserve. The reserve allocated in Policy SAL03: Allocated reserve housing sites is therefore sufficient.

### **Providing a distribution of residential development across the three categories of settlement**

- 4.12 The supporting text (paragraphs 4.79 and 4.82) of policy CP17 – Housing Delivery of the Core Strategy expected that the distribution of housing in the

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<sup>2</sup> The information in table A14.3 indicates that the authority can maintain at least a 5% buffer when the 5 year land supply is shown to exceed 5.25 years (since  $5 \times 1.05 = 5.25$ ). Likewise, if table A14.3 indicates that at least a 6 year supply is available, this means that the authority exceeds the 20% buffer (as  $5 \times 1.2 = 6$ ).

MDD would vary (against the initial split between major, modest and limited locations shown in the Core Strategy), taking account of the assessment of sites using the criteria in paragraph 4.79. Information about the assessment of sites and how this has informed the distribution of housing is set out below. The distribution of residential development across the Borough is set out in Table 2, which takes into account deliverable planning permissions since 1 April 2008.

### **Assessment of suggested sites**

- 4.13 The supporting text (paragraph 4.79) to policy CP17 – Housing Delivery in the Core Strategy makes it clear that, in assessing the suitability of sites for residential development, the Council will consider all potential sites against a range of criteria. Within the assessment of sites, the following have been the key factors affecting the suitability of sites for residential development:
- a) Minimising the risk of flooding (Core Strategy policy CP1(9))
  - b) The maintenance of vibrant locally distinctive communities (Core Strategy policies CP11, CP12, CP18(5), CP19(5), CP20(5) & CP21(4))
  - c) Minimise the impacts of pollution (Core Strategy policy CP1(8))
  - d) Conserving the biodiversity of the area (especially addressing likely significant effects upon the Thames Basin Heaths Special Protection Area) (Core Strategy policies CP7 & CP8)
  - e) Maintaining areas of best and most versatile land (Core Strategy policy CP1(7)) and
  - f) Ensuring development does not harm the character and landscape of the borough (Core Strategy policies CP1(1) & CP3(c)).
- 4.14 It is only where sites within the Council's Strategic Housing Land Availability Assessment (SHLAA) clearly demonstrated that all these factors were unlikely to affect the development of a site that the authority then considered whether it could potentially be developed. Where a parcel of land is not within the SHLAA, the Council has not considered its potential allocation within the MDD to accord with the requirements in paragraph 3.13 of the Core Strategy.

**Policy SAL01: Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)**

1. The sites listed below (and defined on the Policies Map) are allocated for residential development and should be used only for this purpose, and in accordance with the requirements of the Development Plan. Additional guidance on appropriate uses and specific requirements for each site are included in Appendix 12.
  - a) Land at Hatch Farm Dairies (off King Street Lane), Winnersh for the delivery of around 431 dwellings (site WI112)
  - b) Land at Sandford Farm, Perimeter Road, Woodley for the delivery of around 468 dwellings (site WD116)
  - c) Land at junction of Hatch Ride, and Old Wokingham Road, Pinewood (Crowthorne) for the delivery of around 100 dwellings<sup>4</sup> (site WW104)

Total of WDLP allocated sites is around 999 dwellings.

- 4.15 There are a number of sites outside the Strategic Development Locations that were allocated for residential development within the [Wokingham District Local Plan](#) (WDLP policies WH3-WH5) where construction of the dwellings had not commenced by 1 April 2012.
- 4.16 These sites were all re-appraised in line with the criteria set out in the supporting text (paragraph 4.79) to policy CP17 of the [Core Strategy](#). Where the sites were still considered suitable for development, they have been allocated in Policy SAL01: Allocated housing development sites (Sites identified through the former Wokingham District Local Plan), with capacities adjusted to reflect either the Core Strategy or the latest planning permission. Those sites which did not accord with this approach have not had their allocation retained in the MDD.
- 4.17 The sites in policy SAL01 contribute toward:
  - i. The overall housing requirement
  - ii. Maintaining a rolling 5 year supply of housing land
- 4.18 Additional guidance for the development of these sites is set out in Appendix 12 (updating that previously included within Appendix 4 of the WDLP).

**Policy Background**

**National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

<sup>4</sup> This is the only WDLP allocated residential development site without either a planning permission or resolution to grant for this amount of residential development

**Regional**

N/A

**Local**

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

**Policy SAL02: Allocated housing development sites**

The sites listed below (and defined on the Policies Map) are allocated for residential development and should be used only for this purpose, and in accordance with the requirements of the Development Plan. Additional guidance on appropriate uses and specific requirements for each site are included in Appendix 12.

*Sites within major development locations*

- a) Land at the University of Reading's Bulmershe Campus, Woodlands Avenue, Woodley for the delivery of around 270 dwellings (site WD115)
- b) Land west of Hurst Road, Twyford for the delivery of around 20 dwellings (site TW103)
- c) Land rear of 40 Arbor Lane, Winnersh for the delivery of around 30 dwellings (site WI114)
- d) Land at Folly Court, Blagrove Lane, Wokingham for the delivery of around a further 34 dwellings (site WK160) (in addition to the 66 permitted on the site under application RM/2011/0036)
- e) Land off Smith Walk, Fernlea Drive, Woosehill, Wokingham for the delivery of around 18 dwellings (site WK175)
- f) Land off Norton Road, Wokingham for the delivery of around 7 dwellings (site WK176)
- g) Land at Elms Field & The Paddocks, Elms Road, Wokingham for the delivery of around 190 dwellings (site WK179)
- h) Land off Mohawk Way, Woodley for the delivery of around 20 dwellings (site WD108)
- i) Land at the junction of Headley Road East and Spitfire Way, Woodley for the delivery of around 79 dwellings (site WD109)
- j) Land off Viscount Way, Woodley for the delivery of around 57 dwellings (site WD110).

Total within major development locations is around 725 dwellings

*Sites within modest development locations*

- k) Land at 146 London Road, Ruscombe for the delivery of around 15 dwellings (site RU103); and
- l) Land at The Manor, Brookers Hill, Shinfield for the delivery of around 100 dwellings (site SH174).

Total within modest development locations is around 115 dwellings

Total allocated for residential development is around 840 dwellings

- 4.19 These sites can contribute toward:
- i. The overall housing requirement
  - ii. Maintaining a rolling 5 year supply of housing land, as the sites are expected to be completed by 31 March 2017
  - iii. The 1,000 dwelling requirement outside the Strategic Development Locations (SDLs)
  - iv. Distribution across the Borough.
- 4.20 In some instances, the Council has amended the development limits (see Policy CC02: Development Limits) around a settlement to incorporate sites allocated.
- 4.21 Additional guidance for the development of sites allocated in Policy SAL02: Allocated housing development sites is set out in Appendix 12.

### **Policy Background**

#### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

#### **Regional**

N/A

#### **Local**

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

### **Policy SAL03: Allocated reserve housing sites**

The reserve sites listed below (and defined on the Policies Map) are allocated for residential development and should be used only for this purpose, and in accordance with the Development Plan. Additional guidance on appropriate uses and specific requirements for each site are included in Appendix 12. There shall be no dwelling completions until after 1 April 2026 on any reserve site, unless one of the following applies:

1. The Council accepts that the overall dwelling requirement for 13,230 net additional dwellings within the Borough between 1 April 2006 and 31 March 2026 is unlikely to be achieved; it will then identify for development a site or sites from the list of allocated reserve sites; or
2. The Council accepts that there is a deficit in the rolling 5 year supply of housing land, it will then identify for development a site or sites from the list of allocated reserve sites; or
3. An approved Neighbourhood Plan confirms that residential development of an allocated reserve site can occur before 1 April 2026.

The allocated reserve sites are:

#### *Reserve site in modest development locations*

- a) Land to rear of 216b-242a Nine Mile Ride, Finchampstead North for the delivery of around 40 dwellings (site FI140).

Total reserve sites in modest development locations is around 40 dwellings

#### *Reserve sites in limited development locations*

- b) Land rear of 328-348 Barkham Road, Barkham Hill for the delivery of around 25 dwellings (site WK122)
- c) Land north of The Shires (off Sandy Lane), Barkham Hill for the delivery of around 5 dwellings (site WK151)
- d) Land at Valley Nurseries, Broadwater Lane, Hurst for the delivery of around 16 dwellings (site SA104)
- e) Land off Wheatsheaf Close, Sindlesham for the delivery of around 24 dwellings (site WI111)
- f) Land at Sonning Farm (off Glebe Gardens), Sonning for the delivery of around 25 dwellings (site ref SO101).

Total reserve sites in limited development locations is around 95 dwellings

Total allocated as reserve sites is around 135 dwellings

- 4.22 The Core Strategy indicated in the supporting text (paragraph 4.82) of policy CP17 – Housing Delivery that it was expected that the MDD DPD will identify sites for at least 500 dwellings in reserve allocations. However, the Council

considers that since Policy SAL02: Allocated housing development sites has allocated ample sites in recognition of the current effects of the economic downturn, it does not need to allocate as many dwellings on reserve sites.

- 4.23 The distribution of reserve sites around the modest and limited development locations recognises that where a community (through a Neighbourhood Plan) supports the delivery of additional housing before 1 April 2026, the MDD DPD has generally identified a site to allow this in Policy SAL03: Allocated reserve housing sites.
- 4.24 The Council will monitor housing land delivery and supply at 1 April each year and publish the final results during the autumn. If this monitoring indicates that either the authority is unlikely to achieve the housing requirements in Core Strategy policy CP17 (for 13,230 net additional dwellings between 1/4/06 and 31/3/26) or to maintain at least a rolling 5 year supply of housing land calculated in accordance with the approach in paragraph 4.82 of the Core Strategy (including footnote 61), the Council's Executive body will consider a report (using the approach set out in paragraph 4.82 of the Core Strategy) detailing how the shortfall will be addressed, such as the release of sites covered by policy SAL03.
- 4.25 Once either a meeting of the Executive or a Neighbourhood Plan has confirmed the release of a site(s) in policy SAL03, there will be no priority in its development compared to those sites in policies SAL01 or SAL02.
- 4.26 In some instances, the Council has amended the development limits (see Policy CC02: Development Limits) around a settlement to incorporate sites allocated.
- 4.27 Additional guidance for the development of sites allocated in Policy SAL03: Allocated reserve housing sites is set out in Appendix 12.

## Policy Background

### National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 6 – Delivering a wide choice of high quality homes, such as paragraph 47

### Regional

N/A

### Local

[Core Strategy](#) (2010) policy CP17 – Housing Delivery

## Conclusions regarding achievement of Core Strategy requirements

- 4.28 Taking account of the allocation of sites in policies SAL02 and SAL03 (together with deliverable permissions granted since 1 April 2008), Table 2 summarises the distribution of residential development across the Borough.

**Table 2 Assessment of the distribution of residential development through MDD and permissions since 1 April 2008**

<b>Development Location</b>	<b>Number of deliverable dwellings approved 1/4/08-31/3/12</b>	<b>Dwelling total in policy SAL02 (Delivery 1/4/12-31/3/26)</b>	<b>Dwelling total in policy SAL03 (reserve)</b>	<b>Dwelling total</b>	<b>% distribution achieved</b>
Major	475	725	0	1,200	74%
Modest	77	115	40	232	14%
Limited	34	0	95	129	8%
Outside	60	0	0	60	4%
<b>Total</b>	<b>646</b>	<b>840</b>	<b>135</b>	<b>1,621</b>	<b>100%</b>

- 4.29 Appendix 13 of the MDD updates the information within the Core Strategy (Table 4.2 – Summary of housing land supply by phasing period) to take account of the allocation of sites within policies SAL01 and SAL02 of the MDD.
- 4.30 Appendix 14 of the MDD updates the information within the Core Strategy (Appendix 6 – Expected housing land supply to 2026).
- 4.31 Taking account of the allocation of sites through policies SAL01 to SAL03 of the MDD, the authority (as confirmed in Appendix 14) has clearly achieved the following requirements of the Core Strategy, specifically policy CP17 – Housing Delivery, with regard to residential allocations:
- i. Identified sufficient sites to achieve the overall housing requirement of at least 13,230 dwellings (2006-26) (see Appendix 13)
  - ii. Maintained a rolling 5 year supply of housing land from 1 April 2012 until at least 1 April 2021 (see Appendix 14)
  - iii. Identified sites outside the Strategic Development Locations to deliver at least 1,000 dwellings (including deliverable permissions since 1 April 2008) within the MDD (see Table 2)
  - iv. Identified sites to deliver an appropriate reserve (see Table 2) and
  - v. Provides a distribution of residential development (taking account of all allocations and permissions) across the Borough (see Table 2).



**Policy SAL04: New open space associated with residential development within and adjoining the Borough**

Planning permission will be granted for open space on the following sites defined on the Policies Map.

Open space sites	Related Development Plan policy & site for residential development
1. Land at Hatch Farm Dairies, Winnersh	Former WDLP Policies WH3 and WR4, MDD policy SAL01 (site WI122)
2. Land at Sandford Farm, Woodley	Former WDLP Policies WH4, WH5 and WR4, MDD policy SAL01 (site WD116)
3. Land east of Berkshire Way, Wokingham (Amen Corner)	Bracknell Forest Borough's Core Strategy Policy CS4 and Site Allocations Local Plan Policy SA8.
4. Land east of University of Reading's Bulmershe campus, Woodlands Avenue, Woodley	MDD policy SAL02 (site WD115)
5. Land south and west of Folly Court, Blagrove Lane, Wokingham	MDD policy SAL02 (site WK160)
6. Land north-west of Arbor Lane, Winnersh	MDD policy SAL02 (site WI114)

Proposals for other uses on these allocated sites will be permitted where it is demonstrated that:

- a) adequate open space to meet both the overall and specific requirements of [Core Strategy](#) policy CP3 - General Principles for development (criteria g), as amplified by Policy TB08: Open Space, sport and recreational facilities standards for residential development or Bracknell Forest's Core Strategy policies CS4 Land at Amen Corner (Parish of Binfield) and CS6 Limiting the Impact of Development and Site Allocations Local Plan Policy SA8 Land at Amen Corner (South), Binfield is available for the related site; or
- b) it ensures high quality development is achieved on the related site (including the advice in Appendix 12) in line with Core Strategy policies CP1 and CP3.

4.32 In order to ensure adequate provision of open space with development, to safeguard the character of the Borough and the separate identity of settlements within and adjoining the Borough, it is appropriate to allocate a number of open space sites through the MDD.

4.33 Open spaces play an important role in developing communities, health and well-being, enhancing biodiversity value, urban regeneration, recreation, and promoting green infrastructure networks. The intention of the policy is to maintain and improve the public open space in the Borough in association with new development.

- 4.34 In connection with proposed development within and adjoining the Borough, public open space will be provided on the following allocated sites carried forward from the [Wokingham District Local Plan](#) (WDLP) as shown on the Policies Map:
- i. Land at Hatch Farm Dairies, Winnersh for allocated (site WI122)
  - ii. Sandford Farm, Woodley for allocated (site WD116)
  - iii. Land east of Berkshire Way, Wokingham (Amen Corner) as identified in the adopted [Bracknell Forest Council Amen Corner SPD](#).
- 4.35 The boundaries of the open spaces for the allocated sites carried forward from the WDLP had already been set and will be defined on the Policies Map. This will include the open space at Land east of Berkshire Way, Wokingham (Amen Corner). The policy ensures consistency with the Bracknell Forest Borough Council Amen Corner SPD together with the associated policies within Bracknell Forest's Development Plan.

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 8 - Promoting healthy communities, paragraphs 73 and 74

### **Regional**

[South East Green Infrastructure Framework](#) (July 2009)

### **Local**

*Wokingham Borough*

[Core Strategy](#) (2010) policy CP3 – General Principles for development; policy CP8 – Thames Basin Heaths Special Protection Area; Appendix 4 – Guidelines for the provision for Public Open Space associated with residential development

[Wokingham PPG17 Open Space, Sport and Recreation Study Standards Paper](#) (2012), KKP

*Bracknell Forest*

[Adopted Core Strategy Development Plan Document](#) (February 2008) policies CS4 Land at Amen Corner (Parish of Binfield) and CS6 Limiting the Impact of Development

[Amen Corner Supplementary Planning Document](#) (March 2010), paragraph 3.3

[Adopted Site Allocations Local Plan](#) (July 2013) – Policy SA8 Land at Amen Corner (South) Binfield

**Policy SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area**

The following sites are allocated (and defined on the Policies Map) as Suitable Alternative Natural Greenspace (SANG) as part of the avoidance measures required for the Development Plan:

1. Rooks Nest Woods, Barkham Ride, Barkham (18.3ha)
2. Land south-west of junction of Old Wokingham Road and Nine Mile Ride, Crowthorne (5.12ha)
3. Land surrounding West Court, The Devil's Highway, Arborfield Garrison (70.71ha)
4. Land west of May's Farm, Hyde End Road, Three Mile Cross (8.171ha)
5. Land east of May's Farm, Hyde End Road, Three Mile Cross (14.4ha)
6. Land north-west of Nullis Farm, Ryeish Lane, Spencers Wood (9.501ha)
7. Land south and east of Tanner's Copse, Hyde End Lane, Shinfield (18.18ha)
8. Land north of Bell Farm, Bell Foundry Lane, Wokingham (21.58ha)
9. Land at Keephatch Woods, Binfield Road, Wokingham (8.75ha)
10. Land west of St. Anne's Manor Hotel, London Road, Wokingham (11.16ha)
11. Land north of Waterloo Road (near Lock's Farm), Wokingham (15.04ha)
12. Land south of Waterloo Road (near Lock's Farm), Wokingham (8.21ha)
13. Land opposite Holme Green, Heathlands Road, Wokingham (2.13 ha)
14. Land east of Lucas Hospital, Chapel Green, Wokingham (6.21 ha) and
15. Land west of Lucas Hospital, Chapel Green, Wokingham (5.39ha).

There is a presumption against their development of these sites for uses other than SANG unless the applicant can demonstrate that sufficient alternative avoidance measures for all relevant submitted and/or approved plans and projects within the Borough taking account of Natural England's advice on SANGs.

- 4.36 The sites are allocated in accordance with policy CP8 - Thames Basin Heaths Special Protection Area (SPA) of the [Core Strategy](#). The allocation of SANG takes account of potential needs for additional avoidance measures associated with the continuing review of SPA (as referenced in paragraph 4.47 of the Core Strategy) and any implications for plans or projects in the Borough under The Conservation of Species and Habitats Regulations 2010.
- 4.37 Natural England has advised the Council, along with the other ten local authorities surrounding the Thames Basin Heaths Special Protection Area, that the provision of appropriate avoidance measures, [new/enhanced areas of informal open space – Suitable Alternative Natural Greenspace (SANG)] together with contributions towards Strategic (pan-SPA) Access Management and Monitoring (SAMM) would address the recreational disturbance issue to the Thames Basin Heaths SPA. Such measures will be required for residential planning applications on sites within 5km (linear) of the SPA and may be necessary for proposals of 50+ dwellings on sites within 7km (linear).

This is the standard approach to delivering avoidance measures (as detailed in paragraph 4.49 of the Core Strategy, (supporting text of policy CP8 - Thames Basin Heaths SPA of the Core Strategy)). In the case of bespoke alternatives these will need to satisfy both the Council and Natural England that it will be as effective in addressing the likely significant effects for an indefinite period. Any application including a bespoke solution will need to include sufficient information to enable the assessment of the proposal under Regulation 61 of The Conservation of Habitats and Species Regulations 2010.

- 4.38 The allocation of these SANG is one element of the overall necessary avoidance measures for addressing the likely significant effects of implementing the Development Plan upon the SPA alongside contributions to SAMM.
- 4.39 The SANG allocated within the above list includes:
- i. Those approved and open at both Rooks Nest Woods and Keephatch Woods;
  - ii. Indicated within the [Strategic Development Location SPDs](#) (2011) in line with Section 19(2)(h) of the Planning & Compulsory Purchase Act 2004); or
  - iii. SANG specifically proposed for that use by a landowner/site promoter.
- 4.40 Where a change of use to all or part of an allocated SANG is proposed, the applicant will need to demonstrate how it does not prevent the delivery of any other relevant approved or submitted plan or project within the Borough taking account of Natural England's advice on SANG. Any approved or submitted plan or project include those proposing residential development on a site within 5km (or 50+ dwellings within 7km) of the SPA and where it also has:
- i. Any extant planning consent for residential development;
  - ii. Is allocated within any approved or draft Local Development Plan Document (a draft Local Development Plan Document is one to which has reached either the Public Participation stage for a Draft Supplementary Planning Document (under Regulation 12 of The Town & Country Planning (Local Planning)(England) Regulations 2012 or consultation on the Proposed Submission Local Plan (under Regulation 19 of these Regulations); and
  - iii. Is allocated within any approved or draft Neighbourhood Development Plan (A draft Neighbourhood Development Plan is one which has reached Publicising under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012).
- 4.41 Where a reduction in SANG area is proposed, the applicant will need to demonstrate how the remaining area still accords with Natural England's quality and quantity standards (including catchment of SANG) and complies with the above requirements. Details of those relevant approved or submitted plans for each of the allocated SANG at 1 April 2013 are summarised in Appendix 10. The Council as part of its monitoring will update this information.

## **Policy Background**

### **National**

[The Conservation of Species & Habitat Regulations \(2010\)](#) (Regulations 61, 68 and 102)

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under Introduction, paragraph 2; under heading 11 – Conserving and enhancing the natural environment, such as paragraphs 118 and 119

### **Regional**

[South East Plan](#) (May 2009) policy NRM6 – Thames Basin Heaths Special Protection Area

[Thames Basin Heaths Special Protection Area Delivery Framework](#) – Thames Basin Heaths Joint Strategic Partnership Board (February 2009)

### **Local**

[Core Strategy](#) (2010) policy CP8 – Thames Basin Heaths Special Protection Area

[Strategic Development Locations SPDs](#) (2011)

## **Policy SAL06: Allocated Country Parks**

The following sites are allocated as Country Parks as defined on the Policies Map:

1. Whistely Mill
2. Blackwater Valley

4.42 The proposed country parks are:

- i. Whistley Mill, where the Council has allocated an addition of approximately 80 Hectares to Charvil Country Park, as identified on the Policies Map. This is to allow improved access to the Loddon Valley between Twyford, Hurst and Park Lane, Charvil.
- ii. At Blackwater Valley, the Council has allocated a site to the east of Longwater Road and west of Moor Green Farm as identified on the Policies Map. A new car park will be provided on land to the east of Longwater Road seeks to allocate a Country Park, which will be implemented following cessation of mineral extraction in line with the approved planning consent (MIN/2007/2622).

## **Policy Background**

### **National**

[National Planning Policy Framework \(NPPF\)](#), i.e. under heading 8 - Promoting healthy communities, such as paragraph 83 and 11 - Conserving and enhancing the natural environment, such as paragraph 114

### **Regional**

N/A

### **Local**

[Core Strategy](#) (2010) policies CP3 – Principles of Development and CP7 – Biodiversity

Planning Application MIN/2007/2622

[Replacement Minerals Local Plan for Berkshire](#) (incorporating the alterations adopted in December 1997 and May 2001)

## **Economy**

- 4.43 The following two policies allocate sites for employment/commercial development and mixed use development respectively.

### **Policy SAL07: Sites within Development Limits allocated for employment/commercial development**

The sites below (and as defined on the Policies Map) are allocated for the following uses. New employment/commercial uses will be permitted on the following identified sites:

1. Land at Grovelands Avenue, Winnersh for the delivery of around 1,300 sq m of floorspace for B1 Use (site WI125)
2. Kentwood Farm, Warren House Road, Wokingham for the delivery of around 800 sq m of floorspace for B1 use
3. Toutley Industrial Estate, Wokingham for the delivery of around 22,100 sq m of B Class uses.
4. Hogwood Industrial Estate, Arborfield Garrison for the delivery of around 30,800 sq m of B Class uses.
5. The University of Reading Science and Innovation Park, Cutbush Lane, Shinfield of around 55,000 sq m<sup>5</sup> for the purposes set out in Policy TB13: Science and Innovation Park (criteria 1)

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<sup>5</sup> Approximately 20,000 sq m already approved under 0/2009/1027

6. Land at Thames Valley Park (Broken Brow), Earley for the delivery of around 2,700 sq m floorspace for C1 and/or D2 use (site EA105) or for a Park & Ride under Policy SAL09: Transport site allocations
7. Land adjoining Winnersh Triangle Station, Wharfedale Road, Winnersh for the delivery of around 4,500 sq m floorspace for B1, D1 and/or D2 uses (site WI115) or for a park & ride under Policy SAL09: Transport site allocations
8. Land south and west of Kirtons Farm Road, Pingewood (Green Park) for the delivery of around 20,000 sq m for B Class Uses.

- 4.44 In order to ensure adequate provision of employment floorspace in addition to that within the Core Employment Areas designated in policy CP15 – Employment Development of the [Core Strategy](#), it is appropriate to allocate a number of employment sites in the MDD.

#### **Land at Grovelands Avenue, Winnersh**

- 4.45 The Grovelands Avenue site was allocated within policy WEM1 of the [WDLP](#) and the provision of additional employment floorspace, probably as smaller units, will help support the Borough's economy.

#### **Kentwood Farm, Warren House Road, Wokingham**

- 4.46 The Kentwood Farm site was allocated within policy WEM1 of the [WDLP](#) and the provision of additional employment floorspace, probably as smaller units, will help support the Borough's economy.

#### **Toutley Industrial Estate, Wokingham**

- 4.47 Land is allocated for an extension to the Toutley Industrial Estate, within the North Wokingham Strategic Development Location

#### **Hogwood Industrial Estate, Arborfield Garrison**

- 4.48 Land is allocated for an extension to the Hogwood Farm Industrial Estate, within the Arborfield Garrison Strategic Development Location.

#### **The University of Reading Science and Innovation Park, Cutbush Lane, Shinfield**

- 4.49 Land is allocated for a Science and Innovation Park for the University of Reading. Policy TB13: Science and Innovation Park sets out that only certain purposes will be appropriate to the primary use of the site as a Science and Innovation Park.
- 4.50 Further development will take place in the remainder of the plan period subject to there being identified need and demand. It is likely that some 55,000 sq m (gross) of floor space will have been completed by 2026. Development of the Science Park may continue beyond the plan period.

### **Land at Thames Valley Park, Earley**

- 4.51 The site at Thames Valley Park adjoins the existing Core Employment Area and these uses will compliment them. Any development on this site needs to have regard to the current safeguarding on parts of the site for both the Cross-Town Link under [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criteria 10) and for the extension of Crossrail from Maidenhead to Reading (criteria 16).

### **Land adjoining Winnersh Triangle Station, Wharfedale Road, Winnersh**

- 4.52 The site adjacent to Winnersh Triangle Station adjoins the existing Core Employment Area and these uses will also complement and enhance those on the remainder of the Core Employment Area.

### **Land south and west of Kirtons Farm Road, Pingewood (Green Park)**

- 4.53 The site of Kirtons Farm Road is within the expanded Green Park Core Employment Area and the provision of additional employment floorspace will help support the Borough's economy.

#### **Policy Background**

##### **National**

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 1 – Building a strong competitive economy, such as paragraph 21; under Plan-making heading, such as paragraphs 160 and 161

##### **Regional**

N/A

##### **Local**

[Core Strategy](#) (2010) policies CP10 – Improvements to the Strategic Transport Network; CP15 – Employment Development; CP16 – Science Park; CP18 – Arborfield Garrison Strategic Development Location and CP20 – North Wokingham Strategic Development Location

Planning application O/2009/1027

#### **Policy SAL08: Allocated Mixed Use Sites**

The sites listed below (and defined on the Policies Map) are allocated for mixed use development.

1. Land at Peach Place, Wokingham, for the delivery of A1 (retail) floorspace with flexibility for A3 (restaurants & cafes), A4 (drinking establishments) and C3 (residential) development



2. Land at Elms Field, Wokingham, for the delivery of A1 (retail) floorspace, including an anchor store of circa 3,000 sq m (net) on the existing Wellington House site, with flexibility for A3 uses (restaurants & cafes), A4 (drinking establishments), D1 (community uses), C1 (hotel) and C3 (residential) uses
3. Land at Station Gateway, Wokingham, for the delivery of the Reading Road to Wellington Road link (Core Strategy CP10 – Improvements to the Strategic Transport Network), works to relocate and rebuild Wokingham Station as a public transport interchange, office provision and ancillary uses including limited A1 (retail) & A3 (restaurants & cafes) uses
4. Land at Carnival Pool, Wokingham, for the delivery of D1 (community uses), D2 (leisure uses) with flexibility for A3 (restaurants & cafes), A4 (drinking establishments) and C3 (residential) uses
5. Land at Chalfont Way, Lower Earley, for the delivery of a comprehensive mixed use development comprising main town centre uses and C3 (residential) uses appropriate to a district centre location, and which complement the existing development within and around the District Centre

### **Peach Place, Wokingham**

- 4.54 The development of the site should provide appropriate pedestrian access, which responds to the retail circuit, as set out in the [Wokingham Town Centre Masterplan SPD](#) (2010). It should also provide direct pedestrian connectivity from Market Place, Peach Street and Rose Street. Proposals should reinforce the town centre primary retail frontage and provide additional retail frontage in accordance with the retail circuit. The scale, layout and form of development shall be consistent with the Wokingham Town Centre Masterplan SPD and also the emerging Wokingham Town Centre Car Parks Strategy.

### **Elms Field, Wokingham**

- 4.55 The development of the site should respond to the retail circuit, in terms of pedestrian access. Development should also provide direct pedestrian connectivity from Denmark Street and the Plaza as set out in the Wokingham Town Centre Masterplan SPD. Proposals should also provide mixed vehicular access running north and south between Shute End and Wellington Road, to be designed as a high quality residential street in accordance with the design parameters set out in section 12 of the Wokingham Town Centre Masterplan SPD.
- 4.56 With regard to the scale, layout and form of development, proposals should frame the new town park proposed at Elms Field and provide active frontage to the retail circuit, having regard to the Wokingham Town Centre Masterplan SPD. Proposals should frame the northern and western edges of the new town park with residential development, as set out in the Wokingham Town Centre Masterplan SPD.
- 4.57 The development should include an anchor store of approximately 4,600 sq m gross (3,000 sq m net). The store should be developed on the site of Wellington House and to the rear of Denmark Street / east of Elms Road.

### **Station Gateway, Wokingham**

- 4.58 The development of the site should safely and efficiently provide for the transport requirements of a multi-modal transport interchange, paying particular attention to the requirements of users with disabilities, pedestrians, cyclists and public transport users.
- 4.59 Proposals should be of a high quality design in terms of scale, layout, form and provide a clear demarcation between public and private space as set out in the Wokingham Town Centre Masterplan SPD. Therefore, buildings should be of up to three stories in height and provide an active frontage, particularly at ground level. Proposals should also be of a high quality design appropriate to the site as a gateway to the town centre and which responds to the surrounding topography, local character and identity, existing mature trees and surrounding residential development and provide for a high quality public realm.

### **Carnival Pool, Wokingham**

- 4.60 The development of the site should provide vehicular access from the Wellington Road / Finchampstead Road roundabout and improve pedestrian connectivity from Denmark Street. With regard to the form and layout of development, proposals should have regard to the Wokingham Town Centre Masterplan SPD. Proposals should also take account of the Wokingham Borough Parking Plan and any long stay parking requirement as set out in the emerging Wokingham Town Centre Car Parks Strategy.
- 4.61 The proposed D2 (Leisure) uses will facilitate the expansion of the town centre's existing leisure offer.

### **Chalfont Way, Lower Earley**

- 4.62 The development of the site should ensure that any community or commercial uses would be compatible with adjacent land uses. The existing District Centre will remain the focal point of town centre including retail uses in Lower Earley. With regard to community uses, any proposals should provide for community uses appropriate to the role of the District Centre in the Borough which serve the District Centre and surrounding residential area. Proposals should also provide for high quality pedestrian and cycle links to existing development in Earley, particularly to the existing District Centre development.
- 4.63 With regard to design, proposal should be of a high quality design that relates well to Chalfont Square, Chalfont Park and Rushey Way, including in terms of scale, layout and form (including landscape design). The design of any scheme must take account of the prominence of the site. Proposals should also include detailed investigation into ground stability on the site and surrounding area and include remediation and stabilisation measures which secure the physical stability of the land, where required.
- 4.64 Any scheme should provide for a form, layout and scale of development that takes account of these factors, noting that not all the site may be usable for development.

## Policy Background

### National

[National Planning Policy Framework \(NPPF\)](#) (2012), i.e. under heading 2 – Ensuring the vitality of town centres, such as paragraphs 23; under Plan-making heading, such as paragraph 161

### Regional

N/A

### Local

[Wokingham Town Centre Masterplan SPD](#) (2010)

[Wokingham Borough Parking Plan](#) (2011)

Emerging Wokingham Town Centre Car Parks Strategy

## Transport

4.65 The following policy allocates sites for transport purposes

### **Policy SAL09: Transport site allocations**

1. The sites below (and as defined on the Policies Map) are allocated for development:

- i. Land at Station Gateway, Wokingham for the delivery of the Reading Road to Wellington Road link ([Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network), works to relocate and rebuild Wokingham Station as a public transport interchange, office provision and ancillary uses including limited A1 (retail) & A3 (restaurants & cafes) uses
- ii. Land at Thames Valley Business Park (Broken Brow), Earley - the delivery of the uses defined in policy SAL07 or a Park & Ride facility and associated development
- iii. Land adjoining Winnersh Triangle Station, Winnersh - the delivery of a mix of uses as defined in policy SAL07 or a Park & Ride facility and associated development
- iv. Land at MereOak, Shinfield - the delivery of a Park & Ride facility and small scale uses ancillary to the Park & Ride.

2. The Council is also committed to the delivery of a Park & Ride facility adjacent to the Coppid Beech roundabout (A329 London Road).

### **Land at Station Link Road, Wokingham - Reading Road to Wellington Road link**

4.66 The area for safeguarding and protecting the alignment of the Reading Road to Wellington Road link, Wokingham (policy CP10 of the [Core Strategy](#),

criterion 2) is shown on the Policies Map. The re-building of Wokingham station as a public transport interchange, including provision of access by foot, cycle, and public transport (policy CP10, criterion 4) is listed in Appendix 3 of the MDD.

- 4.67 The [Wokingham Town Centre Masterplan SPD](#) (2010) provides for the integration of these improvements to the strategic transport network and for the development of office floorspace and ancillary uses. The allocation of this site further supports the integration of each element of the redevelopment at this location, as and when they are brought forward by relevant parties. To facilitate this, and to ensure the redevelopment at this location considers the requirements of the wider town centre redevelopment, proposals must have regard to the Wokingham Town Centre Masterplan SPD. Any proposals must also have regard to the provisions of Policy SAL08: Allocated Mixed Use Sites.

#### **Land at Thames Valley Business Park (Broken Brow), Earley**

- 4.68 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks the delivery of a Park & Ride located in Thames Valley Park to complement the high quality express bus services / mass rapid transit along the A4 or A329 corridors into central Reading. Any development on this site must have regard to the current safeguarding on parts of the site for both the Cross-Town Link under [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criterion 10) and to the extension of Crossrail from Maidenhead to Reading (criterion 16). Any proposal must also have regard to the requirements of Policy SAL07: Sites within Development Limits allocated for employment/commercial development (criterion 6).

#### **Land adjoining Winnersh Triangle Station, Winnersh**

- 4.69 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks to relocate or retain the Park & Ride at Winnersh Triangle. Any development on this site needs to have regard to [Core Strategy](#) policy CP10 – Improvements to the Strategic Transport Network (criteria 10 and 12). Any proposal must also have regard to the requirements of Policy SAL07: Sites within Development Limits allocated for employment/commercial development (criterion 7).

#### **Land at MereOak, Shinfield**

- 4.70 Local Transport Plan 3 (Policy PT8 Park & Ride) seeks to deliver a Park and Ride in the vicinity of the M4 junction 11 (MereOak). Core Strategy policy CP10 (criterion 7) provides for the development of a Park & Ride in the vicinity of the M4, Junction 11. Policy CP19 of the [Core Strategy](#) sets out the requirement for a Park & Ride as part of the South of M4 SDL (2011) SPD. Proposals shall have regard to the provisions of the [South of M4 Strategic Development Location SPD](#) (2011).
- 4.71 Allocating the site for a Park & Ride and ancillary small scale uses would help to ensure the development of a high quality and integrated transport interchange at this location. Development of this site must have regard to the provisions of the South of M4 SDL SPD. Any such proposal must also have regard to the Reading Mass Rapid Transit (RMRT) scheme. The design of the Park & Ride will accommodate bus interchange facilities to allow local people to access RMRT services via public transport.

### **Land at Coppid Beech, Wokingham**

4.72 The Council is committed to the delivery of a Park & Ride facility adjacent to the Coppid Beech roundabout to ensure that the necessary transport infrastructure is in place to support planned growth in this area. The Council will work with site owners to develop the appropriate location of the facility and the appropriate mechanisms for its delivery.

#### **Policy Background**

##### **National**

N/A

##### **Regional**

N/A

##### **Local**

[Core Strategy](#) (2010) policy CP10 – Improvements to the Strategic Transport Network

[Wokingham Town Centre Masterplan SPD](#) (2010)

[South of M4 SDL SPD](#) (2011)

[Wokingham Local Transport Plan 3 2011 - 2026](#) (2011)

## **Chapter 5: Monitoring Framework**

- 5.1 In order to understand whether policies are achieving their aims (including issues identified in the Sustainability Appraisal (incorporating a Strategic Environmental Assessment)), a monitoring framework has been set up. The monitoring framework comprises:
- i. Indicators, which are to measure progress towards achieving specific objectives
  - ii. Targets, so that monitoring can check to see whether these have been met or missed
- 5.2 A monitoring framework already exists for the policies in the Core Strategy, as set out in Chapter 5 of that document. In producing the monitoring framework for the policies in the MDD, the Council has used the existing Core Strategy monitoring targets/indicators where appropriate. Where there were no relevant monitoring targets/indicators in the Core Strategy that could be used, then new targets/indicators have been created.
- 5.3 The Council will produce a monitoring report on an annual basis, which will include information about how the policies in the Core Strategy and the MDD are being implemented. The monitoring framework for the MDD can be seen in Table 3.

### **MDD Monitoring Framework (Taken from Core Strategy – Indicators and Targets)**

Information on the Council's progress towards meeting these targets each year will be summarised in the Monitoring Report that the Council will produce at least annually. It is important that each policy is appropriately monitored to ensure that issues identified in the SA/SEA are addressed. It should be noted that the following monitoring criteria are set in addition to those contained within the Section 5 of the Core Strategy. Criteria within the Core Strategy have been re-used where appropriate.

**Table 3 Monitoring Framework**

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
<b>CC01: Presumption in Favour of Sustainable Development</b>	CP1	Percentage of applications determined within timeframe.	Determine major, 'minor' and 'other' applications in line with Government targets.	Monitoring to be published annually taking account of quarterly submissions to Government.
<b>CC02: Development limits</b>	CP9	Type and scale of development within development limits.	Only acceptable development within development limits, unless agreed under clause 3 of policy.	Development should have regard to policies CP11, CP18, CP19, CP20 & CP21 of the Core Strategy.
<b>CC03: Green Infrastructure, Trees and Landscaping</b>	CP3, CP7, CP8	Change in amount of Green Infrastructure networks.  Changes to / additional connections / linkages between / within existing green corridors / public open space /	All relevant consented planning applications to retain /enhance the amount Green Infrastructure networks.  All relevant planning applications. All realistic opportunities to be exploited.	Monitoring to have regard to qualitative change, including that of character. Regard to be had to any relevant tree / landscape / visual impact surveys and updates to the Open space Audit. Regard to be had to relevant information from Natural England and Environment Agency.  Regard should be had to feasibility of individual applications to comply with policy. Regard to be had to the Rights of Ways Improvement Plan

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		<p>countryside.</p> <p>Proportion of planning applications refused / consented in River Valleys that improve / contribute toward; the establishment of a Loddon/ Blackwater riverside footpath and bridleway; and the establishment of a riverside footpath and cycleway along the Emm Brook.</p>	<p>All relevant schemes.</p>	<p>re public rights of way. Regard to be had to relevant information from Natural England and Environment Agency.</p> <p>Regard should be had to feasibility of individual applications to comply with policy to improve / contribute to footpaths, bridleways, and cycleways. Regard should be had to the length / nature of any such improvements. Regard should be had to relevant contextual data from the Environment Agency and Natural England.</p>
<p><b>CC04: Sustainable Design and Construction</b></p>	<p>CP1</p>	<p>Number of new dwellings that meet the full Code for Sustainable Homes Level 4 and internal potable water consumption target of 105 litres or less per person per day</p>	<p>All new dwellings.</p>	<p>Regard to be had to relevant national indicators.</p>



MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		<p>Proportion of new non-residential proposals of more than 100 sq m gross non-residential floorspace that achieves necessary mandatory BREEAM requirements or future national equivalent and meet / exceed statutory requirements for water resource management.</p> <p>Proportion of development that incorporate suitable waste management facilities, including on-site recycling.</p> <p>Amount of municipal waste 1) Landfilled; 2) Recycled; 3) composted.</p>	<p>All new non-residential proposals of more than 100 sq m gross non-residential floorspace.</p> <p>All development.</p> <p>Increase over years.</p>	<p>Regard to be had to relevant national indicators.</p> <p>Regard to be had to any Minerals &amp; Waste Management Strategy / Plan prepared by the Borough.</p> <p>In conjunction with national indicators.</p>
<b>CC05: Renewable energy and decentralised</b>	CP1	Renewable energy capacity by type in relevant new developments.	Increase over time	Main agency in this indicator will be TVERC and SEE-Stats. Regard to be had to thresholds in the policy.

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
<b>energy networks</b>				Regard to be had to relevant national indicators.
<b>CC06: Noise</b>	CP1	<p>Compliance with Observed Effect Level (consented applications in areas outside the No Observed Effect Level (NOEL) to be accompanied by appropriate conditions</p> <p>Changes in background noise levels in the vicinity.</p> <p>Written correspondence from stakeholders.</p>	<p>All relevant planning applications</p> <p>No change / reduction.</p> <p>No change / reduction.</p>	<p>Regard should be had to other factors potentially impacting on change.</p> <p>Regard should be had to comments received in planning applications and general correspondence.</p> <p>To be reviewed to provide contextual information.</p>
<b>CC07: Parking</b>	CP6	Vehicular parking on non-residential and residential schemes complies with Council's car parking standards	Standards identified in the MDD (having regard to Manual for Streets).	Monitor number of applications of over 10 dwellings and 1000 sq m consented on an annual basis 3-5 yearly reporting. Main agencies will be developers and MDD.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<b>CC08: Safeguarding alignments of the Strategic Transport Network &amp; Road Infrastructure</b>	CP10	Number of transport network improvements completed.	Transport network improvements completed where linked to a development proposal in the Core Strategy	Monitoring of section 106 agreements and liaison with Council's highways and engineering
<b>CC09: Development and Flood Risk (from all sources)</b>	CP1, CP3	<p>Amount of inappropriate development allowed in floodplain contrary to advice of Environment Agency</p> <p>Applications for development in flood zones 2,3a and 3b are accompanied by a Flood Risk Assessment as appropriate and in line with the Council's Strategic Flood Risk Assessment</p>	<p>No inappropriate development allowed in floodplain contrary to advice of Environment Agency.</p> <p>Only appropriate development allowed in these flood zones.</p>	<p>Appropriate development in Flood Zones 2, 3a and 3b are defined in the Technical Guidance to the National Planning Policy Framework. Liaison with Environment Agency.</p> <p>Monitoring of planning consents in these zones to see if this is increasing / decreasing. Regard to annual report produced by Environment Agency. 3/5 year report to have regard to extant planning permissions.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<p><b>CC10: Sustainable Drainage</b></p>	<p>CP1, CP3</p>	<p>Number of applications containing information on Sustainable Drainage Systems (SuDS) and drainage in line with National Planning Policy Framework (NPPF); Technical Guidance to the NPPF and the Council's Strategic Flood Risk Assessment (SFRA)</p> <p>Number of schemes (of 10 or more dwellings) adopting SuDS</p>	<p>New development should not increase the risk of flooding.</p> <p>Increase over time</p>	<p>Monitoring of planning consents on developments over 10 houses and over 1000 sq m of non-residential. 3/5 year report to have regard to extant planning permissions. Also consider sites for major roads.</p> <p>Flood risk assessments where appropriate and drainage impacts provided by applications on submission. Main agencies will be all promoters of development</p> <p>The policy requires monitoring over a period of time before firm targets can be established. Will be assessed through planning decisions.</p>
<p><b>TB01: Development within the Green Belt</b></p>	<p>CP12</p>	<p>Only appropriate development allowed in the Green Belt.</p>	<p>No inappropriate development allowed</p>	<p>Monitor number of applications consented in green belt on an annual basis 3-5 yearly reporting. Main Agency will be the MDD.</p>

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
<p><b>TB02: Development adjoining the Green Belt</b></p> <p><b>TB03: Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)</b></p>		<p>Amount of Green Belt in borough.</p> <p>Only appropriate development allowed outside the Green Belt</p> <p>Only appropriate development allowed on the site.</p>	<p>No net loss of Green Belt area</p> <p>No inappropriate development allowed.</p> <p>No inappropriate development allowed.</p>	<p>If a review of the Green Belt is necessary, the total area should not decline.</p> <p>Regard to be had to the floorspace figure and other provisions provided in policy.</p>
<p><b>TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield</b></p>	<p>CP1, CP3</p>	<p>Proportion of relevant development consented without objection from ‘blue light’ services and operators of AWE Burghfield.</p>	<p>All relevant development consented.</p>	<p>Monitoring to have regard to any relevant contextual data with particular reference to information from West Berkshire Council and the other relevant organisations, to highlight any policy divergence between relevant organisations.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<b>TB05: Housing Mix</b>	CP2	Number of lifetime homes completed.	Use of site specific allocations to ensure inclusive communities	Monitoring number of consented applications over 10 dwellings.
	CP5	Percentage of new dwellings completed at i) less than 30 dwellings per hectare; ii) between 30 and 50 dwellings per hectare; and iii) above 50 dwellings per hectare.	All relevant developments and planning applications consented to be of an appropriate density. No inappropriate development.	Monitoring of number of applications for 10 or more dwellings consented at appropriate densities through annual monitoring report. 3-5 yearly reporting.
		The mix and balance of housing both in terms of numbers and proportion of housing stock. Number of affordable houses completed. Number of affordable houses by exception completed.	All relevant developments and planning applications consented to be of an appropriate mix. No inappropriate development.	Monitoring of consented applications on all sites to confirm affordable housing is included either on or off site. Main agency will be developers, registered social landlords and the MDD.
<b>TB06: Development of Private Residential gardens</b>	CP3	Regarding high quality environment. Number of applications for development that have had regard to design guidelines or the Borough	The use of planning briefs, Borough Design Guide SPD and design statements for residential applications	Monitoring of all planning applications for new residential units

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
	CP9	Design Guide SPD (2012)  Proportion of residential development on previously developed land		
<b>TB07: Internal Space Standards</b>	CP3	The proportion of residential units consented which meet or exceed the internal space standards, taking account of cases assessed on a site-by-site basis	All residential units consented (taking account of units assessed on a site-be-site basis)	Monitoring of all planning applications for new residential units.
<b>TB08: Open Space, sport and recreational facilities standards for residential development</b>	CP3	The amount and range of open space provided relevant to the MDD requirements. Alternatively whether there is on site provision or financial contribution to open space.	Standards identified in the MDD.	Monitoring of consented applications requiring provision of open space. Maintain up to date open space audit to identify shortfalls. Main agencies will be the Borough Council, developers, and MDD.

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
<b>TB09: Residential accommodation for vulnerable groups</b>	CP2	Proportion of planning applications (including bed-spaces / places) consented / refused for each type of vulnerable group residential accommodation.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for accommodation to highlight supply shortfall.
<b>TB10: Traveller Sites</b>	CP2	Proportion of planning applications (including number of sites / pitches) consented / refused and the consistency of each proposal / decision against the criteria.	No inappropriate development allowed.	Data to be assessed against any relevant / available data regarding demand / need for sites and pitches to highlight supply shortfall.
<b>TB11: Core Employment Areas</b>	CP15	Amount of land/ floor space developed by employment type.	No net loss of B Class floor space in the Borough.	Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD.
<b>TB12: Employment Skills Plan</b>	CP15	Proportion of relevant major planning applications accompanied by an Employment Skills Plan.	All relevant major planning applications.	Assessment to have regard to changes in; unemployment levels; work related commuting out of / into the Borough; population with NVQ qualifications; and other indicators / targets in the Economic Development Strategy deemed



MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
				relevant.
<b>TB13: Science and Innovation Park</b>	CP16	Whether Science Park receives full planning consent.	Science Park to not exceed 20,000 sq m before 2016 and not to exceed 55,000 sq m before 2026	Use section 106 agreement to monitor progress. Annual monitoring of floor space. Five yearly reporting. Main Agencies will be the University and the Core Strategy.
<b>TB14: Whiteknights Campus</b>	CP2, CP15	Floorspace consented which is for purposes related to the work of the University.	All floorspace within Whiteknights Campus.	Regard should be had to any relevant data prepared by Reading Borough Council.
<b>TB15: Major Town, and Small Town/ District Centre development</b>	CP13	<p>Amount and proportion of retail development within defined centres.</p> <p>Vacancy levels in designated frontages.</p> <p>Number of basic convenience shopping facilities in local and</p>	<p>No more than 5% of retail development outside existing or new centres identified in during the Plan period.</p> <p>No increase in vacancy rates.</p> <p>No loss of key services and amenities</p>	<p>Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and MDD.</p> <p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p> <p>Ensuring that our residents have centres that are resourceful and</p>

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
		district centres.		provide the necessary requirements and essentials and that encourage economic buoyancy whilst discouraging unnecessary leakage of expenditure.
<b>TB16: Development for Town Centre Uses</b>	CP13	<p>In relation to Criteria 2 of the policy, the proportion of main town centre floorspace consented outside of small town/district centres, taking account of thresholds, where appropriate sites are suitable, available, and viable.</p> <p>In relation to Criteria 3 of the policy, the proportion of proposals, taking account of thresholds, which show a negative impact on the retail hierarchy either individually or cumulatively with other proposals</p>	<p>No main town centre floorspace consented outside of small town/district centres, taking account of thresholds, where appropriate sites are suitable, available, and viable.</p> <p>No unacceptable detrimental impact on vitality and viability shown, taking account of thresholds.</p>	<p>To inform / be informed by annual retail survey.</p> <p>Regard should be had to data contained within any relevant planning applications, having particular regard to retail impact assessments.</p>

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<b>TB17: Local Centres and Neighbourhood and Village Shops</b>	CP13	<p>Floorspace / Number of basic convenience shopping facilities in local and district centres.</p> <p>Vacancy levels in designated frontages.</p>	<p>No loss of key services and amenities (with particular reference to day-to-day shopping facilities within reasonable walking distance of proportion of dwellings)</p> <p>No increase in vacancy rates.</p>	<p>Ensuring that our residents have local centres that are resourceful and provide the necessary requirements and daily essentials and that encourages economic buoyancy whilst discouraging unnecessary leakage of expenditure.</p> <p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p>
<b>TB18: Garden Centres and other small rural units outside Development Limits</b>	CP11, CP13	Proportion of relevant planning applications (including floorspace) consented which demonstrate that the proposal is connected to or adjacent to the primary holding and is economically related to the primary holding and is ancillary	All relevant planning applications consented.	To inform/be informed by annual retail survey. Monitoring to track information on individual Garden Centres and development trends.

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
	CP13	<p>to the primary existing use.</p> <p>Amount and proportion of retail development within defined centres.</p> <p>Vacancy levels in designated frontages.</p> <p>Number of basic convenience shopping facilities in local and district centres.</p>	<p>No more than 5% of retail development outside existing or new centres identified in during the Plan period</p> <p>No increase in vacancy rates</p> <p>No loss of key services and amenities</p>	<p>Annual monitoring of floor space. Five yearly reporting. Main agencies will be developers and the Council.</p> <p>Assessing the number of vacancy rates in local and district centres to assess their vitality and viability whilst ensuring that they provide a key service to local residents.</p> <p>Ensuring that our residents have local centres that are resourceful and provide the main requirements for daily essentials encourages economic buoyancy whilst discouraging unnecessary leakage of expenditure.</p>
<b>TB19: Outdoor</b>	CP3	Written correspondence /	No change / reduction in	Regard should be had to comments

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
<b>Advertising</b>		complaints regarding advertising.	complaints.	received in planning applications and general correspondence.
<b>TB20: Service Arrangements and Deliveries for Employment and Retail Use</b>	CP1	Changes in air pollution levels from high / moderate.	No change / reduction.	Regard should be had to other factors potentially impacting on change.
<b>TB21: Landscape Character</b>	CP3, CP7	Proportion of major planning applications approved which reference the Landscape Character Assessment within supporting evidence.	All relevant major planning applications.	
<b>TB22: Sites of Urban Landscape Value</b>	CP3	Extent of SULV (m <sup>2</sup> ) allocation developed, through development proposals	No net loss of SULV allocation (m <sup>2</sup> ).	Regard should be had to relevant contextual data from Natural England.
<b>TB23: Biodiversity and Development</b>	CP7	Number of new developments incorporating biodiversity features.	All relevant consented planning applications / developments.	Monitor number of consented applications on an annual basis which recognise adverse effects and provide measures to mitigate 3-5 yearly reporting. Main agencies will be TVERC and local groups.

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
	CP1	Impact of development on built and natural environment.	Development should be consistent with the Borough Design Guide. Development should have regard to the NPPF regarding maintaining and enhancing biodiversity in landscaping schemes.	Main agencies will be landowners, developers, the Borough Council, local and voluntary groups.
	CP7	Compared to baseline Habitats Regulation Assessment, 5 yearly review of emissions	Reduction of emissions over time	As a new indicator, the policy requires monitoring over a period of time before firm targets can be established
<b>TB24: Heritage Assets (Listed Buildings, Historic parks and Gardens, Scheduled Monuments and Conservation Areas)</b>	CP1	Percentage of Conservation Areas with up to date character appraisals.	All conservation areas to have an up to date appraisal by the end of the plan period.	As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Character appraisals would be a useful indicator, as they would help preserve the natural environment and the integrity of sensitive areas. Regard should be had to data provided by Berkshire

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		Number of listed buildings to be demolished.	No loss	<p>Archaeology and English Heritage.</p> <p>As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. Maintaining listed buildings will provide an indication of the ability to maintain and enhance the local environment.</p>
		Number of listed buildings on the 'at risk' register.	Reduction over time	<p>As a new indicator, the policy requires monitoring over a period of time before firm targets can be established. The fewer the number of listed buildings classified as being 'at risk' will indicate the boroughs ability to maintain and enhance the local environment. Main agencies will be English Heritage and the Borough Council.</p>
		Development to or affecting	No inappropriate development.	

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
		heritage assets that cause no detrimental impact on the important character and special architectural or historic interest of the building, monument or park and garden including its setting and views		Regard should be had to data provided by English Heritage.
<b>TB25: Archaeology</b>	CP3	<p>Proportion of consented planning applications / developments in areas of high archaeological potential where archaeological remains are found / not found that are accompanied / not accompanied by an appropriate archaeological assessment / plan.</p> <p>Proportion of consented planning applications / developments that are likely to affect an area of high archaeological potential where</p>	<p>An appropriate archaeological assessment/plan is in place in all cases where remains are found after planning consents are implemented.</p> <p>Remains to be excavated only where preservation in situ is not practical.</p>	<p>Regard should be had to data provided by Berkshire Archaeology and English Heritage.</p> <p>Regard should be had to data provided by Berkshire Archaeology and English Heritage.</p>



MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
		appropriate measures are taken to excavate / preserve remains in-situ.		
<b>TB26: Buildings of Traditional Local Character and Areas of Special Character</b>	CP3, CP14	Proportion of relevant planning consents which only seek to retain or enhance (as opposed to an alternative treatment) the traditional, historical, local and special character of the building or area	No inappropriate development allowed.	Regard should be had to data provided by English Heritage.
<b>SAL01: Allocated housing development site – Sites identified through the former Wokingham District Local Plan</b>	CP17	Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-26).	Meet the housing requirements of CP18 by the end of the Plan period.	
<b>SAL02: Allocated housing development</b>	CP17	Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-	Meet the housing requirements of CP18 by the end of the Plan period.	

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
sites		26).		
<b>SAL03: Allocated reserve housing sites</b>	CP17	<p>Housing trajectory showing net additional dwellings every year either completed or forecasted during the plan period (2006-26)</p> <p>Demonstration of maintenance of at least a five year supply of housing together with achievement of the 13,230 overall target</p>	<p>Meet the housing requirements of CP18 by the end of the Plan period.</p> <p>That this is being achieved</p>	<p>Where these are not being achieved, the Council by the end of the subsequent monitoring year has approved a strategy to addressing the issue. This could include release of one or more site.</p>
<b>SAL04: New open space associated with residential development within and adjoining the Borough</b>	CP3	Proportion of each site with planning consent and/or developed for open space.	Development of each site to be consistent with policy. No loss of area allocated for open space.	Regard should be had to the consents on / development of the related residential sites.
<b>SAL05: Delivery of avoidance measures for</b>	CP8	Mitigation provided in line with Natural England advice,	All relevant residential development provides	Monitor cumulative impact of development having regard to the

MDD Policy	Related Core Strategy Policy	Proposed Indicator	Proposed Target	Comments
<b>Thames Basin Heaths Special Protection Area</b>		including monitoring of visitor use.  Publication annually of details of each plan or projects use of specific SANG within their avoidance solution.	mitigation.	amount of mitigation provided. Monitor number of applications consented in mitigation zone on annual basis 3-5 yearly reporting.
<b>SAL06: Allocated Country Parks</b>	CP3	Proportion of each site with planning consent and/or developed for country park.	No loss of area allocated for open space.	Regard should be had to the integration of existing and proposed parks and provisions of the Rights of Way Improvement Plan.
<b>SAL07: Sites within Development Limits allocated for employment / commercial development</b>	CP10, CP15, CP16	Amount of land/ floor space consented / developed by employment type	Increase in employment floor space to be consistent with policy.	To inform / be informed by annual employment monitoring. Regard to be had to the policy options and other related allocation policies.
<b>SAL08: Allocated Mixed Use Sites</b>	CP10, CP13, CP14,	All relevant planning consents / development which are consistent / inconsistent with policy (including the type and	All relevant consents / development to be consistent with policy.	To inform / be informed by annual housing and retail monitoring. Regard to be had to the policy options and other related allocation

<b>MDD Policy</b>	<b>Related Core Strategy Policy</b>	<b>Proposed Indicator</b>	<b>Proposed Target</b>	<b>Comments</b>
		amount of floorspace, where relevant)		policies.
<b>SAL09: Transport site allocations</b>	CP4, CP10	(All relevant) planning consents / development which are consistent / inconsistent with policy.	All relevant consents / development to be consistent with policy	Regard to be had to the policy options and other related allocation policies.

## Appendix 1: Noise & Vibration

For the avoidance of doubt, Annex 1 and 2 Appendix 1 Noise.

### Annex 1: Establishing Effect Levels

1. When assessing the acceptability of a proposed noise sensitive development, the Council will determine the effect of noise from any adjacent *and nearby* sources will have on the noise sensitive *receptors (NSRs)* taking into account both daytime and night-time noise levels.
2. When assessing the acceptability of a proposed development that emits noise, the Council will determine the effect the noise will have on nearby NSRs taking into account both daytime and night-time noise levels.
3. The Noise Policy Statement for England 2010 (NPSE) adopts two concepts from toxicology that are currently being applied to noise impacts by, for example, the World Health Organisation (WHO); these are “Significant adverse” and “adverse”. These concepts have been applied to noise emission impacts on human receptors, as described below.

NOEL – No Observed Effect Level	This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise
LOAEL – Lowest Observed Adverse Effect level	This is the level above which adverse effects on health and quality of life can be detected
SOAEL – Significant Observed Adverse Effect level	This is the level above which significant adverse effects on health and quality of life occur

4. The NPSE states “It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available”.

5. In order to assist the determination of applications in an appropriate manner and having regard to knowledge of existing noise levels within the Wokingham Borough Council area, the Council believes it is appropriate to provide some objective levels. The government has implemented the EU Directive 2002/49/EC (known as the Environmental Noise Directive) through the Environmental Noise (England) Regulations 2006. These regulations have resulted in the creation of noise maps of

major urban areas (part of the Reading map covers areas within Wokingham Borough) and major transport sources (M4, A329(M) and A329). These maps identify existing receptors but provide a useful tool for identifying environmental noise levels within the Wokingham Borough area.

The levels set out below are not absolute and applicants with open sites at outline application stages will need to demonstrate how the design criteria will reduce levels to below SOAEL, should noise levels defined as such occur on the site.

### External Amenity Space for Dwellings

Annex 1, Table 1: Impact Levels - Amenity Spaces for Dwellings  $L_{Aeq,T}$  dB

Noise Source	NOEL	LOAEL	SOAEL
Environmental noise	$L_{Aeq,T}$	$L_{Aeq,T}$	$L_{Aeq,T}$
07.00 - 23.00	<55	56 – 69	>70
23.00 - 07.00	<45	46 – 64	>65

Note: Values in the table above are noise levels measured on an open site at the position of the proposed amenity space.

6. The above levels are only applicable where consideration is being given to introducing residential development into an area with an existing noise source, rather than the reverse situation where new noise sources are to be introduced into an existing residential area.

7. Higher noise levels (within LOAEL) at other locations such as balconies, roof gardens and terraces may be acceptable where their provision (with the higher noise levels) will outweigh the benefits of this external space not being available. This benefit will need to be demonstrated to the Local Planning Authority prior to any agreement.

### Internal Noise Levels for Dwellings (including quasi residential uses and residential institutions)

8. For noise sensitive developments, which will mostly consist of dwellings, it is appropriate that internal noise levels are minimised to avoid the risk of adverse effects.

9. Internal ambient noise levels due to steady external noise sources for dwellings shall not exceed 35 dB  $L_{Aeq}$  (16 hour) 07:00-23:00 during the daytime and 30 dB  $L_{Aeq}$  (8 hour) 23:00-07:00 during the night-time in habitable rooms. If it is necessary to

achieve these levels through design and/or insulation measures, they should be identified in the overall scheme and implemented and retained thereafter. If it is not possible to agree the scheme to the satisfaction of the Local Planning Authority, it may be necessary to refuse the application even if the internal levels can be met.

### **Noise Sensitive Receptors (non-residential)**

10. Developments such as offices, hospitals and schools will contain buildings and activities which are noise-sensitive. However, these developments are likely to occupy sizeable sites and to contain a proportion of buildings and activities which are less noise-sensitive. The Council would expect the applicant to clearly demonstrate that the development layout has been assessed to ensure that across the site, the receptors experience NOEL; as above, the internal noise levels can be advised by applying BS 8233.

### **New Noise Sources near Noise Sensitive Receptors (NSRs)**

11. Where a new industrial or commercial development is proposed near a residential area, the effect of the new noise source on the surrounding area shall be assessed in accordance with currently available and appropriate standards. External noise levels at the nearest NSRs should meet the NOEL levels as set out above. Where possible, noise should be mitigated at source and through appropriate site layout.

12. In many cases where a new source of noise is to be introduced by a project that requires environmental impact assessment (EIA), the effect of noise will be considered in this context; but it must be accepted that in these circumstances the options to control noise are likely to be more limited than where residential development is proposed in an area with an existing noise source. It must also be borne in mind that when dealing with new roads, railways and aerodromes, schemes may exist to provide insulation in specified circumstances.

13. The planning system can be used to impose conditions to protect new noise sensitive receptors from an existing noise source but, in general, developers are under no statutory obligation to offer noise protection measures to existing receptors which will be affected by a proposed new noise source. Moreover, there would be no obligation on affected receptors to take up such an offer, and therefore no guarantee that all necessary noise protection measures would be put in place.

### **Noise Measurements and Standards**

14. Traditionally, different indices have been used to describe noise from different sources, and limits have been set over different time periods. We would expect for

proposed residential developments that BS 7445 be followed by expressing all noises in terms of  $L_{Aeq,T}$  for the recommended time periods and BS 4142 for proposed commercial and industrial noise sources.

15. It is accepted that the appropriate standards as outlined in Policy CC06: Noise and this Appendix are being reviewed and will change over time. Where updates have been ratified and documents superseded we expect any application to follow the most recent version. Where the above assessment methods are not followed or appropriate, the applicant will be to have adequate justification for the deviation.

## **Annex 2: Information on Noise from Different Sources**

### **Noise and vibration from road traffic**

1. For established roads it will normally be sufficient to base assessments on the current measured noise level. Assessments of sites to establish the effect level should show consideration of any known changes, developments or predicted increase in traffic flows to ensure that receptors continue to experience NOEL from noise. If vibration from roads is a concern, advice on acceptable levels can be found in BS 6472 for human response and BS 7385 for building damage.

### **Noise and vibration from railways**

2. Railway noise emanates from a variety of sources. For noise from operational railway lines the levels outlined in Annex 1, Table 1 will be appropriate; local noise from station activities, freight distribution depots, and marshalling yards should be treated in the same way as noise from industrial and commercial sources. The Council will ask the developer to provide details of the present levels of noise; and to consult the railway operator to find out if there are proposals for significant operational changes.

3. In considering the long distance traffic effects of developments which would result in the use of rail transport (for example the carrying of aggregates from extraction sites, or goods from freight terminals), it will be appropriate to take into account the railway noise aspect.

4. The likelihood of significant ground-borne vibration will depend on the nature of the ground and the types of train. The possibility of vibration and re-radiated noise caused by trains running in tunnels should not be overlooked. Advice on acceptable levels of vibration can be found in BS 6472 for human response and BS 7385 for building damage.



5. In 1995 the DOT published the “Calculation for Railway Noise” which contains the procedure for calculating noise from moving railway vehicles as defined in the Noise Insulation (Railways and Other Guided Transport Systems) Regulations 1995, referred to hereafter as the Railway Noise Insulation Regulations.

### **Noise from aircraft**

6. It is not anticipated that noise from aircraft from the major airports in the South East will have any adverse effect on noise sensitive receptors within Wokingham. Should significant alterations take place, we would expect the applicant to take measures to be taken to protect receptors to No Observed Effect Level as detailed in Annex 1, Table 1.

### **Military aerodromes**

7. The Effect Levels should be used for assessing proposals for new developments near military aerodromes. Because many of these are in rural locations, however, there will often be the flexibility to ensure that there is no adverse impact on sensitive receptors, while still taking full account of other planning constraints. This option will not apply to proposals for residential development involving extension, conversion, or change of use of existing buildings. When determining such applications the Council will take account of the differences between civil and military operations. Military jet aircraft can generate very high noise levels, particularly during take-off, and occasionally the effectiveness of noise abatement flight procedures normally adopted may be limited by operational requirements. Changes in aircraft type and number of movements may also occur over a short period, resulting in unpredictable changes in noise levels. However, military flying is usually concentrated into weekday working hours when the public sensitivity to noise is at its lowest.

### **Helicopters and heliports**

8. When determining a planning application for a heliport, the predicted noise should not be assessed in isolation - account should be taken of local circumstances including the existing level of noise disturbance in the area surrounding the site and factors such as whether the area is already exposed to noise from fixed wing aircraft. The Council will need to consider the effect of further disturbance resulting from the proposal.

9. Helicopter noise has different characteristics from that from fixed wing aircraft, and is often regarded as more intrusive or more annoying by the general public. The noise exposure categories should be applied with caution.

10. Helicopter routes may be established near aerodromes, although often their use will not be mandatory. Planning applications for helicopter landing/take-off facilities should be accompanied by information about the proposed take-off/landing flight paths and air traffic routes where appropriate. Preferably, these paths should have been discussed and agreed in principal with National Air Traffic Services (NATS) beforehand. Where such information does not accompany the application, but is considered necessary, the Council will request it and suggest that the applicant has discussions with NATS.

11. Increased use of helicopters has led to movements from the gardens of private houses and from commercial premises. For safety reasons, helicopters may only operate from elevated sites if given special approval by the Civil Aviation Authority. All these movements can cause local annoyance. However, they may often be incidental or ancillary to the principal use of the land and as such do not generally require a separate planning permission.

### **Noise from industrial and commercial developments**

12. The likelihood of complaints about noise from proposed development can be assessed using guidance in BS 4142. Tonal or impulsive characteristics of the noise are likely to increase the scope for complaints and this is taken into account by the "rating level" defined in BS 4142. The likelihood of complaints is indicated by the difference between the noise from the new development (expressed in terms of the rating level) and the existing background noise. The Standard currently states that: "A difference of around 10 dB or higher indicates that complaints are likely. A difference of around 5 dB is of marginal significance." Since background noise levels vary throughout a 24 hour period it will usually be necessary to assess the acceptability of noise levels for separate periods (e.g. day and night) chosen to suit the hours of operation of the proposed development. Similar considerations apply to developments that will emit significant noise at the weekend as well as during the week. This can be appropriate if the existing ambient background levels are already above the NOEL outlined above.

13. Commercial developments such as fast food restaurants, discos, night clubs and public houses pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. The Council will bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity. The disturbance that can be caused by traffic and associated car parking should not be underestimated.

14. If the predicted impact of the development is 5 dB above background it would be considered to be the LOEL and 10 dB above would be SOAEL and could be refused.

### **Noise and vibration from construction sites**

15. Detailed guidance on assessing noise from construction sites can be found in BS 5228. In particular, Part 1: 2009, "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise will be useful because as well as giving general advice it describes a method for predicting noise from construction sites. Part 2: Vibration should also be considered where the construction activity may cause significant vibration effects.

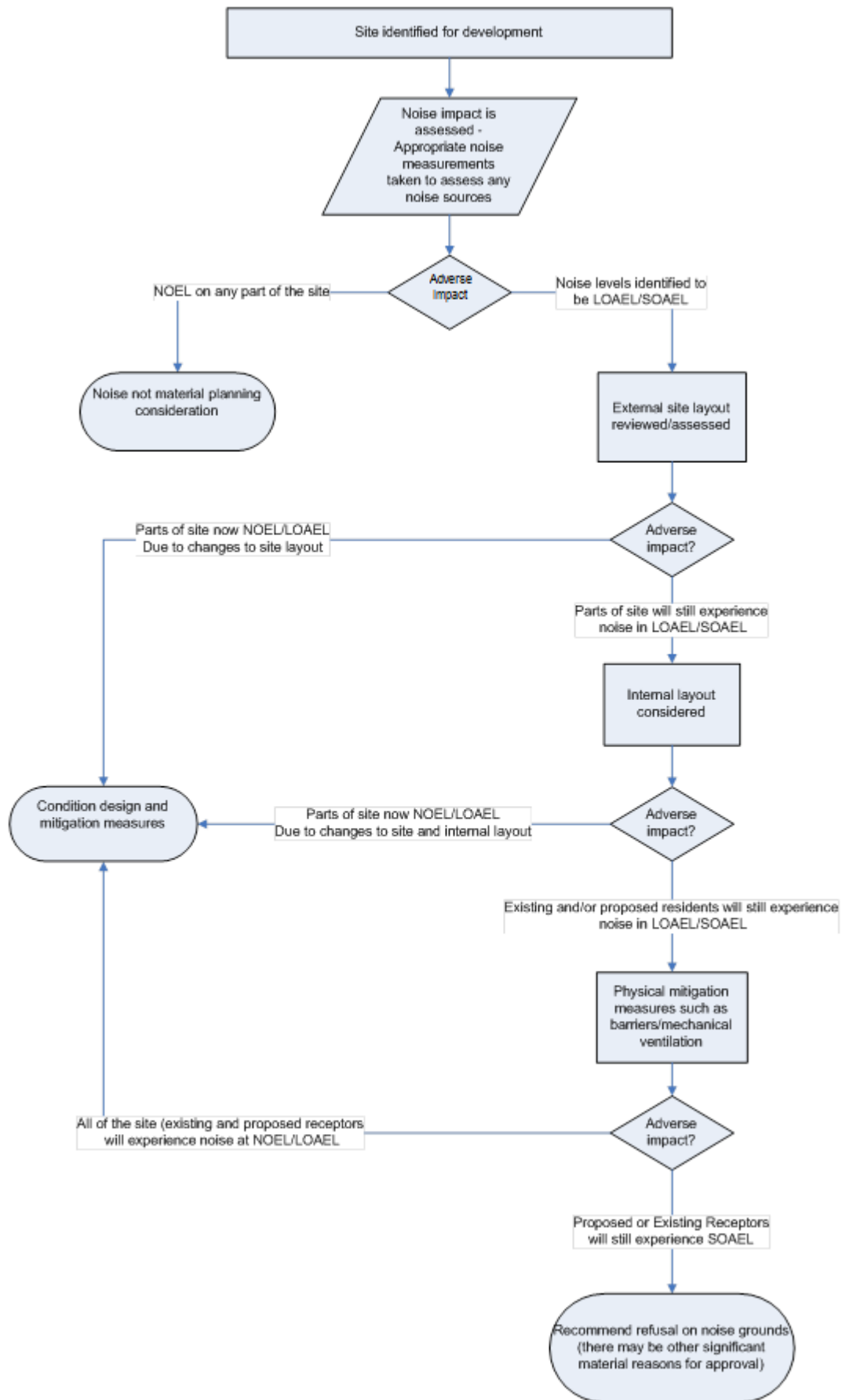
### **Noise from recreational and sporting activities**

16. For these activities (which include open air pop concerts), the Council will take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of the participants against nuisance to other people. Partially open buildings such as stadia may not be in frequent use. Depending on local circumstances and public opinion, the Council may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours. A number of sports activities are the subject of Codes of Practice which may be relevant. Some noisy activities enjoy permitted development rights granted by Part 4 of Schedule 2 to the Town and Country Planning General Development Order 1988, and so may not require specific planning permission provided that they only occur on a temporary basis. However, this permission may be withdrawn by making a direction under Article 4 of the Order.

### **Noise from mineral extraction and landfill waste disposal sites**

17. Sites may require Environmental Permits and liaison should take place with the Environment Agency to ensure consistency of conditions. It is helpful if permit applications can be made alongside applications.

18. The main sources of noise will be from vehicular movement, tipping operations, and site plant. Appropriate planning or licensing conditions might therefore relate to hours of working; the number and/or capacity of vehicles using the site and their points of ingress and egress; and the provision of acoustic screening. Useful information on predicting the noise will be found in BS 5228: Part 1: 2009. In addition, there is Technical Guidance in the NPPF which includes noise limits.



## Appendix 2: Car Parking Standards

### APPLYING PARKING STANDARDS

- 0.1) The parking standards are based on the use class of a development. It is likely that some developments may not fit within these categories.
- 0.2) It will be the responsibility of the developer to prove that parking provision has been adequately catered for on a proposed site. The developer must prove that parking will not have a detrimental effect on traffic safety or on the character of an area due to an increase in parking on the public highway. This should be set out in the Transport Statement or Transport Assessment as part of the planning application.
- 0.3) The parking standards should be regarded only as a starting point in any discussions with the Borough Council as it should be recognised that each development site will need to be assessed on its own merits, within the wider context of the area in which the development sits. This is likely to be more important under the coalition Government's "Localism" agenda for planning.
- 0.4) For Residential parking the developer will need to show that spaces identified to serve each dwelling are within an acceptable distance from that dwelling (normally 25m for allocated parking). On larger schemes a plan showing plot numbers and parking layout allocation / unallocated and visitor spaces will be required.

### Recommended Parking Standards

#### 1.0 USE CLASSES

1.0.1 Wokingham parking standards are arranged by the Use Class for the site. The standards for each of the use classes shown in Table 1.1 below are detailed in the following sections of this Appendix.

**Table 1.1: Use Classes**

Use Class	Description	Notes and examples:	Section of this appendix
A1	Shops	Split between food and non-food	1.1
A1	Warehouse's to including only those selling bulk goods: DIY retail, garden centres, electrical appliance retail and furniture retail.		
A2	Financial and Professional Services	Banks, Building Societies, Estate	1.2

<b>Use Class</b>	<b>Description</b>	<b>Notes and examples:</b>	<b>Section of this appendix</b>
		Agents, Employment Agents	
A3	Restaurants and Cafes	On site consumption	1.3
A4	Drinking Establishments	Primarily Pubs and Bars	1.4
A5	Hot Food Takeaways	Offsite consumption	1.5
B1	Business	Such as offices	1.6
B2	General Industrial		1.7
B8	Storage and Distribution	Warehousing	1.8
C1	Hotels		1.9
C2	Residential Institutions	Nursing Homes, Boarding Schools, Residential Colleges	1.10 & 1.11
C3	Dwellings	Private Homes	1.12
D1	Non-residential Institutions	Training centres	1.14
D2	Assembly and Leisure	Split into: Leisure centres and gyms, theatres and Cinemas and other leisure uses	1.15
Sui Generis	Other developments not covered above		

1.0.2 The tables given in the following sections set out the suggested parking standards for new developments within Wokingham. These standards are based on the evidence and research presented in the Parking Standards Study Report 2011.

1.0.3 In the columns for cycle parking the abbreviations ‘LT’ which stands for Long Term and ‘ST’ which stands for short term are used. Short term facilities provide temporary storage for up to an hour or two while an appointment is undertaken, such as an errand or short term activity, including shopping, lunch or a visit to the post office, for example. Long term parking needs to be more secure and covered; this includes storage at home, at work or at school.

1.0.4 Guidance on the required number of “Blue Badge” parking bays should reflect the size of the car park, as follows shown in Table 1.2 below.

**Table 1.2: Recommended Blue Badge Provision.**

Size of Car Park	Recommended Provision	Number of “Blue Badge” Bays
Less than 10 bays	As required, to be confirmed by Council officers	
10 – 50 bays	2 bays + 3%	2 - 4 bays
51 – 200 bays	3 bays + 3%	5 – 9 bays
201 – 500 bays	4 bays + 3%	10 – 19 bays
501 - 1,000 bays	5 bays + 3%	20 – 35 bays
Over 1,001 bays	6 bays + 3%	36 bays +

1.1 CLASS A1: SHOPS

1.1.1 This is split in sub-categories. Food stores, retail warehouses and garden centres and other non-food stores.

Use Class	Car Parking Allocation	Cycle Parking Allocation	Powered Two Wheeler (PTW) Parking	Disabled Parking
<b>A1 Food</b>	1 space per 20m <sup>2</sup>	1 space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>
<b>A1 bulk goods Warehouses</b>	1 space per 20m <sup>2</sup>	1 space per 250m <sup>2</sup> (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
<b>A1 Non-Food</b>	Less than 1000m <sup>2</sup> = 1 space per 20m <sup>2</sup> More than 1000m <sup>2</sup> = 1 space per 14m <sup>2</sup>	1 short term space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	

1.2 CLASS A2: FINANCIAL AND PROFESSIONAL SERVICES

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>A2</b>	Less than 1000m <sup>2</sup> = 1 space per 20m <sup>2</sup>  More than 1000m <sup>2</sup> = 1 space per 14m <sup>2</sup>	1 space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space / 20 car parking spaces up to 100 car parking spaces. 1 space / 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

1.3 CLASS A3: RESTAURANTS AND CAFES

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>A3</b>	1 space per 5m <sup>2</sup>	1 space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space / 20 car parking spaces up to 100 car parking spaces. 1 space / 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

1.4 CLASS A4: DRINKING ESTABLISHMENTS

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>A4</b>	1 space per 3m <sup>2</sup>	1 space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space / 20 car parking spaces up to 100 car parking spaces. 1 space / 40 car parking spaces thereafter.	<b>As per Table 1.2</b>



1.5 CLASS A5: HOT FOOD TAKEAWAYS

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>A5</b>	1 space per 3m <sup>2</sup>	1 space per 125m <sup>2</sup> (20% LT, 80% ST)	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

1.6 CLASS B1: BUSINESS

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>B1</b>	Less than 2500m <sup>2</sup> = 1 space per 25m <sup>2</sup>  More than 2500m <sup>2</sup> = 1 space per 30m <sup>2</sup>	1 LT space per 150m <sup>2</sup>	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

1.7 CLASS B2: GENERAL INDUSTRIAL

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>B2</b>	up to 250m <sup>2</sup> = 1 space per 25m <sup>2</sup>  above 250m <sup>2</sup> = 1 space per additional 50m <sup>2</sup>	1 LT space per 200m <sup>2</sup>	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

### 1.8 CLASS B8: STORAGE AND DISTRIBUTION

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>B8</b>	up to 250m <sup>2</sup> = 1 space per 25m <sup>2</sup>  above 250m <sup>2</sup> = 1 space per additional 200m <sup>2</sup>	1 LT space per 200m <sup>2</sup>	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>

### 1.9 CLASS C1: HOTELS

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>C1</b>	1 per room for customers, 1 per residential staff unit and 1 per 3 non – residential staff	1 LT space per 10 bedrooms & 1 space LT per 5 staff	1 space per 40 car parking spaces	<b>As per Table 1.2</b>

Notes:

1. If a bar open to non-guests is included reference should be made to the class A4 with a reduction of 25% where the main purpose is a hotel.
2. If a restaurant open to non-guests is included reference should be made to the class A3 with a reduction of 25% where the main purpose is a hotel.
3. If halls or conference facilities are included reference should be made to Class D2.
4. The ratio of staff to bedrooms could be expected to vary depending on the type and style of hotel. As such the developer is required to have early discussions with the planning and highway authority on the anticipated staffing levels.

For clarification, guidance on commercial vehicle parking is contained in section 3.9 of the Council's Parking Standards Study Report (October 2011)

1.10 CLASS C2: RESIDENTIAL INSTITUTIONS

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>C2</b> Hospitals	Considered on individual merits	1 LT space per 5 staff and 10 ST space per 10 staff for visitors	1 space per 40 car parking spaces	<b>As per Table 1.2</b>
<b>C2</b> Residential Care homes (does not include independent units)	1 per full time equivalent staff member + 1 visitor space per 3 residents.	1 LT space per 5 members of staff	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
<b>C2</b> Residential Primary or Secondary Education	1 per full time equivalent staff member	1 LT space per 5 staff	1 space per 40 car parking spaces	
<b>C2</b> Student Halls for Further or Higher Education	1 per 2 members of full time staff and 1 per 6 students	1 LT space per 2 students and 1 LT space per 5 staff	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	

Notes:

1. Staffing levels could be expected to vary depending on the type of residential institution. As such the developer is required to have early discussions with the planning and highway authority on the anticipated staffing or student levels.

1.11 CLASS C2A: SECURE RESIDENTIAL INSTITUTION

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>C2A</b>	1 space per full time staff, Visitor – individual merit	1 space per 5 full time staff, Visitor – individual merit	1 space, +1 per 20 car spaces (for 1st 100 car spaces), then 1 space per 30 car spaces	<b>As per Table 1.2</b>

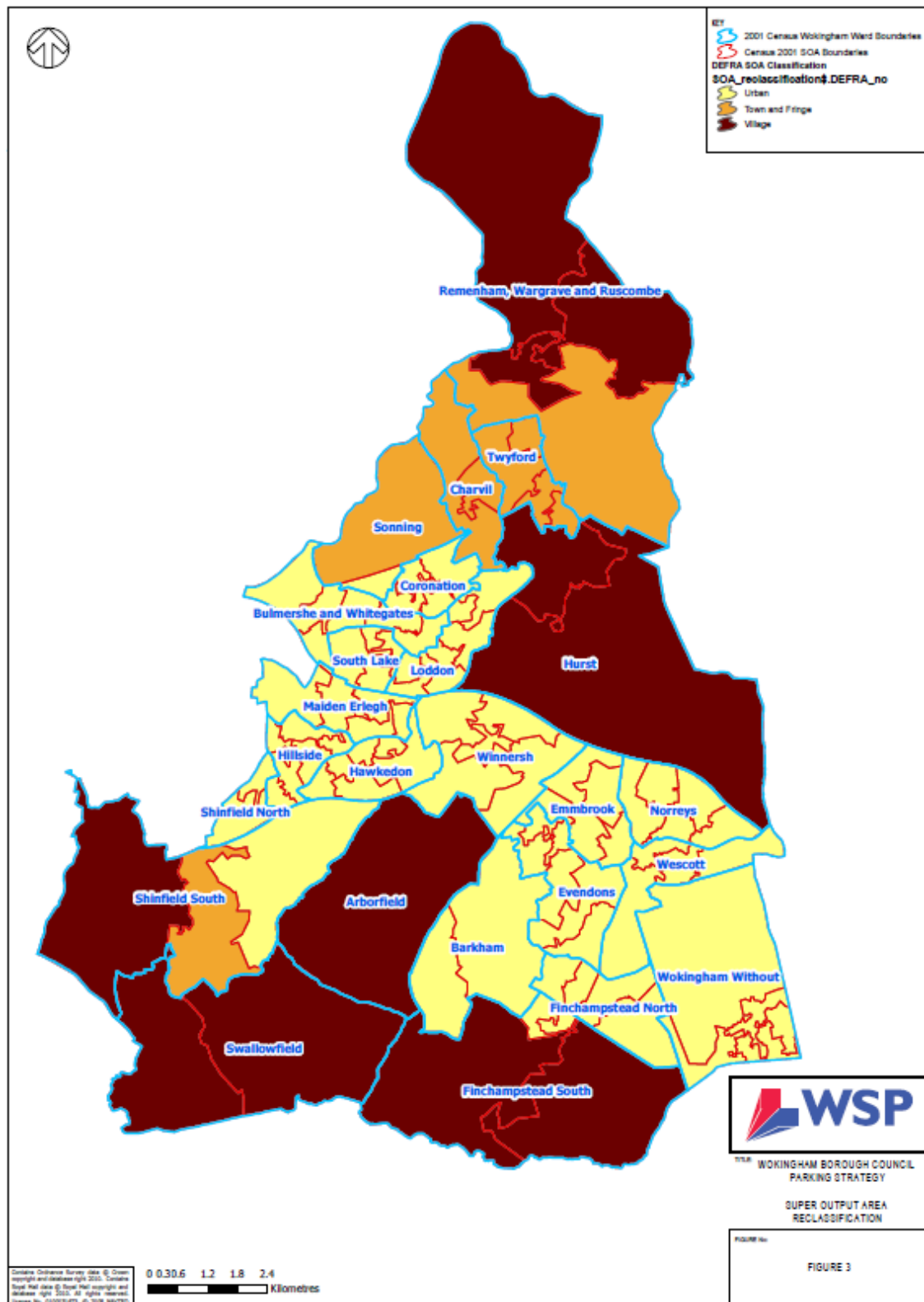
Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
			(over 100 car spaces)	

For C2A class developments each proposal will to be assessed on its own merits provided a restraint-based approach is demonstrated.

## 1.12 CLASS C3: DWELLING HOUSES

1.12.1 Standards for residential dwellings form a large part of parking within the Borough. More basic methods of parking allocation have not previously been successful in providing efficient and effective provision for parking at resident's homes. In particular, the way parking is provided has a significant effect on how much parking is required. The allocation changes based on accessibility and the character of the area, this has been split into 3 categories: Urban, Town and Fringe and Village. A map showing the classification of each is shown as Figure 1 in this appendix. The allocations are based on real empirical data of car ownership in Wokingham, more information on how these allocations were formulated can be found in the technical note at the end of Appendix B of the Parking Standards Study Report 2011.

Figure 1



## Flats

1.12.2 The table below provides allocations for flats in new developments where the type of use of dwellings will not be known until they are built or they are designated as privately owned homes. The following information on residential parking provision provides a flexible, more formulaic, approach showing how the number of spaces varies depending on if these are allocated to a specific dwelling or unallocated for use by multiple dwellings.

**Table C3 -1: Flats Owned unallocated parking demand**

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
		Urban			Town and Fringe			Village		
<b>1</b>	<b>studio</b>	0.7	0.0		0.7*	0.0*		0.7*	0.0*	
<b>2</b>	<b>1</b>	1.0	0.2	0.0	1.0*	0.2*	0.0*	0.3	0.0	0.0
<b>3</b>	<b>1-2</b>	0.9	0.2	0.0	0.9*	0.2*	0.0*	0.6	0.1	0.0
<b>4</b>	<b>2</b>	1.0	0.2	0.0	1.0*	0.2*	0.0*	1.1	0.3	0.0
<b>5 or more</b>	<b>2-3</b>	1.2	0.4	0.1	1.2*	0.4*	0.1*	1.5	0.5	0.0

1.12.3 The table below provides allocations for flats which will be rented or shared this includes community housing.

**Table C3 -2: Flats rented/ shared unallocated parking demand**

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
		Urban			Town and Fringe			Village		
<b>1</b>	<b>studio</b>	0.5	0.0		0.5*	0.0*		0.5*	0.0*	
<b>2</b>	<b>1</b>	0.5	0.1	0.0	0.5*	0.1*	0.0*	0.6	0.1	0.0
<b>3</b>	<b>1-2</b>	0.7	0.1	0.0	0.7	0.2	0.0	0.9	0.2	0.0
<b>4</b>	<b>2</b>	1.1	0.3	0.0	1.0*	0.3*	0.0*	1.0	0.3	0.1
<b>5 or more</b>	<b>2-3</b>	1.1	0.3	0.0	1.0*	0.2*	0.0*	1.0*	0.2*	0.0*

## Houses

1.12.4 The table below provides allocations for houses in new developments where the type of use of dwellings will not be known until they are built or they are designated as privately owned homes. The following information on residential parking provision provides a flexible, more formulaic, approach showing how the number of spaces varies depending on if these are allocated to a specific dwelling or unallocated for use by multiple dwellings.

**Table C3 -3: Houses owned unallocated parking demand**

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	1.1	0.3		1.1	0.2		1.2	0.4	
4	2	1.2	0.4	0.0	1.2	0.4	0.0	1.3	0.4	0.1
5	2-3	1.4	0.5	0.1	1.6	0.6	0.1	1.5	0.6	0.1
6	3	1.6	0.7	0.1	1.7	0.8	0.1	1.7	0.8	0.2
7	3-4	1.8	0.9	0.2	2.0	1.0	0.2	2.0	1.0	0.2
8 or more	4	2.1	1.1	0.3	2.2	1.2	0.3	2.2	1.3	0.4

1.12.5 The table below provides allocations for houses which will be rented or shared this includes community housing and conversions to homes of multiple occupancy.

**Table C3 -4: Houses rented/ shared unallocated parking demand**

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	0.9	0.2		1.1	0.3		0.9	0.2	
4	2	1.1	0.3	0.0	1.2	0.4	0.1	1.0	0.3	0.0
5	2-3	1.2	0.4	0.1	1.4	0.5	0.1	1.4	0.2	0.1
6	3	1.3	0.5	0.1	1.4	0.6	0.1	1.3*	0.5*	0.1*
7	3-4	1.6	0.7	0.2	1.7	0.8	0.2	1.6*	0.7*	0.2*
8 or more	4	2.0	1.0	0.4	1.7	0.8	0.2	2.0*	1.0*	0.3*

Note:

\* Allocated parking demand figures based on Wokingham wide area rather than Lower Layer Super Output Area (LLSOA) level due to small sample size.

### Habitable rooms to bedrooms

1.12.6 The conversion factor in Table 1.3 below is based on actual observed survey data collected for the Dorset Parking Study and was used to convert habitable rooms to number of bedrooms. There is no clear cut conversion from 3, 5, or 7 habitable room properties to number of bedroom and therefore this is at the planning offices discretion, and would require definition from the developer and plot design details. Further details regarding the conversion factor can be found in the Parking Standards Study Report 2011.

**Table 1.3: Habitable rooms to bedrooms**

Number of Habitable Rooms	Number of Bedrooms
2 or less	1
4	2
6	3
8 or more	4

### 1.13 RESIDENTIAL DWELLING ALLOCATED/UNALLOCATED PARKING EXAMPLE

1.13.1 The methodology is best illustrated through an example. The example takes a housing development based in Winnersh, which from Figure 3 at the end of the Appendix is located in an urban area. The development is made up of the following dwelling types:

- 12 No. 1 bedroom houses (3 habitable rooms, 6 with 1 allocated space, 6 with no allocated space)
- 10 No. 2 bedroom houses (4 habitable rooms, 5 with 1 allocated space, 5 with no allocated space)
- No. 3 bedroom houses (6 habitable rooms, all with 1 allocated space)
- No. 4 bedroom houses (7 habitable rooms, 2 allocated space)

1.13.2 The developer needs to determine an initial level of parking provision they want to provide in the development. The developer then needs to calculate the level of unallocated demand for each dwelling type using the tables above.

1.13.3 The table below shows the unallocated demand for owned houses. For an owned house with one allocated space and 3 or less habitable rooms in an ‘urban’ area, would have a need for an additional 0.3 unallocated parking provision.



**Copy of Table C3 -3 for demonstration purposes**

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	1.1	0.3		1.1	0.2		1.2	0.4	
4	2	1.2	0.4	0.0	1.2	0.3	0.0	1.3	0.4	0.1
5	2-3	1.4	0.5	0.1	1.6	0.6	0.1	1.5	0.6	0.1
6	3	1.6	0.7	0.1	1.7	0.8	0.1	1.7	0.7	0.2
7	3-4	1.8	0.9	0.2	2.0	1.0	0.2	1.9	1.0	0.2
8 or more	4	2.1	1.1	0.3	2.2	1.2	0.3	2.2	1.3	0.4

1.13.4 Applying the parking demand to each dwelling type and size the unallocated parking demand can be calculated for the whole development as shown in Table 1.4 below.

**Table 1.4: Calculated unallocated parking example**

Dwelling Type	Allocated parking spaces	Number of dwellings	Total Allocated Spaces	Unallocated parking provision	Total allocated
House					
1 bedroom	0 spaces	6	0	6 x 1.1 = 6.6	7
1 bedroom	1 space	6	6	6 x 0.3 = 1.8	2
2 bedroom	0 spaces	5	0	5 x 1.2 = 6	6
2 bedroom	1 space	5	5	5 x 0.4 = 2	2
3 bedroom	1 space	4	4	4 x 0.7 = 2.8	3
4 bedroom	2 spaces	5	10	5 x 0.2 = 1.0	1
Total		31	25		21

1.13.5 If the developer was providing 25 allocated spaces on the development site, there would be a demand for an additional 21 unallocated spaces.

1.13.6 It should be noted that for simplicity this example ignored the effect of garages counted as allocated spaces. More information on this can be found in paragraphs 3.2.13 to 3.2.17 of the Parking Standards Study Report 2011. It is advocated that a garage of sufficient size is only counted as 0.5 of a space allocated, requiring an additional 0.5 unallocated space to be provided. In this example if all (nine) three and four bedroom units had a garage counted as an allocated space an

additional 4.5 unallocated spaces would be required. This would result in 26 unallocated spaces being required.

### VISITOR PARKING

1.13.7 Developers should also include for visitor parking, which is calculated for all dwellings that have 1 or more allocated space on the basis of 0.2 per dwelling. In the above example this would equate to an additional 4 (0.2 x 20) unallocated spaces on the development.

1.13.8 Taking into consideration visitor parking and garages the above development would need to provide (21+5+4) 30 unallocated spaces in total, in addition to 25 allocated spaces, a total of 55 spaces off-street (or on-street is designed to accommodate this without impacting access and turning).

1.13.9 In some instances on-street parking levels, parking restrictions and other local factors specific to a development site, may mean that both/ either Highways

Development Control Engineers and Planning Officers request a deviation from the guidance. The methodology above will provide evidence to the Developer and the

Planning and Highway Authorities helping them to decide upon the best parking solution to be applied to a new development.

### Provision for other types of parking

User Class	Car Parking Allocation	Cycle Parking Allocation	Powered Two Wheeler (PTW) Parking	Disabled Parking
<b>C3 – Flats</b> 1 or 2 habitable rooms	See advice regarding levels of allocated and unallocated parking above	1 per dwelling	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	
<b>C3 – Flats</b> 3 habitable rooms		1 per dwelling		
<b>C3 – Flats</b> 4 or more habitable rooms		2 per dwelling		
<b>C3 – Houses</b> 1 or 2 habitable rooms	See advice regarding levels of allocated and unallocated parking above	1 per dwelling		
<b>C3 – Houses</b> 3 habitable rooms		1 per dwelling		
<b>C3 – Houses</b> 4 or 5 habitable rooms		2 per dwelling		
<b>C3 – Houses</b> 6 habitable rooms		3 per dwelling		

## 1.14 CLASS D1: NON-RESIDENTIAL INSTITUTIONS

1.14.1 It is recommended that this is split into sub-categories:

- Hospitals;
- Health Centres and Libraries;
- Nursery's and Crèche;
- Primary Schools; and
- Secondary Schools, Colleges and Universities.

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>D1</b> Health Centres	1 per full time staff and 3 per consulting room	1 LT space per 5 staff and 1 ST space per 5 staff for visitors	1 space per 20 car parking spaces up to 100 car parking spaces. 1 space per 40 car parking spaces thereafter.	<b>As per Table 1.2</b>
<b>D1</b> Libraries	1 per 30 m <sup>3</sup>	1 LT space per 5 staff and 1 ST space per 5 staff for visitors		
<b>D1</b> Nursery's and Crèche	1 per full time staff	1 LT space per 5 staff		
<b>D1</b> Primary Schools	1 per full time staff	1 LT space per 3 pupils and 1 LT space per 5 staff		
<b>D1</b> Secondary Schools, Colleges	1 per full time staff + 1 per 5 post 17 year old students	1 LT space per 3 students and 1 LT space per 5 staff		

## 1.15 CLASS D2: ASSEMBLY AND LEISURE

1.15.1 It is recommended that this is split in sub-categories:

- Leisure centres and gyms;
- Theatres and Cinemas; and
- Other.

Use Class	Car Parking Allocation	Cycle Parking Allocation	PTW Parking	Disabled Parking
<b>D2</b> Leisure centres and gyms	1 per 10m <sup>2</sup> of public space	1 ST space per 10 per period visitors & 1 LT space per 5 staff	1 space per 40 car parking spaces	<b>As per Table 1.2</b>
<b>D2</b>	20 spaces per	1 space per pitch	1 space per	

<b>Use Class</b>	<b>Car Parking Allocation</b>	<b>Cycle Parking Allocation</b>	<b>PTW Parking</b>	<b>Disabled Parking</b>
Outdoor pitches	pitch + 1 per 10 spectator seats	plus 10 spaces	40 car parking spaces	
<b>D2</b> Bowling alleys	4 per lane	0.5 per lane	1 space per 40 car parking spaces	
<b>D2</b> Cinemas and Sui Generis (Theatres)	1 per 5 seats	1 ST space per 10 per 25 seats & 1 LT space per 5 staff	1 space per 40 car parking spaces	
<b>D2</b> Other	1 per 20 m <sup>2</sup> of public space	1 ST space per 15 per period visitors & 1 LT space per 5 staff	1 space per 40 car parking spaces	

### **Appendix 3: Strategic Transport Network and Road Infrastructure - Safeguarded Land and Protected Road/Railway Lines**

Where a scheme identified in policy WSH22 of the former Wokingham District Local Plan, policies CP10 – Improvements to the Core Strategy, CP18-21 – Strategic Development Locations and Appendix 7 (which relates to the SDLs) of the [Core Strategy](#), the [Wokingham Town Centre Masterplan SPD](#) and also in the [Strategic Development Location SPDs](#) is sufficiently advanced, the area for safeguarding and protecting the alignment of the improvement to the Strategic Transport Network is shown on the Policies Map as referred to in Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure. These are:

- i. Measures to improve cross Thames travel (policy CP10 (1))
- ii. Reading Road to Wellington road link, Wokingham (CP10(2))
- iii. Winnersh relief road (CP10(8))
- iv. High quality express bus services or mass rapid transit along the A4 and A329 corridors (CP10(10)). This project is dependent on Reading Borough Council's 'Cross-town Link'<sup>6</sup>.
- v. Crossrail<sup>2</sup> (CP10(16)).
- vi. Improvements listed in policies CP18 – 21 (CP10(17) (part):
  - a) CP18 & CP19 Improvements to highway capacity along the A327 (including the Eversley Bypass, subject to review by Hampshire County Council as lead authority)
  - b) CP19 Improvements to highway capacity along the A33
  - c) CP21 South Wokingham Relief Road (junctions at both Finchampstead Road and London Road) and policy CP20 Improvements to transport capacity along the A321 and A329 including the provision of a new route from the A329 to the vicinity of the Coppid Beech roundabout, which could be in the form of a northern relief road
- vii. Proposed Peach Street Service Road (CP14)

Less developed schemes that need to be protected are listed. These are:

- a) Improvements listed in Core Strategy Policies CP18-21 and CP10(17) (part)
- b) Relocate and re-build Wokingham station as a public transport interchange, including provision of access by foot, cycle and public transport (CP10(4))
- c) Provide a Park & Ride near the Coppid Beech roundabout on the A329 in Wokingham (CP10(5))

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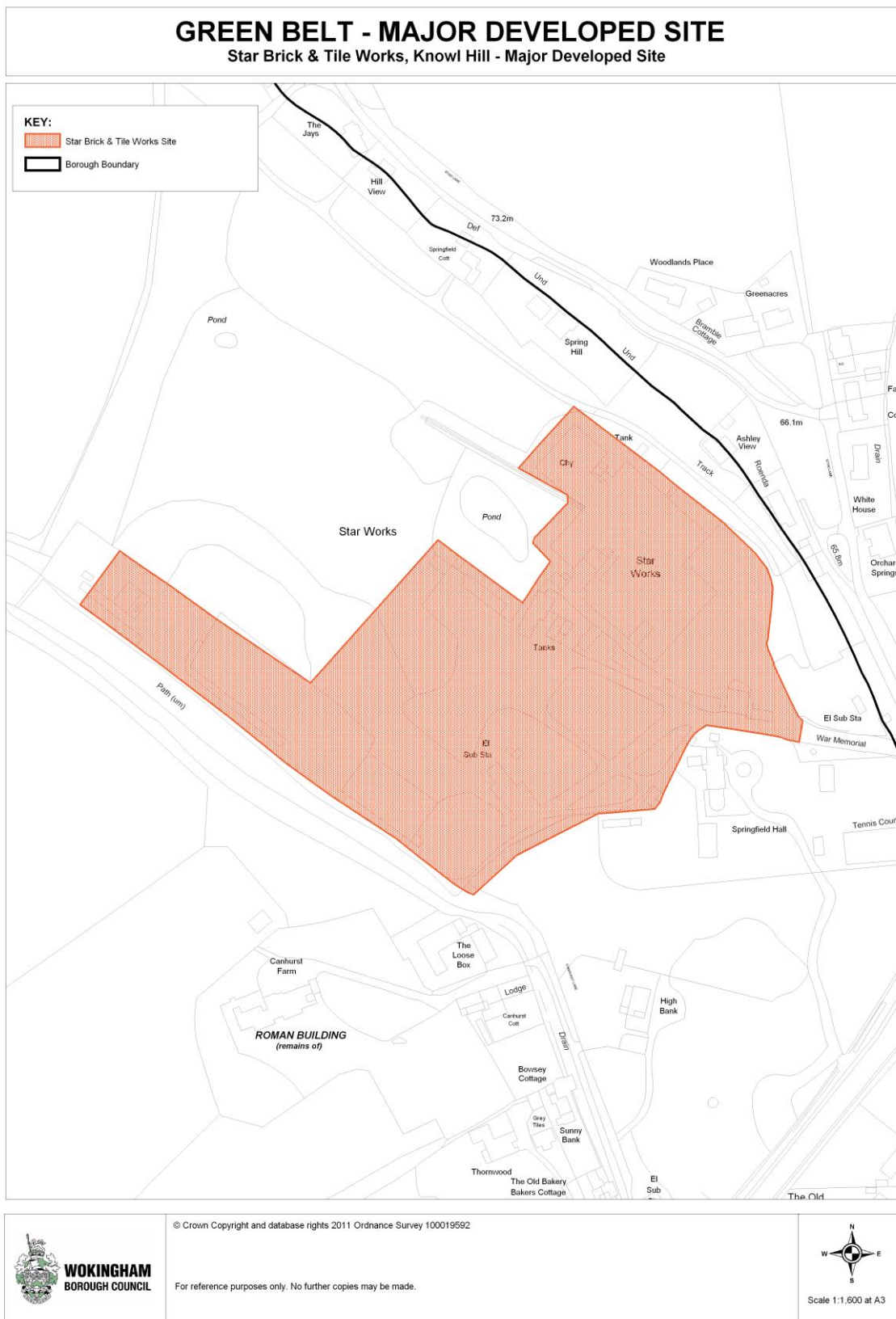
<sup>6</sup> On 6 February 2008 Transport Minister, Tom Harris MP, issued a written Ministerial Statement confirmed that it was decided to safeguard the additional land between Maidenhead to Reading to give flexibility to extend Crossrail in the future should there be a business case to do so. Wokingham Borough Council's Core Strategy Policy CP10(10) was adopted January 2010. It proposes a high quality express bus service or mass rapid transit along the A4 and A329 corridors. It is dependent on Reading Borough Council's 'Cross town Link' proposal. Cross Town Link is a road proposal intended to run alongside and across the existing Reading to Paddington rail line. It is in part proposed within the Crossrail safeguarded area but has not yet been initiated. CP10(10) was carried forward from the Wokingham District Local Plan, Policy WT10 (March 2004). As such, while Core Strategy CP10(10) was adopted after the Crossrail safeguarding order, the inception of the Crossrail safeguarding order on which CP10(10) relies dates precedes the Crossrail safeguarding order.

- d) Longer-term improvements to the A33 and A33 Mere oak roundabout, Three Mile Cross (based on CP10(6)).
- e) Twyford Eastern relief road (CP10(9))
- f) High quality express bus services or mass rapid transit between Reading and Woodley town centres (CP10(11)).
- g) High quality express bus services between Green Park and Twyford stations via the Park & Rides in the vicinity of M4, J11 and Loddon Bridge and Winnersh Triangle railway station (CP10(12))
- h) Great Western mainline improvements (CP10(14))
- i) Measures to maintain the operation of the network during times of flooding (CP10(18))
- j) Improvements to the quality and frequency of public transport services along any part of the network (CP10(19))
- k) Improvements to increase the use of bicycles, including cycle paths (CP10(20))
- l) Enhancements to footpath and cycle networks to improve access to services and facilities (CP10(21))
- m) Improvements to M4 Junction 10 (CP10(22)).

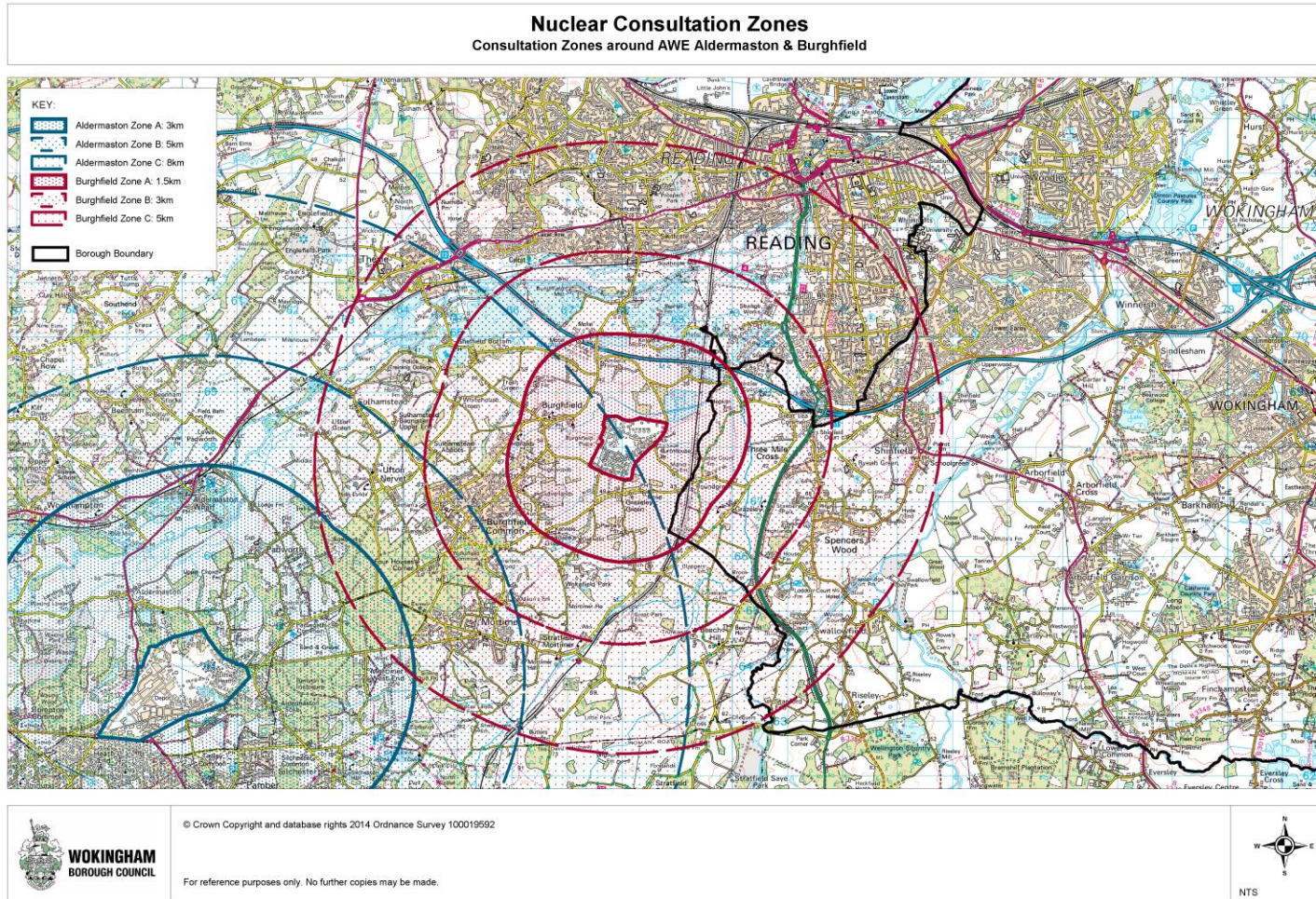
The Council's understanding is that the Western access by rail to Heathrow airport including Airtrack (CP10(15)) is not being proceeded with. The Airtrack proposal is currently on hold due to a lack of funding.

Figure 24 of the LTP3 indicates strategic transport projects in the Borough which reflects those identified in policy CP10 of the Core Strategy and listed above.

### Appendix 4: Defined Development Envelope for the Star Brick and Tile Works Major Existing Developed Site in the Green Belt



## Appendix 5: Atomic Weapon Establishment Zones





## Appendix 6: Primary and Secondary Shopping Frontages

### Primary Shopping Frontages

<b>Centre</b>	<b>Street and Building Number (inclusive)</b>
<b>Lower Earley</b>	Asda Mall The Square (2 – 5)
<b>Shinfield Road (North of M4)</b>	N/A
<b>Twyford</b>	High Street (1 – 25, 2 -10) London Road (1 – 41 & Waitrose, 2 – 26) Wargrave Road (1 - 7, 2 – 10) Church Street (1)
<b>Winnersh</b>	Sainsbury's
<b>Wokingham</b>	Bush Walk Broad Street (2-8) Market Place Denmark Street (1 – 53, 2A, 2 – 52.) Peach Street (1 – 47, 2 – 72) The Plaza (4) Rose Street (1 – 5) Old Row Court & Waitrose, Rectory Road The Arcade
<b>Woodley</b>	Crockhamwell Road (108 -198, 53 -157) Library Parade, (including Lidl, southern side)
Text will have primacy over maps in all cases.	

### Secondary Shopping Frontages

<b>Centre</b>	<b>Street and Building Number (inclusive)</b>
<b>Lower Earley</b>	Chalfont Court Surgery Trinity Church Youth & Community Centre Loddon Valley Leisure Centre The Square
<b>Shinfield Road (North</b>	N/A

<b>Centre</b>	<b>Street and Building Number (inclusive)</b>
<b>of M4)</b>	
<b>Twyford</b>	Church Street (3 - 21, 2 - 6) Wargrave Road (Picton House, 9 – 11, 12, including Bell Court) High Street (12 - 32, 31 - 41)
<b>Winnersh</b>	Reading Road (398 – 426, 427 – 439 plus The Pheasant, Sandford Court and Windsor House) King Street Lane (2 – 10) Bonham Court, Robinhood Lane
<b>Wokingham</b>	Broad Street (10 – 42, 5 - 41) Denmark Street (Alexandra Court) Peach Street (49 - 67, 74 – 78, Offices & The Ship) Shute End (2 – 8, 1 – 7a) The Plaza (1-3)
<b>Woodley</b>	Headley Road (1 – 7, Oakwood Centre, 6 to, but not including, 16)
Text will have primacy over maps in all cases.	

## Appendix 7: Local Nature Reserves

<b>Local Nature Reserves</b>
Longmoor Bog
Heathlake
Lavell's lake
Highwood
Aldermoors
Maiden Erlegh Lake and Woods
Ali's pond
Holt Copse & Joel Park
Swallowfield Meadow
Pearmans Copse

## Appendix 8: Local Geological Sites

<b>Local Geological Sites</b>
Wargrave Chalk Pit
Remenham Church Lane Quarry
The Coombes
Barkham Iron-Rich Streams
Longwater Road Gravel Pit

## Appendix 9: Scheduled Ancient Monument

Scheduled Ancient Monument
Charvil Lane
Model Farm Cottages
Broadmoor Lane
Beaumy's Castle
Sheepbridge Court
Moat House
Warren Lane
Infirmery Stables
Botany Bay Copse
Bear Place
St Bartholomews Church
Kenny's Farm
Church Farm
Milestone Avenue
St.Patricks Avenue /Park View Drive N.
Wheatlands Farm

The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (listed buildings; Schedule Ancient Monuments; Historic Parks and Gardens). The List can be accessed from the English heritage website at [www.english-heritage.org.uk/list](http://www.english-heritage.org.uk/list).

## Appendix 10: Details of how plans and projects within Wokingham Borough avoid impacts upon Thames Basin Heaths SPA approved

In addition to the planning permissions (detailed within the accompanying Habitats Regulations Assessment and summarised below) which rely upon Rooks Nest Woods Suitable Accessible Natural Greenspace (SANG) as part of their SPA solution, through the MDD the Council has indicated that each site within policies SAL01 to SAL03 will initially be relying upon the following as part of their solution (in addition to contributions towards Strategic Access Management and Monitoring (SAMM)). The table below provides further information demonstrating how the SANG element of the avoidance solution addresses the impact.

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy <sup>7</sup>	No. of homes	SPA zone	Min SANG required (ha) <sup>8</sup>	Comment on SANG
a) Rooks Nest Woods, Barkham Ride, Barkham	18.3	Sites with permission SAL02 – WK160 (Folly Court, Blagrove Lane, Wokingham) SAL02 – WK175 (Norton Road) SAL02 – WK179 (Elms Field/The Paddocks, Elms Rd, Wokingham)	34 7 190	5 + 7km 7km 5km 7km	2.227447 0.176256 0.1344 0.98496	This SANG opened on 8 Mar 2011 following the approval of planning permission for the scheme (F/2009/1388) on 24 Aug 2009.
<i>Sub-total for Rooks Nest Wood</i>	<i>18.3</i>				<b>3.523063</b>	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.
b) Land south-west of junction of Old Wokingham Road and	5.12	SAL01 – WW104 (Land at junction of Hatch Ride/Old Wokingham Rd, Crowthorne)	100	5km	1.92	

<sup>7</sup> Policies prefixed ‘CP’ are within the Core Strategy with those prefixed ‘SAL’ are within the MDD DPD

<sup>8</sup> Based upon formula approach in the supporting text (paragraph 4.49) to policy CP8 – Thames Basin Heaths Special Protection Area, of the Core Strategy.

<b>SANG Site allocated in policy SAL05</b>	<b>SANG area (ha)</b>	<b>Proposal within MDD/ Core Strategy<sup>7</sup></b>	<b>No. of homes</b>	<b>SPA zone</b>	<b>Min SANG required (ha)<sup>8</sup></b>	<b>Comment on SANG</b>
Nine Mile Ride, Crowthorne						
<i>Sub-total for Crowthorne</i>	5.12				<b>1.92</b>	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for this site.
c) Land surrounding West Court, The Devil's Highway, Arborfield Garrison	70.71	CP18 – Arborfield Garrison Strategic Development Location (SDL)	3,500	5km	67.2	
<i>Sub-Total for Arborfield Garrison SDL</i>	70.71				<b>67.2</b>	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for this site.
d) Land west of May's Farm, Hyde End Road, Three Mile Cross	7.81	CP19 – South of M4 SDL	1,381	5km	26.5152	
e) Land east of May's Farm, Hyde End Road, Three Mile Cross	11.94	SAL02 – SH174 (Land at The Manor, Brookers Hill, Shinfield)	849	7km	3.525048	
f) Land north-west of Nullis Farm, Ryeish Lane, Spencers Wood	8.96 (7.18 after discounting existing use)		100	7km	4.152	Part of this site is covered by public access (Clares Green Field (off Croft Rd). The visitor survey commissioned by the Council (June 2011) indicates that of the 7.1 ha site, due to existing visitor usage,

SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy <sup>7</sup>	No. of homes	SPA zone	Min SANG required (ha) <sup>8</sup>	Comment on SANG
						there is 5.36ha of capacity available which can be delivered as a SANG. The available capacity has been increased through the eastwards extension of the SANG.
g) Land south and east of Tanner's Copse, Hyde End Lane, Shinfield	19.31					
<i>Sub-total for South of M4 SDL</i>	<i>46.24 (after discounting for existing use)</i>				<b>34.18768</b>	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for these sites.
h) Land north of Bell Farm, Bell Foundry Lane, Wokingham	21.58	CP20 – North Wokingham SDL	30 1,320	5km 7km	0.576 6.84288	
i) Land at Keephatch Woods, Binfield Road, Wokingham	8.75 (0 after discounting for existing use & committed plans)					
<i>Sub-total for North Wokingham SDL</i>	<i>21.58</i>				<b>7.41888</b>	The information indicates that there is very likely to be sufficient SANG available to meet the minimum avoidance requirements associated with the development proposed for



SANG Site allocated in policy SAL05	SANG area (ha)	Proposal within MDD/ Core Strategy <sup>7</sup>	No. of homes	SPA zone	Min SANG required (ha) <sup>8</sup>	Comment on SANG
						these sites.
j) Land west of St. Anne's Manor Hotel, London Road, Wokingham	11.16	CP21 – South Wokingham SDL	2,500	5km	48	
k) Land north of Waterloo Road (near Lock's Farm), Wokingham	15.04					
l) Land south of Waterloo Road (near Lock's Farm), Wokingham	8.21					
m) Land opposite Holme Green, Heathlands Rd, Wokingham	2.13					
n) Land east of Lucas Hospital, Chapel Green, Wokingham.	6.21					
o) Land west of Lucas Hospital, Chapel Green, Wokingham	5.39					
<i>Sub-total for South Wokingham SDL</i>	<i>48.14</i>					

## Appendix 11: Details of how MDD replaced saved policies of the Wokingham District Local Plan

The table below fulfils the requirements of Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 by identifying how the policies of the MDD superseded the remaining policies of the Wokingham District Local Plan.

Wokingham District Local Plan policy replaced		Where replaced in MDD (Policy Ref and Name)
Ref	Name	
WCC3	The Central Berkshire Forest	CC03 Green Infrastructure, Trees and Landscaping
WLL2	Areas of Special Landscape Importance	TB21 Landscape Character
WLL3	The Thames Valley	TB21 Landscape Character
WLL4	Landscape and New Development	CC03 Green Infrastructure, Trees and Landscaping
WLL5	Sites of Urban Landscape Value	TB22 Sites of Urban Landscape Value
WNC3	New Nature Reserves	TB23 Biodiversity and Development
WNC5	Protection and Management of Wildlife Heritage Sites	TB23 Biodiversity and Development
WNC7	The Protection, Enhancement or Creation of Wildlife Corridors	TB23 Biodiversity and Development
WNC8	Creating New Habitats through development	TB23 Biodiversity and Development
WGB2	Development adjoining the Green Belt	TB02 Development adjoining the Green Belt
WGB6	Recognised Major Existing Developed Site in the Metropolitan Green Belt	TB03 Major Existing Development Site in the Green Belt (Star Brick and Tile Works)
WBE2	Public Art	TB15 Major Town, and Small Town/District Centre development
WBE3	Accessibility	CC03 Green Infrastructure, Trees and Landscaping
WBE4	Landscape and Planting	CC03 Green Infrastructure, Trees and Landscaping
WBE5	Trees and New Development	CC03 Green Infrastructure, Trees and Landscaping
WBE6	Green Routes	CC03 Green Infrastructure, Trees and Landscaping

<b>Wokingham District Local Plan policy replaced</b>		<b>Where replaced in MDD (Policy Ref and Name)</b>
<b>Ref</b>	<b>Name</b>	
WBE7	Shopfront Design	TB15 Major Town, and Small Town/ District Centre development and TB17 Local Centres and Neighbourhood and Village Shops
WBE9	Traditional Shopfronts in Conservation Areas	TB24 Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
WHE3	Development in Areas of Special Character	TB26 Buildings of Traditional Local Character and Areas of Special Character
WHE4	Historic Parks and Gardens Conservation, Restoration, and New Development	TB24 Heritage Assets (Listed Buildings, Historic parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
WHE9	Buildings of Traditional Local Character	TB26 Buildings of Traditional Local Character and Areas of Special Character
WHE10	Development Affecting Archaeological Sites	TB25 Archaeology
WHE12	Development affecting sites of archaeological potential	TB25 Archaeology
WH3	Housing Development – Identified sites	SAL01 Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)
WH4	Housing Development – Reserve sites	SAL01 Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)
WH5	Housing Development – Long term reserve sites	SAL01 Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)
WH6	Existing Residential Uses	TB05 Housing Mix
WH8	Conversion/Sub-division of Housing, including bedsits/multi-occupation	TB05 Housing Mix
WH9	Vacant floorspace above shops	TB15 Major Town, and Small Town/ District Centre development
WH10	Variety of housing	TB05 Housing mix
WH13	Caravans and Mobile Homes	TB05 Housing mix
WH15	Residential care homes and nursing homes	TB09 Residential accommodation for vulnerable groups.

<b>Wokingham District Local Plan policy replaced</b>		<b>Where replaced in MDD (Policy Ref and Name)</b>
<b>Ref</b>	<b>Name</b>	
WH16	Hostels	TB05 Housing mix
WH17	Gypsy Sites (Permanent and Transit)	TB10 Traveller Sites
WEM1	Identified Sites for Business and Industrial Use	SAL07 Sites within Development Limits allocated for employment/commercial development
WEM3	Employment Development at Green Park	TB11 Core Employment Areas
WEM4	Land north of St Mary's Church, Shinfield, also known as The Manor	SAL02 Allocated housing development sites
WEM5	Criteria for Employment Generating Development within settlements on unidentified sites	TB18 Garden Centres and other small rural units outside Development Limits
WEM6	Whiteknights, University of Reading	TB14 Whiteknights Campus
WEM7	University related research developments at Whiteknights	TB14 Whiteknights Campus
WEM9	Identified Local Need – “Bad Neighbour” development on Identified Sites	TB11 Core Employment Areas
WEM10	Identified Local Need – “Bad Neighbour” development outside identified areas	TB11 Core Employment Areas
WEM11	Identified Local Need – General Industrial, Storage and Distributions Areas	TB11 Core Employment Areas
WSH4	Provision for Convenience Shopping in New Housing Development	TB17 Local Centres And Neighbourhood And Village Shops
WSH5	Retention of Essential Retail Character of Shopping Areas	TB15 Major Town, and Small Town/ District Centre development
WSH6	Non-retail Uses in Primary Frontages	TB15 Major Town, and Small Town/ District Centre development
WSH7	Non-retail Uses in Secondary Frontages	TB15 Major Town, and Small Town/ District Centre development
WSH8	Reinstatement of shopping in Broad Street and Rose	TB15 Major Town, and Small Town/ District Centre development

<b>Wokingham District Local Plan policy replaced</b>		<b>Where replaced in MDD (Policy Ref and Name)</b>
<b>Ref</b>	<b>Name</b>	
	Street, Wokingham	
WSH9	Neighbourhood and Village Shops	TB17 Local Centres And Neighbourhood And Village Shops
WSH10	Alternative Uses to support Neighbourhood and Village Shops	TB17 Local Centres And Neighbourhood And Village Shops
WSH11	Petrol Filling Stations in Built-up Areas	Policy TB16 Development for Town Centre Uses
WSH12	Retail Sales from Petrol Filling Stations	Policy TB16 Development for Town Centre Uses
WSH13	Wargrave High Street	TB17 Local Centres And Neighbourhood And Village Shops
WSH14	Earley District Centre	SAL08 Allocated Mixed Use Sites
WSH16	Sites for Business Use in Wokingham town centre	SAL08 Allocated Mixed Use Sites
WSH17	Redevelopment of Wokingham Cricket Club	SAL01 Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)
WSH18	Redevelopment of Phoenix Plaza and adjoining land, Wellington Road, Wokingham	SAL08 Allocated Mixed Use Sites
WSH21	Broad Street/Market Place, Wokingham	SAL08 Allocated Mixed Use Sites
WSH22	Service Road Provision, Wokingham	CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
WSH23	New Wokingham Station and Mixed Use Area (WKE6)	SAL08 Allocated Mixed Use Sites and SAL09 Transport site allocations
WR4	Increasing Existing Open Space Provision	SAL04 New Public Open Space Associated With Development Within And Adjoining The Borough
WR7	Provision of Public Open Space in New Residential Development	TB08 Open Space, Sport And Recreational Facilities Standards For Residential Development
WR14	Country Park at Whistley Mill	SAL06 Allocated Country Parks
WR15	Country Park in the	SAL06 Allocated Country Parks

<b>Wokingham District Local Plan policy replaced</b>		<b>Where replaced in MDD (Policy Ref and Name)</b>
<b>Ref</b>	<b>Name</b>	
	Blackwater Valley	
WR16	Blackwater Valley – Car Park	SAL06 Allocated Country Parks
WR17	Loddon/Blackwater Riverside Footpath	CC03 Green Infrastructure, Trees and Landscaping
WR19	Recreational use of The Thames	CC03 Green Infrastructure, Trees and Landscaping
WR20	Provision of Transient Mooring Facilities	CC03 Green Infrastructure, Trees and Landscaping
WT10	Public Transport Provision and Improvement	SA09 Transport site allocations
WIC5	Community Halls within Residential Development	TB08 Open Space, sport and recreational facilities standards for residential development
WIC8	Provision of School Facilities with New Residential Development	SAL02 Allocated housing development sites
WIC9	Primary School Provision, south-west Winnersh	SAL01 Allocated housing development sites (Sites identified through the former Wokingham District Local Plan)

## **Appendix 12: Additional guidance associated with development of sites allocated in policies SAL01-SAL03**

This appendix includes guidance and advice for the development of all allocated housing sites in Policies SAL01 to SAL03. Whilst this appendix includes specific requirements associated with each site, any application for development will also need to ensure it accords with all relevant policies of the Development Plan including matters such as vehicular parking provision, schools, provision of open space, landscaping, addressing impact on biodiversity, addressing impacts on the historic environment and mix of dwellings. The list below for each site is not exhaustive and therefore applicants are advised to undertake pre-application discussions with the authority to identify which additional issues could also affect development on the site.

### **Sites allocated within Local Plan (policy SAL01)**

Land at Hatch Farm Dairies (off King Street Lane), Winnersh (site WI122):

- a) Delivery of around 431 dwellings;
- b) Provision of a flood risk assessment;
- c) Provision of a drainage strategy;
- d) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings;
- e) Delivery of land allocated in policy SAL04 (was WR4) as a contribution towards the site's requirements for open space under Policy CP4;
- f) Provision of a site of at least 2ha together with the erection of a one form entry primary school (with space for enlargement to a two form entry);
- g) Construction of the section of the Winnersh Relief Road (Policy CP10(8)) from Lower Earley Way to King Street Lane with the junction at the latter suitable to allow early completion of complete route to Reading Rd; and
- h) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at Sandford Farm, Perimeter Road, Woodley (site WD116):

- a) Delivery of around 468 dwellings
- b) Inclusion of around 150 units of Continuing Care Community facility (Use Class C2)
- c) Provision of a flood risk assessment;
- d) Provision of a drainage strategy;
- e) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings;
- f) Delivery land allocated in policy SAL04 (was WR4) as a contribution towards the site's requirements for open space under Policy CP4;
- g) Delivery of an appropriate solution for addressing contamination on the site;
- h) Investigation of delivery of bus service around edge of Reading in line with CP10(12); and

- i) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at junction of Hatch Ride and Old Wokingham Road, Pinewood (Crowthorne) (site WW104):

- a) Delivery of around 100 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings;
- c) Deliver appropriate avoidance measures (as detailed in policy SAL05) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8.
- d) Provide a landscape buffer of at least 40m between any residential development on this site and Old Wokingham Rd;
- e) Provision of sheltered housing accommodation;
- f) Provide a Transport Assessment which details how access to the site has been determined taking account of any proposals for the Crowthorne Business Estate/TRL site in Bracknell Forest Borough (proposal SA5 in Bracknell Forest Council's "Draft Submission Site Allocations DPD" (Nov 2011)); and
- g) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

### **Sites for allocation within MDD (SAL02)**

#### *Sites within major development locations*

Land at the University of Reading's – Bulmershe Campus, Woodlands Avenue, Woodley (site WD115):

- a) Delivery of around 270 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 30% of affordable dwellings;
- c) Protection of the retained walls of former Bulmershe Court;
- d) Provides at least a 15m buffer around the Local Wildlife Site;
- e) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- f) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land west of Hurst Road, Twyford (site TW103);

- a) Delivery of around 20 dwellings;
- b) Provision of a flood risk assessment;
- c) Provision of a drainage strategy;
- d) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings; and



- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land rear of 40 Arbor Lane, Winnersh (site WI114):

- a) Delivery of around 30 dwellings;
- b) Provision of a flood risk assessment;
- c) Provision of a drainage strategy;
- d) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings;
- e) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- f) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Folly Court, Blagrove Lane, Wokingham (site WK160):

- a) Delivery of around 34 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8;
- d) Delivery of land allocated in policy SAL04 as a contribution towards the site's requirements for open space under Policy CP4; and
- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Smith Walk, Fernlea Drive, Woosehill, Wokingham (WK175):

- a) Delivery of around 18 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area
- d) Regard to be had to Rights of Way

Land off Norton Road, Wokingham (WK176):

- a) Delivery of around 7 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 20% of affordable dwellings;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant

effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and

- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land at Elms Field/The Paddocks car park, Elms Road, Wokingham (site WK179):

- a) Delivery of around 190 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Mohawk Way, Woodley (site WD108):

- a) Delivery of around 20 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 35% of affordable dwellings; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at junction of Headley Rd East and Spitfire Way, Woodley (site WD109):

- a) Delivery of around 79 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 30% of affordable dwellings;
- c) Deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

Land off Viscount Way, Woodley (site WD110):

- a) Delivery of around 57 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 30% of affordable dwellings;
- c) Deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

*Sites within Modest Development Locations:*

Land at 146 London Road, Ruscombe (site RU103):

- a) Delivery of around 15 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings; and
- c) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at The Manor, Brookers Hill, Shinfield (site SH174):

- a) Delivery of around 100 dwellings;
- b) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings;
- c) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

**Reserve housing allocations (SAL03)**

*Reserve site in modest development locations*

Land to rear of 216b-242a Nine Mile Ride, Finchampstead North for the delivery of around 40 dwellings (site FI140);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 70 dwellings;
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings;
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area;
- e) Deliver appropriate avoidance measures (either those detailed in policy SAL05 or another acceptable approach under CP8) to address the likely significant effects of this proposal (with other plans or projects) upon the Thames Basin Heaths Special Protection Area in line with CP8; and
- f) Any removal of landscaping along the southern boundary of the site must be clearly justified having regard to its important role in contributing to the character of the area.

*Reserve sites in limited development locations*

Land rear of 328-348 Barkham Road, Barkham Hill (site WK122);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 25 dwellings;
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land north of The Shires (off Sandy Lane), Barkham (site WK151);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 5 dwellings;
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Valley Nurseries, Broadwater Lane, Hurst (site SA104);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 16 dwellings;
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land off Wheatsheaf Close, Sindlesham for the delivery of around 24 dwellings (site W1111);

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 24 dwellings,
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings; and
- d) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area

Land at Sonning Farm (off Glebe Gardens), Sonning for the delivery of around 25 dwellings (site ref SO101); and

- a) That no dwelling completions on the site can occur before 1 April 2026 unless this has been confirmed by Executive of the authority or through a Neighbourhood Plan;
- b) Delivery of around 25 dwellings;
- c) Subject to viability in line with Core Strategy Policy CP5, provision of at least 40% of affordable dwellings;
- d) Respects the character and historic interest of the adjoining Sonning Conservation Area; and
- e) Information is supplied with the application demonstrating how it addresses any impacts on the environment and landscape of the area.

**Appendix 13: Revised summary of housing land supply by Core Strategy Policy CP17 phasing period**

<b>Supply Source</b>	<b>2006-11</b>	<b>2011-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2006-26</b>
Completions (1/4/06-31/3/12)	2,320	273	0	0	2,593
Hard Commitments (10+ dwellings)	0	740	19	0	759
WDLP sites (SAL01)	0	580	419	0	999
Soft Commitments (10+ dwellings)	0	0	0	0	0
Hard commitments (< 10 dwellings)	0	286	0	0	286
Sites allocated in Major locations (SAL02)	0	585	140	0	725
Sites allocated in Modest locations (SAL02)	0	85	30	0	115
Sites allocated in Limited locations (SAL02)	0	0	0	0	0
Arborfield Garrison SDL	0	720	1,750	650	3,120
South of the M4 SDL	0	672	1,500	330	2,502
South Wokingham SDL	0	500	1,145	845	2,490
North Wokingham SDL	0	343	940	90	1,373
<i>Less Flexibility</i>	<i>0</i>	<i>-424</i>	<i>-566</i>	<i>-247</i>	<i>-1,237</i>
<b>TOTAL:</b>	<b>2,320</b>	<b>4,090</b>	<b>5,097</b>	<b>2,219</b>	<b>13,725</b>
<b>Requirement</b>	<b>3,000</b>	<b>3,500</b>	<b>3,615</b>	<b>3,115</b>	<b>13,230</b>
<i>Difference</i>	<i>-680</i>	<i>590</i>	<i>1482</i>	<i>-897</i>	<i>495</i>

See notes in Appendix14 for explanation of these different supply sources

### Appendix 14: Update of Appendix 6 in Core Strategy concerning expected housing land supply to 2026

Explanations of each supply source is at the end of the table

Table A14.1 – Detailed information on housing delivery by source from 2006-26

	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2006 - 2026
Completions	1,018	488	368	226	220	273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,593
Hard Commitments	0	0	0	0	0	0	309	209	169	53	19	0	0	0	0	0	0	0	0	0	759
WDLP sites (Policy SAL01)	0	0	0	0	0	0	0	100	240	240	220	181	18	0	0	0	0	0	0	0	999
Identified small sites	0	0	0	0	0	0	111	111	64	0	0	0	0	0	0	0	0	0	0	0	286
Other identified small sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites identified in major locations (SAL02)	0	0	0	0	0	0	0	0	238	347	120	20	0	0	0	0	0	0	0	0	725
Sites identified in modest locations (SAL02)	0	0	0	0	0	0	0	0	45	40	30	0	0	0	0	0	0	0	0	0	115
Sites identified in limited locations (SAL02)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S Wokingham SDL (CP21)	0	0	0	0	0	0	0	100	200	200	200	225	240	240	240	240	240	240	125	0	2,490
N Wokingham SDL (CP20)	0	0	0	0	0	0	23	0	120	200	200	200	200	160	180	65	25	0	0	0	1,373
S of M4 SDL (CP19)	0	0	0	0	0	0	50	150	200	272	300	300	300	300	300	230	100	0	0	0	2,502
Arborfield Garrison SDL (CP18)	0	0	0	0	0	0	0	0	150	300	270	300	300	300	300	300	250	250	200	200	3,120
Sub-total	1,018	488	368	226	220	273	493	670	1,426	1,652	1,359	1,226	1,058	1,000	1,020	835	615	490	325	200	14,962
Less flexibility	0	0	0	0	0	0	-49	-67	-143	-165	-136	-123	-106	-100	-102	-84	-62	-49	-33	-20	-1,237
Total	1,018	488	368	226	220	273	444	603	1,283	1,487	1,223	1,103	952	900	918	752	554	441	293	180	13,725
Core Strategy	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>723</b>	<b>723</b>	<b>723</b>	<b>723</b>	<b>723</b>	<b>623</b>	<b>623</b>	<b>623</b>	<b>623</b>	<b>623</b>	<b>13,230</b>
Difference	418	-112	-232	-374	-380	-427	-256	-97	583	787	500	380	229	177	195	129	-70	-182	-331	-443	495
Cumulative	418	306	74	-300	-680	-1,107	-1,363	-1,460	-877	-90	410	790	1,020	1,197	1,392	1,520	1,451	1,269	938	495	495

Notes on table:

Hard commitments are sites with a planning permission (at 1/4/12) for at least 10 dwellings (excluding sites allocated in either the Core Strategy or the MDD).

Former Wokingham District Local Plan (WDLP) sites are those listed in policy SAL01 of the MDD.

Soft commitments are sites with a resolution to grant planning permission (at 1/4/12) for at least 10 dwellings (excluding sites allocated in either the Core Strategy or the MDD).

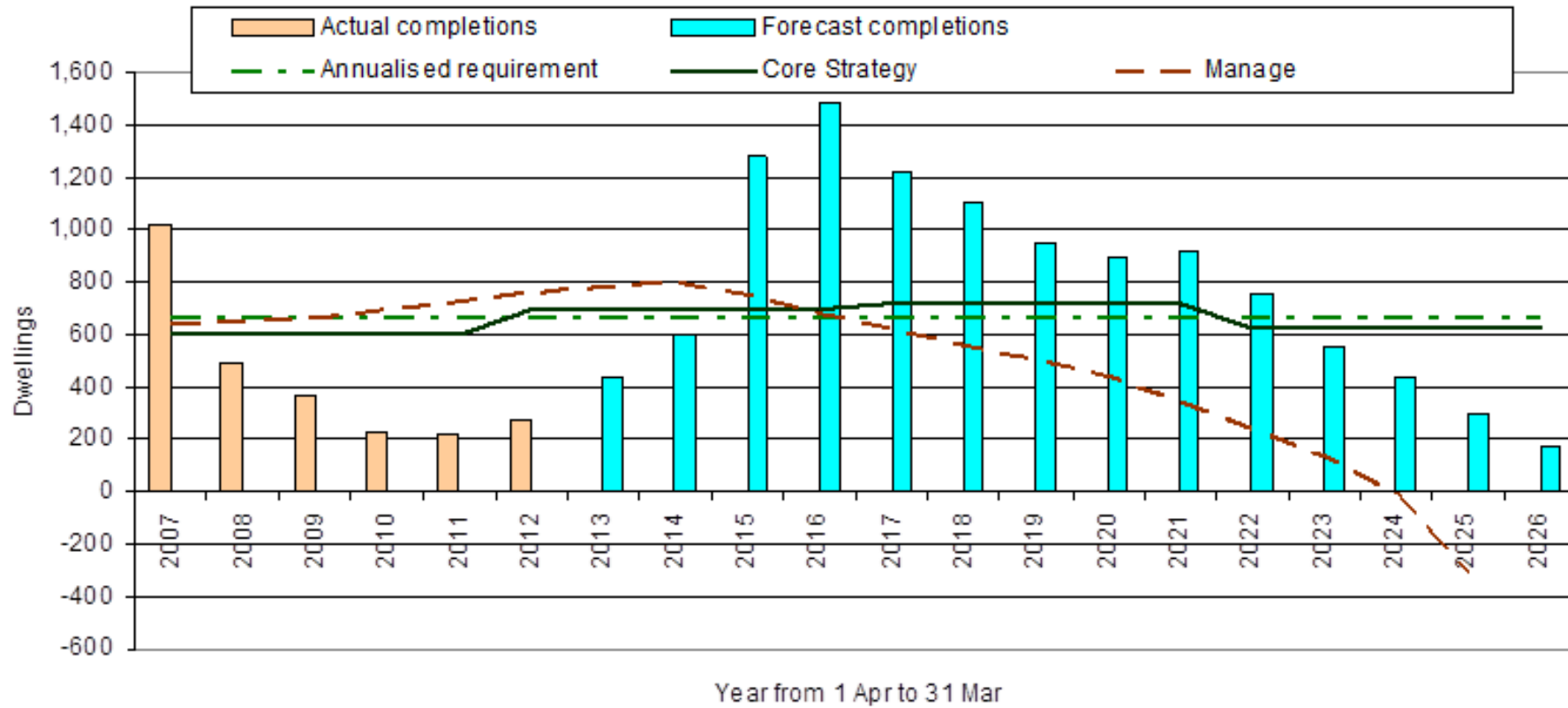
Identified small sites are those that have a planning permission (at 1/4/12) for up to 9 dwellings. The stock of permissions is then built out at the historic rate achieved 1998-2012.

Sites in major, modest and limited development locations are those allocated in MDD policy SAL02.

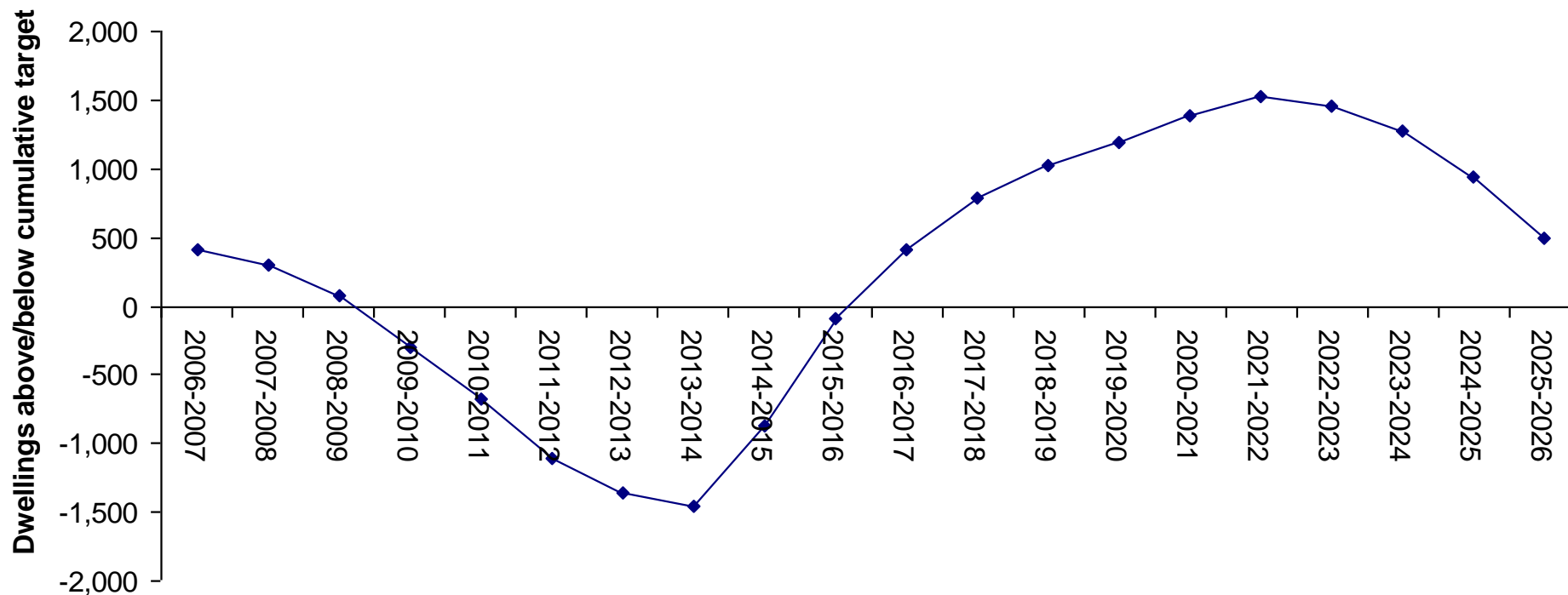
Flexibility is applied by the Council and equates to 10% of all the sources of housing land supply excluding completions.



Housing trajectory for Wokingham Borough 2006-26

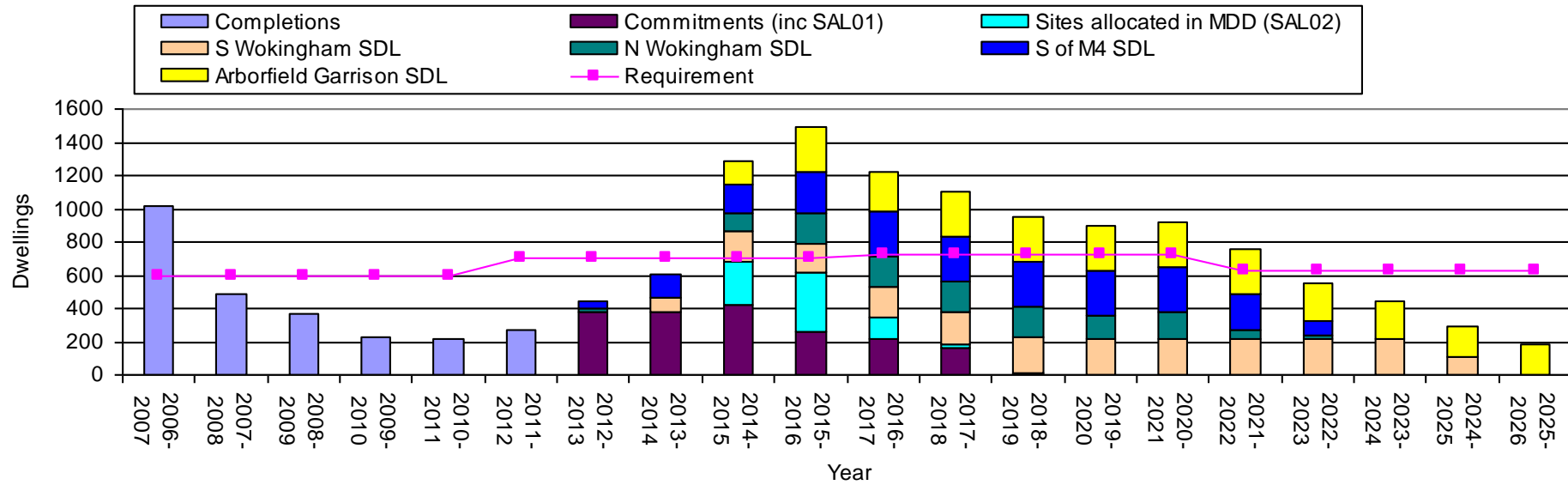


Comparison of annual progress against phased housing requirements



The above chart indicates that during the period from 2009/10 until 2015/16, the authority will be below the cumulative targets for each year of the Core Strategy.

Sources of housing land supply



Notes: Commitments include hard/soft commitments, those WDLP sites re-confirmed in MDD policy SAL01 and the identified small sites with planning permission

*Table A14.2 - Data to inform housing trajectory*

Year end	Core Strategy	Completions	Forecast comps	Manage
31/3/2007	600	1,018		642.7
31/3/2008	600	488		651.3
31/3/2009	600	368		668.0
31/3/2010	600	226		695.6
31/3/2011	600	220		727.3
31/3/2012	700	273		759.8
31/3/2013	700		444	784.1
31/3/2014	700		603	799.2
31/3/2015	700		1,283	755.2
31/3/2016	700		1,487	682.0
31/3/2017	723		1,223	621.9
31/3/2018	723		1,103	561.7
31/3/2019	723		952	505.9
31/3/2020	723		900	440.2
31/3/2021	723		918	344.7
31/3/2022	623		752	243.0
31/3/2023	623		554	139.5
31/3/2024	623		441	-11.3
31/3/2025	623		293	-315.1
31/3/2026	623		180	

*Table A14.3 - Information on forecasted 5 year supply of housing land 2006-21 through implementation of MDD*

5 years from	5 year requirement		Available supply in next 5 years		
	Annual <sup>9</sup>	Total	Total <sup>10</sup>	% of 5 year requirement	Years supply
1/4/2006	600.0	3,000	2,320	77.3%	3.9
1/4/2007	536.4	2,682	1,575	58.7%	2.9
1/4/2008	578.8	2,894	1,580	54.6%	2.7
1/4/2009	645.2	3,226	1,882	58.3%	2.9
1/4/2010	740.0	3,700	3,082	83.3%	4.2
1/4/2011	836.0	4,180	4,514	108.0%	5.4
1/4/2012	926.0	4,630	5,600	121.0%	6.0
1/4/2013	981.9	4,909	6,333	129.0%	6.5
1/4/2014	1,005.9	5,029	6,721	133.6%	6.7
1/4/2015	893.8	4,469	6,295	140.9%	7.0
1/4/2016	741.0	3,705	5,663	152.8%	7.6
1/4/2017	621.0	3,105	5,139	165.5%	8.3
1/4/2018	524.9	2,625	4,528	172.5%	8.6
1/4/2019	459.1	2,295	3,960	172.5%	8.6
1/4/2020	403.7	2,018	3,285	162.8%	8.1
1/4/2021	344.7	1,723	2,465	143.0%	7.2

Note: Assessments of 5 year supply after 1/4/22 are not available. This is because annual housing targets after 1/4/26 will be set in a future Development Plan Document

<sup>9</sup> Calculated based on requirements in Core Strategy Policy CP17 from 1 April 2006 until 5 years after this date, less completions (inc forecast post 1/4/12) since 1 April 2006 as indicated in total row of table A14.1

<sup>10</sup> Calculated from actual/expected completions for subsequent five years based on sub-total row in table A14.1

## Glossary

<b>Activity Halls</b>	Sport England’s Active Places Power defines activity halls as ‘multi-sports (facilities) where activities take place, (they do) not qualify as a (sports) hall and (are) not a purpose built studio’. They are typically on a site where there is a sports hall. Conversely, they could be on a site where there is no other sports hall. An activity hall is not necessarily marked for sports but must be at least 10m x 18m. This assessment of activity halls, therefore, includes halls that could be used for sport and which are less than three badminton courts in size. In general these are the community buildings that are occasionally used for other related uses.
<b>Affordable Housing Supplementary Planning Document (SPD)</b>	In the context of Core Strategy policies CP5 Housing mix, density and affordability, CP15 Employment Development and CP16 Science Park, it provides further guidance on the Council’s approach to securing affordable housing through the planning process. The SPD was adopted on 25 July 2013.
<b>Agricultural Land Classification</b>	A classification of farmland quality by the Department for Environment, Food & Rural Affairs used to inform decisions about the future use of the land. Land is classified into five categories according to versatility and suitability for growing crops. (See also Best and most versatile agricultural land).
<b>Air Quality Management Areas (AQMA)</b>	Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. There is a requirement to draw up an action plan for each AQMA.
<b>Allocated site</b>	A parcel of land which is identified for a particular use within a Local Plan.
<b>Annual Monitoring Report (AMR)</b>	See ‘Monitoring Report’.
<b>Appropriate Assessment</b>	This is required when a plan or project is likely to result in a significant effect upon a Natura 2000 site when considered in combination with other similar proposals. The Appropriate Assessment indicates how these likely significant effects will be avoided.
<b>Atomic Weapons Establishment (AWE)</b>	Atomic Weapons Establishment, There are two licensed nuclear installations located in West Berkshire which are the Atomic Weapons Establishment sites in Aldermaston (AWE A) and in Burghfield (AWE B).
<b>Audit Report</b>	The State of the District Audit Report published in December 2005.
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2, and 3a of the Agricultural Land Classification, as defined in the National Planning Policy Framework (NPPF). (See also Agricultural Land

	Classification).
<b>Biodiversity</b>	Or Biological Diversity is a term given to the variety of life on Earth, and the natural patterns it forms.
<b>Biodiversity Opportunity Areas (BOA)</b>	Areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale.
<b>BREEAM (Building Research Establishment Environmental Assessment Method)</b>	A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail, etc.).
<b>Code for Sustainable Homes (CfSH)</b>	<p>The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. It measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. There are different levels.</p> <p>CfSH Level 4 requires a mandatory minimum percentage of energy efficiency – 44% better than Part L1A of the 2006 Building Regulations. It also requires a mandatory maximum standard in indoor water consumption of 105 litres per person per day.</p>
<b>Combined Heat and Power (CHP)</b>	The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
<b>Community Facilities</b>	Community facilities include development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls and religious buildings. It also includes burial sites.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their areas. CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need – for example, new or safer road schemes, park improvements, or a new health centre. The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development. The Community Infrastructure Levy will replace planning obligations as the mechanism for funding the delivery of most forms of infrastructure from April 2015.
<b>Comparison retail</b>	Retailing related to clothing and footwear; household textiles and furnishings; furniture and floor coverings; household appliances; audio visual equipment; hardware, DIY goods, decorating supplies; chemist and medical goods, cosmetics and beauty products; books; jewellery, watches; china, glassware and kitchen utensils; recreational, personal and luxury goods.

<b>Completions</b>	This term is used to describe where housing is completed. The housing unit does not necessarily have to be occupied.
<b>Convenience retail</b>	Retailing related to food, alcoholic drink, tobacco products, newspapers, and periodicals, non-durable household goods.
<b>Core Employment Area (CEA)</b>	These tend to be the largest employment areas in the Borough and are where development for business, industry, or warehousing will generally be permitted and where, the expansion or intensification of existing employment uses is acceptable.
<b>Core Strategy</b>	A Development Plan Document (DPD) setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. The Wokingham Borough Core Strategy was adopted on 29 <sup>th</sup> January 2010. (See also DPDs)
<b>Cross Cutting</b>	Cross Cutting (prefixed with a 'CC') policies cover the more detailed generic policies that will apply to most types of development.
<b>Curtilage</b>	The General Permitted Development Order, Schedule 2, Part 1 3B-2055 defines domestic curtilage as usually a garden, but can include parking areas, access roads, vegetable plots, children's play equipment, and stables (where the horses are kept for pleasure rather than agricultural use). The domestic curtilage is not necessarily marked off or enclosed, but it must be clearly attached to the house or serve the house in some useful and intimate way.
<b>Decentralised energy (DE)</b>	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies. Decentralised energy (DE) systems generate power at or near the point of use.
<b>Demand Management</b>	The application of strategies, policies and other measures to reduce or redistribute travel demand and improve the use of sustainable travel options instead of car-based travel.
<b>Department for Culture, Media and Sport (DCMS)</b>	DCMS works to make sure the communications, creative, media, cultural, tourism, sport and leisure economies have the framework to grow and have real impact on people's lives. Responsibilities also include listing of historic buildings, scheduling of ancient monuments, export licensing of cultural goods.
<b>Design and Access Statement</b>	A Design and Access Statement is required for many types of planning application – full, outline, and listed building application. It should clearly identify a number of issues including the philosophy and approach to inclusive design and the key issues of the particular scheme.



<b>Detailed Emergency Planning Zone (DEPZ)</b>	An area within either 3km of Atomic Weapons Establishment (AWE) Aldermaston or 1.5km of AWE Burghfield where issues of emergency preparedness are considered.
<b>Development Limits</b>	Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.
<b>Development Plan</b>	<p>A document setting out the policies and proposals for the development and use of land and buildings in the authority's area. It is defined in section 38 of the Planning and Compulsory Purchase Act 2004. The documents that make up the Development Plan are shown in Figure 1 of the MDD.</p> <p>The Managing Development Delivery Local Plan is one of the Development Plan documents prepared by Wokingham Borough Council that make up the Development Plan for the Borough. The other Development Plan Document produced by the Council is the Core Strategy, adopted on 29 January 2010, which sets out the strategic planning policy to guide development in the Borough to 2026.</p> <p>Under the Localism Act 2011, there is the ability for Parish and Town Councils to produce Neighbourhood Development Plans, which would also form part of the Development Plan.</p>
<b>Development Plan Documents (DPD)</b>	<p>DPDs are prepared by local planning authorities and outline the key development goals of the Development Plan.</p> <p>The first DPD prepared by Wokingham Borough Council is the Core Strategy. The Managing Development Delivery document is also a DPD. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany DPDs.</p> <p>All DPDs must be subject to rigorous procedures of community involvement, consultation, and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.</p> <p>Together, the Core Strategy and the Managing Development Delivery Development Plan Document are also known as Local Plans.</p>
<b>Dwelling</b>	A self-contained building or part of a building used as a residential accommodation, and usually housing a single

	household. A dwelling may be a house, bungalow, flat, maisonette, or converted farm building.
<b>Economic Development Strategy</b>	Sets out a joint vision, priority themes, and activities that seek to improve the economic well-being and quality of life for residents in Wokingham over the next 3 years (for the period 2010-2013). It was adopted by Wokingham Borough Council on 25 <sup>th</sup> March 2010.
<b>Edge of Centre</b>	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Empirical data</b>	Based on observation or experience rather than theory
<b>Flexibility</b>	Flexibility is applied by the Council and equates to 10% of all the sources of housing land supply excluding completions.
<b>Flood Risk Assessments (FRAs)</b>	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
<b>Freight Transport Association (FTA)</b>	Trade association that represents the transport interests of companies moving goods by roads, rail, sea, and air.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green Belt</b>	<p>A designation for land around certain towns and built-up areas, which aims to keep the land permanently open or largely undeveloped. The purposes of the green belt are to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas</li> <li>• prevent neighbouring towns from merging</li> <li>• safeguard the countryside from encroachment</li> <li>• preserve the setting and special character of historic towns</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> <p>In Wokingham Borough, the Green Belt comprises land north and east of Twyford but excluding Wargrave, and includes land in the parish of St. Nicholas Hurst east of the 'The Straight Mile' and north of Carter's Hill.</p>
<b>Greenfield</b>	Land that is not previously developed.
<b>Green Infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local

	communities.
<b>Green Routes</b>	Roads into settlements that are lined with trees and other vegetation which make a significant contribution to character and environment of the area and contribute to the Borough’s network of wildlife corridor.
<b>Green Route Enhancement Areas</b>	These are stretches of road that have the potential to be green routes, particularly sections running between existing green routes.
<b>Habitats Regulations Appraisal</b>	An appraisal of plans or projects that affect Natura 2000 sites of which the Appropriate Assessment forms part. The appraisal is required in response to the Habitats Directive (Directive 92/43/EEC) on the conservation of natural habitats and wild fauna and flora.
<b>Heritage Asset</b>	<p>A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p> <p>The National Heritage List for England (NHLE) is the official database which provides access to up to date information on all nationally designated heritage assets (Listed Buildings; Scheduled Monuments, and nationally important Historic Parks and Gardens). The list can be accessed from the English Heritage website at <a href="http://www.english-heritage.org.uk/list">www.english-heritage.org.uk/list</a></p> <p>For listed buildings and Registered Parks and Gardens, the List is the statutory record. For scheduled monuments the statutory record is kept by the Department for Culture, Media and Sport (DCMS) and the record that appears on the National Heritage List is a copy of this.</p>
<b>Houses in Multiple Occupancy (HMOs)</b>	Residential property where common areas such as bathrooms and kitchens are shared by more than one household. HMOs consist of a variety of property types such as bedsits, shared houses, and purpose-built HMOs.
<b>Inclusive Communities</b>	Communities that promote integration and aim to tackle the exclusion of marginalised groups. This is primarily achieved through suitable housing provision, the co-ordination of appropriate services and addressing the requirements of the population.
<b>Infrastructure</b>	Permanent resources service society’s needs including: roads, sewers, schools, hospitals, railways, and communications - see also the supporting text (paragraph 4.27) to policy CP4 – Infrastructure Requirements of the Core Strategy.
<b>Infrastructure Delivery Plan (IDP)</b>	The Infrastructure Delivery Plan includes details of the infrastructure needed to support the delivery of the local

	plan.
<b>Landscape Character Assessment</b>	Formally describes and classifies different landscapes. It also outlines how landscapes should be conserved and managed.
<b>Lifetime Homes</b>	What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well-being.
<b>Limited Development Location</b>	Limited development locations are those containing a basic range of services and facilities and are physically and socially cohesive. Within the development limits of these settlements, limited development would be acceptable. This includes affordable housing to meet identified local needs. Limited Development Locations are listed in Core Strategy policy CP9 - Scale and location of development proposals.
<b>Local Areas of/for Play (LAP)</b>	An area of at least 100m <sup>2</sup> with up to three activities, with a minimum 5m buffer zone.
<b>Local Development Documents (LDD)</b>	These include DPDs (which form part of the statutory Development Plan) and Supplementary Planning Documents or SPDs (which do not form part of the statutory Development Plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.
<b>Localism Act</b>	Devolves more planning powers to councils and local communities, including the introduction of neighbourhood planning and other measures.
<b>Locally Equipped Area of/for Play (LEAP)</b>	An area of at least 400m <sup>2</sup> with at least five activities, with minimum 20m buffer zones (NB minimum of 30m buffer zones for teenage equipment).
<b>Local Nature Reserves (LNR)</b>	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the planning regulations would be considered to be Development Plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Transport Plan (LTP)</b>	An integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the

	targets identified in the strategy.
<b>Local Wildlife Sites (LWS)</b>	Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation.
<b>Lower Layer Super Output Area (LLSOA)</b>	A geographic area defined for the collection and publication of small area statistics.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Major Development Location</b>	Major development locations are those with the greatest range of facilities and services which allow residents the greatest choice in modes to access them. It is within the development limits of these settlements where major development (including urban extensions within these limits) would be acceptable. They are listed in Core Strategy policy CP9 - Scale and location of development proposals.
<b>Market Housing</b>	Housing supply where the type, design, and prices are set in the open market.
<b>MDD</b>	The Managing Development Delivery document is both a Development Plan Document and a Local Plan.
<b>Modest Development Location</b>	Modest development locations are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas, e.g. Bracknell, Crowthorne, and Reading. It is within the development limits of these settlements where modest development would be acceptable. They are listed in Core Strategy policy CP9 - Scale and location of development proposals.
<b>Monitoring Report</b>	A report prepared at least annually by the Local Authority which assesses progress with and the effectiveness of planning policy. Previously referred to as Annual Monitoring Report (AMR).
<b>National Heritage List for England (NHLE)</b>	The official database which provides access to up to date information on all nationally designated heritage assets.
<b>National Planning Policy Framework (NPPF)</b>	National Planning Policy Framework, which has replaced Planning Policy Statements (PPS) and Planning Policy Guidance Notes, with the exception of PPS10: Planning for Sustainable Waste Management.

<b>National trail</b>	Long distance routes for walking, cycling, and horse riding.
<b>Neighbourhood Equipped Area for Play (NEAP)</b>	An area of at least 1000m <sup>2</sup> with at least eight activities, with a minimum 30m buffer zone.
<b>Neighbourhood Plan</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Noise Abatement Society (NAS)</b>	The objective of the Noise Abatement Society is to raise awareness of, and find solutions to, noise pollution and pollutants related to solving noise issues, for example light disturbance and air pollution.
<b>Office for Nuclear Regulation (ONR)</b>	Seeks to secure the protection of people and society from the hazards of the nuclear industry, by ensuring compliance with relevant legislation and by influencing the nuclear industry to create an excellent health, safety, and security culture.
<b>Older people's range of housing</b>	<p><u>Private Retirement Housing</u></p> <p>Generally planning use class C3 (see 'use class'). Housing developments of a similar type to sheltered housing, but built for sale, usually on a leasehold basis. Generally considered Category 1 sheltered housing, purpose built and designed for older people, with an alarm system but likely to have very little other support facilities.</p> <p>There is now a growing private rental market in retirement housing. In the main, a private retirement housing rental means an individual property available for renting in an otherwise owner-occupied development.</p> <p><u>Sheltered Housing</u></p> <p>Generally planning use class C3 (see 'use class'). Sheltered housing (also known as retirement housing) is a group of flats or bungalows where all residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Can be Category 1 sheltered housing where there is unlikely to be support facilities or Category 2 where usually there are some common facilities that all residents can use - such as a residents' lounge, a guest suite, a garden and often a laundry.</p> <p>Category 2 schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Properties are usually also linked to a careline service (also called emergency alarm or community alarm service) so that residents can call help if needed.</p>

	<p>There are many different types of scheme, either to rent or to buy. They usually contain between 15 and 40 properties ranging in size from studios to 2 bedrooms. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some are designed to accommodate wheelchair users.</p> <p><u>Enhanced Sheltered Housing</u></p> <p>Generally planning use class C3 (see 'use class'). Sheltered housing where personal care and support services are available, preferably 24/7. The care services are likely to be registered with the Care Quality Commission for 'Domiciliary Care Services'.</p> <p><u>Extra Care Housing</u></p> <p>May be either planning use class C3 or C2 (see 'use class'). Extra care housing offers self-contained apartments, each one with a bedroom, a living room, bathroom and kitchen either for rent or to purchase. A care team is onsite 24 hours a day and personal care and support for individuals is tailored to each persons assessed needs. The care service will be registered with the Care Quality Commission for 'Extra Care Housing Services'.</p> <p>Extra care housing offers a community with facilities for people to socialise and pursue their hobbies and interests together with catering facilities on site providing meals to purchase. Extra care housing gives people control over their income, care and support and assistance in emergencies.</p> <p><u>Assisted Living</u></p> <p>May be either planning use class C3 or C2 (see 'use class'). A name initially introduced from the United States to describe a form of 'housing with care' designed for older people, and now adopted by a number of housing developers for both the private and rental markets. There is no single definition. The 'Extra care housing' definition will apply to most Assisted living developments, but some also have features of 'Close care housing', that is, access to the services of a nearby care home.</p> <p><u>Dementia Extra Care Housing</u></p> <p>May be either planning use class C3 or C2 (see 'use class'). Dementia extra care housing is designed specifically for people with dementia and caters for a wide range of needs and individual circumstances. Each individual has a self-contained apartment together with access to communal facilities such as lounges, kitchens and activity rooms. 24 hour care and support is available onsite, tailored to individual needs. The care service will</p>
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	<p>be registered with the Care Quality Commission for 'Extra Care Housing Services'.</p> <p>Residents are encouraged to maintain as much independence as possible.</p> <p><u>Close Care/Continuing Care Housing</u></p> <p>Generally planning use class C2 although elements maybe C3 (see 'use class'). Close Care or Continuing Care schemes are a relatively new concept and consist of independent flats or bungalows built on the same site as a care home. This scheme may have several services registered with the Care Quality Commission, if there is a care home on site, this is likely to be registered as a 'Care Home', separately from services provided to other accommodation on site, which may be registered for 'Domiciliary Care Services'. Residents often have some services (such as cleaning) included in their service charge and other services can be purchased from the care home.</p> <p>Close/Continuing care schemes can either be rented or purchased. Purchasers may receive a guarantee that the management will buy back the property if they enter the care home.</p> <p><u>Care Homes</u></p> <p>Will be planning use class C2 (see 'use class'). Formerly known as residential care, a care home is a residential setting where a number of older people live, usually in single rooms, on a full board basis and have access to on-site care services. This type of home will be required to be registered with the Care Quality Commission as a 'Care Home'.</p> <p>A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication. Some care homes are registered to meet a specific care need, for example dementia or terminal illness.</p> <p><u>Care Home with Nursing</u></p> <p>Will be planning use class C2 (see 'use class'). The term nursing home has been replaced by care home with nursing. This type of home will be required to be registered with the Care Quality Commission as a 'Care Home with Nursing'. A home registered for nursing will provide personal care (help with washing, dressing and giving medication), and will also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks, the exact number of nursing staff to residents will depend on the number of occupants of the home. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse. Accommodation is provided, usually in single rooms, on a full board basis.</p>
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	Some homes, registered either for personal care or nursing care, can be registered for a specific care need, for example dementia or terminal illness. Dual registered homes no longer exist, but homes registered for nursing care may accept people who just have personal care needs but who may need nursing care in the future.
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
<b>Out of Centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Planning Advice Note</b>	An informal document produced by Wokingham Borough Council providing additional guidance on an issue. These may be produced to provide additional guidance whilst the authority prepares Supplementary Planning Documents (SPDs) or commissions further research to resolve any issues.
<b>Planning Obligations</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 (as amended) to mitigate the impacts of a development proposal.
<b>Planning Policy Guidance (PPG)</b>	Government national land use & planning policies which were being replaced by Planning Policy Statements. Were then replaced by the National Planning Policy Framework.
<b>Planning Policy Statement (PPS)</b>	Government national land use & planning policies which were replacing Planning Policy Guidance notes. Were then replaced by the National Planning Policy Framework.
<b>Policies (Proposals) Map</b>	This shows the location of proposals and designations in the Core Strategy and the Managing Development Delivery Development Plan Document on an Ordnance Survey base map.
<b>Powered Two Wheeler (PTW)</b>	These are two wheeled vehicles such as motorcycles and scooters
<b>Primary shopping area</b>	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
<b>Primary shopping frontage</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing, and household goods.
<b>Proposed submission document (sometimes called the pre-submission version)</b>	A version of a Local Plan for Council Members, prepared prior to submission of the submission draft to the Secretary of State for examination. (Also see 'submission draft').
<b>Renewable and low</b>	Includes energy for heating and cooling as well as

<b>carbon energy</b>	generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
<b>Replacement Minerals Local Plan for Berkshire (incorporating the alterations adopted in December 1997 and May 2001)</b>	The Secretary of State for Communities and Local Government directed that a number of policies in the Replacement Minerals Plan for Berkshire should be saved until they are replaced by a new Minerals Local Plan.
<b>Reserve site allocation, reserve housing site</b>	Sites allocated for development post after the plan period (1 April 2026). However, in line with paragraph 4.82 of the Core Strategy they could be developed before this in order to maintain a supply against broad requirements of Core Strategy policy CP17 – Housing Delivery.
<b>Retail Centre</b>	Retail Centres are defined in Core Strategy Policy CP13: Town Centres and Shopping.
<b>Rights of Way Improvement Plan (ROWIP)</b>	A Rights Of Way Improvement Plan (ROWIP) 2009 seeks to improve public rights of way and other non-motorised routes to support of the needs of all types of users. Adopted 18 <sup>th</sup> December 2009.
<b>Rural exception housing, rural exception sites</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Saved Policies</b>	Policies within Local Plans that were saved for a time until their replacement by policies in Development Plan Documents. In the case of Wokingham they are being replaced by the Core Strategy and MDD, once adopted (adopted by resolution of the Borough Council following a decision that the document is ‘sound’ by a Planning Inspector after Examination in Public.)
<b>Science and Innovation Park</b>	A science and innovation park is essentially a cluster of knowledge-based businesses, where support and advice are supplied to assist in the growth of the companies. In most instances, science parks are associated with a centre of technology such as a university or research institute.
<b>Secondary shopping</b>	Secondary frontages provide greater opportunities for a

<b>frontage</b>	diversity of uses such as restaurants, cinemas, and businesses.
<b>Section 106</b>	A legal agreement through which a developer makes a contribution towards infrastructure and local services and facilities to offset the impact of new development. The contribution can be financial, although in some cases a developer may agree to provide a particular facility or element of infrastructure according to the Council's need.
<b>Settlement Boundaries</b>	See Development Limits.
<b>Settlement Separation Areas</b>	Areas between settlements where there is the greatest risk of settlement coalescence which are kept free from significant levels of development to help retain the gap between and distinct character of different settlements. The Council and the local community attach great importance to the function of these areas as a means of maintaining individual settlement identity. These areas will help to retain the separation areas between settlements within the Borough and with those between settlements in the Borough and settlements outside the Borough.
<b>Site Allocations ('SAL')</b>	Site Allocations (prefixed with a 'SAL in the MDD') provide policies for those sites, which will be allocated for development.
<b>Sites of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Sites of Urban Landscape Value (SULVs)</b>	Open areas within settlements that are important to local character, amenity and landscape and which may have biodiversity and recreational roles.
<b>Small Group Homes</b>	Small group homes are generally houses with individual bedrooms (preferably with en suite) but with shared communal facilities for 3 or 4 people with disabilities or young people leaving care where there are staff on site for at least part of the day. They are sometimes supported by staff 24/7 depending on the needs of the individuals.
<b>Smarter Choices</b>	Is a term used to describe measures and techniques for influencing behaviour towards the use of more sustainable modes of transport and reducing the demand for car-based transport
<b>South East Plan (SEP)</b>	Was the Regional Spatial Strategy for South East England covering the period 2006-2026. It was approved by the Secretary of State on 6 May 2009 and then revoked (with the exception of policy NRM6: Thames Basin Heaths Special Protection Area) on 23 March 2013.
<b>Special Areas of Conservation (SAC)</b>	Sites classified under the European Community Directive on Habitats to protect internationally important

	habitats.
<b>Special Protection Areas (SPA)</b>	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
<b>Station, health &amp; fitness station</b>	In the context of open space, sport and recreational facilities standards for residential development, a health & fitness station is an area or installation, such as a bench for weight-lifting or a rowing machine, where a participant can partake in a health & fitness activity. A facility or site such as a gym may host numerous stations.
<b>Strategic Access Management and Monitoring (SAMM)</b>	This is a project overseen by Natural England and Hampshire County Council to implement standard messages and additional wardening and education across the Thames Basin Heaths SPA.
<b>Strategic Development Location (SDL)</b>	These are the key sites allocated through Core Strategy policies CP18-21 – Strategic Development Locations to take a significant proportion of the Borough’s development.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	A SHLAA assists in the identification of sufficient deliverable sites for residential development and the assessment of whether a rolling five year supply of housing land is available. It should be undertaken as part of the evidence base for the Local Plan. Undertaking a SHLAA is a key requirement of National Planning Policy Framework.
<b>Submission Document or submission draft</b>	A Development Plan Document submitted to the Secretary of State for independent examination by a government-appointed planning inspector. (Also see ‘Proposed submission draft’).
<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos. Also see ‘Use Class’
<b>Suitable Alternative Natural Green Spaces (SANG)</b>	Suitable Alternative Natural Greenspaces or ‘SANGs’ are new or existing open spaces designed to attract visitors away from the Special Protection Area by providing an enjoyable natural environment for recreation.
<b>Supplementary</b>	Documents which add further detail to the policies in the

<b>Planning Document (SPD)</b>	Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.
<b>Sustainability Appraisal (incorporating Strategic Environmental Assessment)(SA/SEA)</b>	An appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
<b>Sustainability Statement</b>	A rRequired for residential development involving the creation of a new dwelling and non-residential development over 100 sq m of floorspace. It is required for full and reserved matters applications. It should evidence how the planning application has addressed the sustainable design and construction aspects in line with national and local planning policy.
<b>Sustainable community strategy</b>	A strategy prepared by the Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000. The strategy for Wokingham is called the Sustainable Community Strategy for Wokingham 2020.
<b>Sustainable Development</b>	Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Sustainable Drainage Systems (SuDS)</b>	Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems towards engineering solutions, which mimic natural drainage processes. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management.
<b>Sustainable Environment Strategy</b>	Sets out a vision, priority themes, and activities that seek to improve the local environment over the next 10 years (for the period 2010-2020) and supports a sustainable future for Wokingham residents. Adopted by Wokingham Borough Council on 24 June 2010.
<b>Tandem Development</b>	A term used to describe a dwelling built behind another, the rear building having no frontage and being accessed by a private roadway or track alongside the front building.
<b>Thames Basin Heaths Special Protection Area (TBH SPA)</b>	A collection of sites on the borders of Berkshire, Hampshire, and Surrey covering an area of 8,274 hectares. It was classified under the European Community Directive on Wild Birds to protect internationally important bird species on 9 March 2005 for the populations of three Annex 1 bird species –

	Nightjar, Woodlark, and Dartford Warbler.
<b>Topic Based ('TB')</b>	Topic Based policies in the MDD DPD, that generally only apply to certain types of development.
<b>Use Class</b>	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes' and include:</p> <ul style="list-style-type: none"> <li>• A1 (shops)</li> <li>• A2 (financial &amp; professional services)</li> <li>• A3 restaurants &amp; cafés</li> <li>• A4 (drinking establishments)</li> <li>• A5 (takeaways)</li> <li>• B1 (business)</li> <li>• B2 (general industrial)</li> <li>• B8 (storage &amp; distribution)</li> <li>• C1 (hotels)</li> <li>• C2 (residential institutions)</li> <li>• C2A (secure residential institutions)</li> <li>• C3 (dwelling houses)</li> <li>• C4 (houses in multiple occupation)</li> <li>• D1 (non-residential institutions)</li> <li>• D2 (assembly &amp; leisure)</li> </ul> <p>Also see 'Sui Generis'</p>
<b>Vitality and Viability</b>	Vitality and viability are concepts used to measure the health of a retail centre. Vitality refers to how busy a centre is and viability refers to the centres' capacity to attract investment and adapt to changing needs.
<b>Waste Local Plan for Berkshire 1998</b>	The Secretary of State for Communities and Local Government directed that a number of policies in the Waste Local Plan for Berkshire should be saved until they are replaced by a new Waste Local Plan.
<b>Wildlife corridor</b>	Areas of habitat connecting wildlife populations.
<b>Windfall sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
<b>Wokingham District Local Plan (WDLP)</b>	The old-style Development Plan prepared by the then Wokingham District Council setting planning policies in the area. It was adopted on 11 March 2004. Following the implementation of the Planning & Compulsory Purchase Act 2004, some of the policies ceased to be relevant for determining planning applications after 28 September 2007 whereas others were saved beyond this date. See Core Strategy Appendix 1 for more

	information on saved policies. (See also ‘saved policies’ above). The remaining policies have been replaced by the MDD when it was adopted on 21 February 2014.
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## **Adopted Managing Development Delivery Local Plan**

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Printed December, 2013

